



CCC Consultations <consultations@canterbury.gov.uk>

Comment in opposition to local plan 2045

1 message

Oli vaughan

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To: "consultations@canterbury.gov.uk" <consultations@canterbury.gov.uk>

To Whom it may concern,

I am writing in to oppose and express my deepest concern about the proposed local plan 2045.

The staggering level of development proposed for Canterbury is truly absurd, the city already has significant issues with water and sewage - as CCC should be well aware of due to the prior years new building freezes- and allowing another 5000 homes on primarily greenbelt land is not only massively exceeding local requirements, it is unsustainable and downright irresponsible. There is no evidence provided that this level of development is required in the area, and roads within the city are already far beyond their capacity leading to regular stationary traffic which will only be worsened.

My family home of [REDACTED] years is close to several of your proposed developments, C12, C13, C14, C15. Which would see it move from a Semi-rural area to another urban part of Canterbury. Are CCC giving up on previous targets of stopping urban creep and destruction of the greenbelt? More concerningly, the proposed EMC will be dangerously close to the Internationally recognised RAMSAR site at Stodmarsh, as well as the SSSI at Old Park and Chequers wood. These plans all require damage to or destruction of ancient woodlands that are vital to protecting biodiversity in the region, and risk making a mockery of the environmental protections that are designed to protect our natural landscape.

It appears this enormous overdevelopment is primarily planned to generate the necessary funding to construct the equally disastrous Eastern Movement Corridor. Once again, I must oppose this and the "zoning" of Canterbury in the strongest possible terms.

- Firstly, members of the public have seen no indication that this EMC project has been satisfactorily costed, I have significant doubts that even the proposed overdevelopment would yield the necessary funds to complete this. should CCC attempt to proceed I can see a legal review of the council's actions not only a likelihood but a near certainty. This is fiscal irresponsibility beyond reproach.
- Independent expert consultants suggest that ~850 homes a year are needed to meet housing demand, the EMC would require ~1250 a year to be affordable. Developers will ultimately require evidence that homes are needed in order to risk the capital investment to build these goliath estates, leading to a real danger of the EMC being CCC's next white elephant project. Ultimately this removes much of the potential funding and making this a huge liability for the taxpayer.
- The EMC will only be a single lane highway, capacity will not be improved over the existing A28, is this not just moving the problem? Especially with the proposed zoning of the city forcing essentially any trip long enough to warrant using a car to leave the city and transit around the outskirts on this road?
- The EMC doesn't form a ring- surely the whole point of an external ring road over the existing A28/Rhodaus town is that it actually forms a ring around the city which traffic can use rather than forcing people to jump onto an external ring road for one "zone" on pain of APNR enforced fines!
- What happens WHEN an accident occurs? The entirety of Canterbury is going to be forced via this road, and will then immediately be at a standstill.

In reference to the zoning in particular, Canterbury struggles enough to attract shoppers as it is which CCC's extortionate parking charges, let alone with CCC's new plan to sell nearly all the car parks and force people to use park and ride services. All this will do is put the final nail in the coffin for the high street when potential shoppers go to the outlets like Bluewater, Ashford Outlet Centre, or Westwood cross.

Finally, the most destructive and damaging proposal in the whole plan, the proposed upgrading of Rough Common Road to use it as a part of the envisaged outer ring road. As a resident of Rough Common living just off RCR I am frankly appalled this idea has even been considered let alone proposed. RCR is the central road through the village with a number of side roads connecting, not only would this create traffic hell for residents it would take a semi-rural village and essentially absorb it into Canterbury. The plan suggests "upgrading the road", we all know this means widening so please just call a spade a spade. This would require the knocking down of numerous houses in the village and the loss of at least 50 homes gardens. As residents we will not allow this to happen, it would all but destroy the village, in the name of a bypass that doesn't bypass anything. This would be a blight on any resident and frankly prevent anybody from even leaving the area to escape it as the value of our homes plummets.

In short, the plan is unsustainable, unjustified, undeliverable, and frankly irresponsible. Take the whole thing back to meetings and try actually discussing the with residents of this city and bring back a sustainable and realistic plan! It's a shame I have to write this as everything could have been avoided if CCC just consulted and acknowledged their residents.

Yours Faithfully,
Oliver Vaughan