



CCC Consultations <consultations@canterbury.gov.uk>

Re: local plan: building in Littlebourne

1 message

Ashley Clark [REDACTED]

15 January 2023 at 21:22

To: CCC Consultations <consultations@canterbury.gov.uk>, [REDACTED]

Dear Lesley,

I trust that you have sent this to the consultation in respect of the Local Plan but just in case I have forwarded same on your behalf. Your argument carries weight and is worthy of the fullest consideration. You should be aware that I do not currently sit on the planning committee.

kind regards

Ashley C

On Sun, 15 Jan 2023 at 20:12, leygall <leygall@yahoo.co.uk> wrote:

Dear Ashley Clark,

I object strongly to the proposal to build on land adjacent to The Hill in Littlebourne. This proposal was rejected when it was first proposed and I can see no changes that would alter that decision.

1 Firstly this is grade 1 agricultural land, currently used for the growing of our food, and we cannot afford to lose any food production at a time when we are trying to become self-sufficient. If this land is built on it will never again be suitable for crops.

Brown field sites must be considered first and prioritised.

2 If this permission is granted the entire site between the Hill, Bekesbourne Lane and Howletts Zoo will be lost. This would add a further 350 houses (in addition to the 100 already built since 2018) to the village of Littlebourne, which would increase the size of the village by 45% and raise the population to around 3000. Such an increase would change the nature of the village at a stroke and make assimilation very difficult.

There is also the need of human beings for open spaces and clean air to be considered. Increased building and population endanger these.

3 The suggestion of a 'centre' in the new development with shops and 'facilities' risks dividing the village in two with two centres. Again, this would not be good for assimilation. If the new (?more modern?) facilities put the original ones in the village out of business (shop village hall, sports club) and then fail, what provision will be made to ensure that the village can continue to provide these essential amenities?

When we moved into Littlebourne, about 30 years ago, there were 4 or 5 shops and 3 pubs. There is now 1 shop (a community enterprise not a commercial one) and one pub. What will any new shops have to recommend them to local people over shops in Canterbury?

Access to these new shops will have to be by car from any of the surrounding villages. Given the amount of traffic on the roads now, it is unlikely that many inhabitants of Littlebourne would try to walk there. So this too will increase traffic.

4 The current water and sewerage system is no longer fit for purpose. The village is considerably bigger than it was when this system was designed (60 years ago?) and it certainly won't cope with more development. Each household uses far more water every day than households did 60 years ago, so it is no wonder that the system cannot cope. There are frequent problems with water shortage in the area and more houses will not help this. We were promised upgrading when the List site was proposed but this has not happened.

The roads in the village become streams in heavy rain now and this is likely to become worse with climate change and more frequent heavy rains. Drains in the road on the Hill frequently overflow and concreting over the fields will cause more rain to run down the Hill into the village. There must be safe disposal of storm-water, which will be increased by the concreting over of vast areas our surrounding countryside.

There are often occasions when foul water is discharged into the Little Stour at Littlebourne, endangering wildlife and restricting the use of the stream by residents and their pets. This is unacceptable and puts the health and welfare of villagers at risk. To add to these problems by building more houses (and possibly businesses) is dangerous and unnecessary.

At the moment centre of the village floods in very wet weather as the water levels rise. More run off from further development is very likely to exacerbate to this problem as inadequate drains fail to cope, meaning more misery and expense for those living in the centre of the village. This too is hazardous to health.

5 The plan does nothing to ease the traffic problems in our village, in fact it will increase the traffic, and the full effect of the Laurels development has yet to be felt. This new development proposed on The Hill will mean a three and a half times more traffic because of the increase in population and a greater problem for traffic emerging on to the A257. The new estate would also have access to the A257 very close to where the List comes out.

The suggestion that the estate could be accessed via Bekesbourne Lane is ridiculous. Bekesbourne Lane is a narrow, winding road already being seriously damaged by heavy traffic which often drives over the verges to pass oncoming traffic. There is no pavement and any cyclist(s) will cause long tailbacks as it is very difficult to overtake on this narrow, winding lane.

There is little work in the village so these people would need to travel for employment thus increasing the traffic on the roads.

There are many heavy lorries travelling through Littlebourne, causing disruption, especially at the junction with Nargate Street and Bekesbourne Lane. Thanet Waste lorries and large vehicles cause vibration and block the road regularly. I have seen a lorry dislodge (and remove) and downpipe from a gutter as it tried to negotiate the turn into Nargate Street, despite the sign saying that the road was closed to lorries. These incidents will only increase with further building.

Already there have been numerous developments along the A257 and traffic continues to increase. The cumulative effects of all these developments needs to be taken into account. Currently most traffic uses the A257 to get to Canterbury and the rail stations and schools as well as other central facilities. The bus services to the villages have recently been cut, so more traffic must be expected and more cars parked in the villages which do have buses. These cars will be parked on the sides of the roads causing more congestion.

6 Any further development near the new surgery will significantly increase traffic in Jubilee Road. This already has significant problems because of the need to park cars on the side of the road (most of the houses do not have garages or driveways), meaning that it has become a 'narrow road with passing places' and it is almost impossible for delivery vehicles to get through. Anyone trying to drive along Jubilee Road in the day time will have experience of waiting for oncoming traffic to pass and the anxiety of large lorries trying to get past without scraping other vehicles.

If lorries have difficulties what hope would a fire engine have?

7 When the List development was being considered, Littlebourne was offered various inducements to agree, such as the provision of facilities and upgrading of drains and sewage disposal. None of these have ever been completed. In the future will planners be able to ensure that such promises are kept? Is there any guarantee that the developers of another site would behave any differently?

The original developers of the List site, sold the site on once they had outline permission and none of the undertakings they had given applied to the new developer. What is to prevent this happening again?

8 Such an increase in population will require more school places, more medical services, an assurance that police, fire and ambulance services will be able to cope. With the state of these services at the moment it seems foolhardy to increase the population by such a high percentage without assurances.

9 On a personal note, I have put up with some years of building works as the List site was being developed. This has not yet finished and now I am expected to tolerate more noise, dirt and disruption as an even bigger building site replaces the fields alongside the road.

Yours sincerely

1/16/23, 7:25 AM

EKS Partnership Mail - Re: local plan: building in Littlebourne

Lesley Gallagher