

Comments on draft CDLP2045 14/1/2023 Valerie Horne [REDACTED]

Whilst there are some admirable aspirations expressed in the draft 2045 CDLP there is much to be concerned about exactly how and indeed whether much of it can be delivered.

I spent a full 14 days commenting on the 2017 CDLP and for the most part haven't felt listened to and this plan has been just as difficult, with so much documentation that is NOT an easy read to trawl through; though at least the technology seems more robust this time. I was disappointed that I was not able to download a copy of my responses for my records.

How can you expect residents to be able to have their say if you make it sooooo difficult for them and whatever we say it always comes down to the least worst option because true Garden City Planning is NOT being implemented.

Modal shift in transport to walking/cycling is NOT happening around the hills of Canterbury and is extremely unlikely to happen in any significant measure – ever – you must accept and recognise this before going forward!

The Ghent system on which proposed Canterbury Circulation system is based will increase the length of journeys considerably and DID NOT significantly reduce car usage in Ghent, so will not do so here.

You talk about protecting green spaces in perpetuity – what happened to our Green Belt? It all got reassigned making such promises meaningless in the eyes of residents.

This plan talks about BUT does NOT protect Areas of High Landscape Value around Canterbury that will be destroyed by building on our valuable agricultural land with increasingly tall buildings.

We are an island nation with limited agricultural land per capita that needs to be more self-sufficient regarding food production as the fall out across Europe from Russia's hostilities toward Ukraine has demonstrated thus we should not be building on good agricultural land - FULL STOP.

Taking the brunt of development in Canterbury as a result of the 2017 plan I have significant concerns for what is suggested for Thanington in particular in this plan.

Thanington and Wincheap

Where is the promised 4th slip at the A2/A28 junction? You tried to impose a rubbish plan and only when it got to Highways England was it sensibly stopped. This casts doubt on CCC and KCC ability to properly assess such situations.

How can you expect residents to take you seriously when you try for things like the Wincheap Gyrotary scheme which IN NO WAY will reduce congestion at the TWO PINCH POINTS at either end of Wincheap (under the railway bridge and 2-way stretch between Cow Lane and the A2/A28 traffic lights). Consult the Wincheap Society Vision.

Local people have some good ideas on both these issues, what of them have you reached out for? Then help us understand why you believe these solutions won't work!

You say you are going to get tough on other agencies and plan on enforcement but this is nonsense as your enforcement department is woefully understaffed and CCC is too afraid of litigation to stand up for the rights of Canterbury residents when developers go for the cheapest option for them to ensure they make the best profit possible. It is all still developer led and NOT city planning at all.

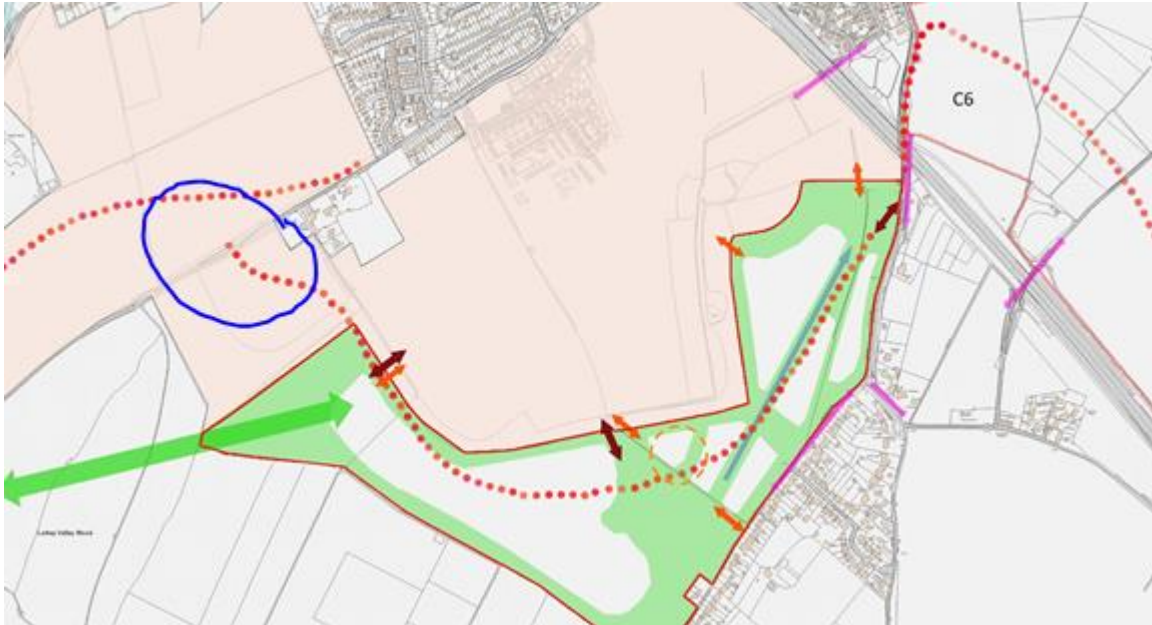
New junctions on A2 at Merton and Mountfield, if they are ever achieved, will NOT help traffic through Wincheap and Thanington. Listen to local organisations and residents, play the long game and achieve a scheme that will work. The railway may not want a bridge/tunnel/crossing for a new

road between Wincheap and Rheims Way but they do not have to suffer in the traffic congestion here and there is NO OTHER sensible solution to this issue. They should not prevent this to protect their profit margins in the short term.

The Thanington Neighbourhood Plan (to be incorporated imminently) says that proper assessment of the impact of ongoing developments on traffic and infrastructure should be properly considered BEFORE allowing any further development of 10 or more homes to be considered in Thanington. This is supported by two surveys carried out by Thanington Parish Council with a far better percentage resident response than you got to the 2017 local plan or will get to this local plan. PLEASE LISTEN and heed what is not an unreasonable aim.

Thanington residents asked for a proper connection and integration of the 750 and 400 home sites on 2017 Site11 already under construction here but competing developers were not prepared to put their heads together to achieve this and the Council did NOT take a strong enough stance to insist on it. Of grave concern in this plan is the "HAND WAVY" roadway across the land North of Hollow Lane from Hollow Lane to Cockering Rd but does NOT join up with the Redrow site spine Road to enable access to the A28 either!!! See blue circle on image below.

Please robustly address this with existing developers to achieve what should have been there in the first place, a proper road connection across the site.



Focussing development on the SW of Canterbury is contrary to the results of your own consultation.

The sites as proposed are extremely unlikely to be able to conform to the Garden City principles as they are not being developed cohesively and their residents will be reliant of car travel to meet their everyday needs.

Assessment of road infrastructure funding needs must be thoroughly assessed including independent assessment alongside consultation with the Parish Councils and local residents.

Infrastructure needs to be in place before significantly adding to the traffic load in any area. Thanington and Wincheap cannot cope with additional development before the road system is thoroughly planned in detail to the satisfaction of the Parish Council.

Thank you for taking my comments into consideration

V Horne

