



CCC Consultations <consultations@canterbury.gov.uk>

Local Plan

1 message

Chris McDonnell [REDACTED]

14 January 2023 at 13:17

To: CCC Consultations <consultations@canterbury.gov.uk>

Dear Planners and Councillors,

I have attended several presentations and discussions regarding the proposed local plan having not been so successful at coming to grips with the online information made available on your website apart from the overview. Thank you to the councillors and council staff who have participated in these presentations and meetings. I have fed back to various resident and other local groups to which I belong but understand that the comments from a representative body has only the same weighting as one individual's reply. I have therefore decided to write to let you know in brief my views.

Environmental Aspects

I was impressed with some of the environmental ambitions of the plans, such as the 20% net gain but unable to understand why builders can't be mandated, rather than merely encouraged, to incorporate carbon lowering features such as solar panels, batteries and heat pumps and high levels of insulation that are so much easier to incorporate at the time of construction rather than retro fit. I would also welcome more measures to ensure developers do not backtrack on initial commitments to funding of various infrastructure and environmental projects.

I am somewhat relieved that the route of the Eastern 'bypass' has been altered but still concerned that the amended route will adversely affect the wonderful natural resource we have in the Old Park area and the adjacent wood, heath and wetlands which contain such a diversity of flora and fauna, including increasingly rare and threatened species. This area can form an important link in a green chain along the Stour Valley and be an evermore attractive destination for locals and visitors alike, a pocket wilderness on our doorstep.

Housing & Infrastructure

I am also shocked by the enormous scale of the current and proposed developments and their potential to change the character of what is a small city surrounded by distinct villages and townships. The villages of Bridge, Sturry and Chartham for example, seem likely to be absorbed into Canterbury's urban sprawl. Surely the government's recent rethink on the imposition of housing targets on communities gives an opportunity to reassess and reduce the number of houses. The housing target seems more driven by the need to fund a new road than the housing needs of the district. With a more realistic number an outer orbital road and zoning could even be avoided. Alternative measures such as a congestion charge (applied during peak hours), better public and alternative transport provision and more environmentally friendly delivery systems could be implemented. This might also use less prime agriculture land which is badly needed as we try to become less dependent on imported food and reduce the increase in the pressure on the Stour, Stodmarsh and the sewage system. A postponement of a decision on the scale of the housing and associated infrastructure would seem a good idea, at least pending clarification on details of how the government proposes to be more responsive to local conditions and community demands.

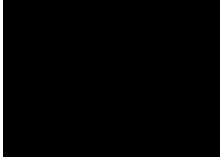
I hope you will be able to modify the plan in response to this and similar responses which I believe to be shared by many residents.

Best wishes in your endeavours to come up with a workable and sustainable plan.

1/14/23, 1:46 PM

EKS Partnership Mail - Local Plan

Chris McDonnell



Sent from [Mail](#) for Windows