



CCC Consultations <consultations@canterbury.gov.uk>

Public response to the Draft Local Plan

1 message

Graham [REDACTED]

15 January 2023 at 16:04

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

Dear Consultation Team, I am writing the following thoughts on the Draft Local Plan

The concerns that I have relate to the Village of Broad Oak and Sturry. I have been a resident of this area for the past 71 years and I would like the area to still be recognizable to future generations.

Land at Popes Lane, 150 dwellings, extended Green gap and recreation/green space:

This application was considered before and refused. The access via Popes Lane is simply not up to the job. It struggles already with the traffic from the residential buildings nearby and traffic from the Herne Bay via the Hoath road and traffic from the A28 using it to access the Sweechgate turning for Canterbury and vice versa for their return journey. It is not just local traffic which uses Popes Lane.

It would be nice to think that all of the proposed dwellings on the site would choose to walk or cycle to their destination but since this site is surrounded by steep hills this outcome is very unlikely. Most dwellings have two vehicles associated with them, if this development was put forward then at peak times an extra up to 300 vehicles could be leaving or accessing the development. The scale of the residential site is far too large.

Land at the Paddocks policy R19 approximately 50 dwellings:

Proposals were made to include this site in site 2 of the adopted 2017 Local plan. It was refused.

The site will be accessed from site 2 and will be considered part of the Sturry development. It would be very odd to have development of Sturry sandwiched between Broad Oak and Broad Oak Lodge. The current buildings known as Broad Oak Lodge replaced an early Victorian building on the same site known as Broad Oak Lodge. This was demolished because of subsidence (which has affected three nearby properties) but was always considered by the Parish to be within the Village of Broad Oak. The road sign at the now presumed entrance to the Village was once opposite Broad Oak Lodge until a few years ago. Daffodils were planted at the base of the road sign and a visit to the area in March will show it's original position. The proposed development will make the area of Broad Oak and Sturry coalesce at this point which is against NPPF guidelines and aims within the Local Plan for two distinct villages to be separated.

If the land is going to be included then the number of dwellings should be significantly reduced to allow for a decent green buffer fronting the Shalloak road. With rear gardens facing the buffer but not included in the buffer zone.

There is also reason for concern about it's affect on Dengrove Ancient Woodland and the affect of recreational disturbance associated with the dwellings. Also the affect which the development would have on the connectivity of Dengrove Wood with nearby Lynnes Wood and the Blean Woodland complex. This piece of land provides the only undeveloped area around an Ancient Woodland when Site 2 of the 2017 Local Plan is developed and it should be recognized for its importance as a wildlife corridor.

In the application for inclusion in site2 it was noted that it was within sight of Bell Harry Tower and this was one of the considerations for refusing it.

Neither the application site or Bell Harry Tower have moved since!

Reading the District Wide Strategic Policies, point 7, page 190. Will this site be considered as a continuation of site 2, 2017 Local Plan, in which case what affordable housing quota will apply to the site?

30% which is currently the aim of the 'new Draft Local Plan' or the much diminished affordable housing number that has been regrettably granted for site 2?

Mayton Lane R 25, approximately 8 dwellings:

An applicant of CA29/00911 was refused planning permission for three dwellings neighbouring this application site.

This proposal is for ~8 dwellings which would be out of character and would have insufficient regard for the character and context of the site within Mayton Lane. There would be Highway considerations too. This is a small lane serving rural homes. The number of vehicle movements from R25, virtually opposite the entrance to the Golden Lion Public House on a bend would be a very dangerous exit for vehicles. This is a worrying outcome and accidents are likely at this spot.

Broad oak Reservoir R 26.

I am concerned that by including the Reservoir as a specific site that it would be very difficult for the Planning Committee to refuse the application. This was the outcome which resulted in a complete turn around from the Planning Committee after refusing Site 2 planning application and then, after being reminded that it was a specific site in the 2017 Local Plan, to granting it when the re-application was made.

It is regrettable that an exhibition by South East Water is being held in Broad Oak Village Hall on the 17th January, one day after this set of comments has to be submitted.

There are many questions relating to the viability of a large surface area and shallow depth, evaporation will be great during hot weather. Also how do they plan to fill it? And with what?

The land lies in the Sarre Penn valley and contains versatile high grade Agricultural Land, can this be lost when food production or biomass crop

production for energy will be so important in the future. Desalination is a high energy method but with Biomass and Solar Energy Technology available this should be considered for water production.

In the past arguments have successfully been put forward which have resulted in the Reservoir not being built. If the Reservoir is given a specific site status in the Local Plan then the application when it is made may not be open to the scrutiny and alternative views and Technology which could supplement our present methods of obtaining water for this part of Kent.

Rural Housing Policy DS4:

Section (e) should include Seasonal workers accommodation. It only applies to temporary accommodation for full time workers .

Points I, ii and iii are essential to cover the seasonal worker accommodation. This is essential since the seasonal accommodation is in place all year and the use of land and returning it to its original condition equally applies. This Authority has not covered Seasonal workers accommodation. In researching this for a specific Planning Application it was clear that other Planning Authorities have put guidelines into place on this matter.

The lack of guidelines should be corrected.

These thoughts and suggestions were submitted by:

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