



CCC Consultations <consultations@canterbury.gov.uk>

Local Plan Consultation response

1 message

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To: consultations@canterbury.gov.uk

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Local Plan 2045

Comments by Jo Cocker
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I would like to submit my comments in response to the local plan. I am opposed to a large part of the plan, the categories that affect my local area the most are listed and my comments follow.

Categories:

C12: The fields and orchards immediately south of Littlebourne Road will be annihilated by the proposed 1,400 houses, and a school and related facilities including waste water treatment plant draining to Lampen Stream.

C13: 645 houses are proposed for the land south of Bekesbourne Lane adjacent to Worcester Lane.

C14: 67 houses north of Bekesbourne Lane, Hoath Farm.

C15: 74 houses proposed on the Golf Course.

C16 Eastern Movement Corridor: the proposed route crosses Stodmarsh Road near Moat Lane traversing important archaeological sites, significant and rare wildlife as well as farmland.

- A large number of houses are planned within a one mile radius of the neighbourhood. The required infrastructure and services are not present and it looks as though the large number of houses have been calculated based on the cost needed to build the Eastern Movement Corridor. By the time the EMC is ready to be built the costs will be much more than those currently estimated. What will happen is the houses will be built and no road will follow which will mean even worse roads than present. It seems to have been all calculated backwards. The cost of the road could actually be used to provide a decent fleet of free hoppa buses to decrease traffic in Canterbury.
- Is the existing route for the EMC well thought out? It was quickly rerouted before the local plan was published and it feels very rushed.
- The EMC goes very close to the SSSI and other important wildlife sites. The lights and noise of the road will affect the local wildlife immensely. It also goes through woodland and land that is home to rare species of lizards and birds amongst others. The Lampen Stream and the beavers that live there are at great risk or pollution from sewage run off from the proposed new houses. There are also important archaeological sites locally and the EMC runs the risks of running through these or disturbing existing sites.
- The EMC crosses a number of footpaths. These are heavily used by locals and dog walkers. In order to link these people will have to walk sections of the EMC. We have horses and currently ride on a lot of

the land that the EMC crosses. I cannot see how we would have safe crossing points and the junction on Stodmarsh Road will be very dangerous for us to cross. This basically removes all options for us to safely enjoy our horses by hacking in the local countryside that we have done for well over 20 years. Our children that ride with us will also have their own children by the time the local plan is supposed to be fully implemented. I would hate to think that they are unable to enjoy a healthy and safe hobby fully. Also to consider is that one of the stables along Stodmarsh road has fields, where they turn out their horses, the other side of the junction to the main yard. Will it be safe for them to lead the horses along the road? If the EMC goes ahead will there be a controlled pedestrian crossing with traffic lights so that pedestrians, cyclists and horse riders can safely cross? These are needed but there is currently no mention. Has the preservation of the existing rights of way and safe crossing points been properly considered and have they been costed into the calculation?

- The EMC and zoning plans carve up a community. Will Stodmarsh road residents be able to access Littlebourne Road or will we be forced to use a long diversion to get anywhere? What about businesses on the route? We have been told that the junction between Stodmarsh Road and the EMC will be NPR controlled. With Littlebourne road cut off and Fordwich, how will customers get to the businesses along Stodmarsh Road who are dependent on visitors (Garden Centre, Stables and Care Facilities). Will visitors need to get an exemption to access that junction to avoid a fine? If so will they bother and if not how will the businesses survive? How are RSPB members and others to access the National Nature Reserve in Stodmarsh? If the answer is to drive around the EMC how will all the extra mileage and subsequent traffic pollution sit with the zoning and EMC objective of cutting this?
- With the EMC being a single carriage way how will this service the needs of the future? It is moving the traffic problem from central Canterbury to the more rural areas. Many people will need to do significantly longer journeys.
- With the distance from our community to the city centre, people are unlikely to walk or cycle. A proper public transport network is needed to be provided. The risk is run that people will shun Canterbury and go elsewhere. For a city centre that is already in decline this is something that really needs to be thought about.

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Jo Cocker
Secretary Moat View Riding Club
Chair British Riding Clubs Area 10

