



CCC Consultations &lt;consultations@canterbury.gov.uk&gt;

---

## Draft Local Plan 2045 response

1 message

**Peta Boucher** [REDACTED]  
To: consultations@canterbury.gov.uk

16 January 2023 at 10:12

Dear Sir/Madam

I have completed part of the questionnaire and submitted it, however I am not an expert and many of the areas mentioned in the Local Plan need an expert eye. I am, however a member of CPRE Canterbury branch and we have asked CPRE Kent to respond on our behalf. You will have received the response today which is very thorough and raises huge questions about how you as a council could be making some of the decisions you have put into the plan. I am not going to cut and paste swathes of the report because I feel you will be better off reading the original paper, rather than my bits that I feel strongly about. And I understand that in order for the council to feel it has completed a proper consultation it expects residents to say something different but the same to make a difference, but I do not feel that my comments make any difference at all, given the amount of work we did against the Sturry and Broad Oak developments and relief road, which was waved through on the promise of building slums and ghettos. (Planning committee feeling their hands were tied because of government guidelines.

Talking about government guidelines, the NFFP framework is out for consultation currently, many things will change, building stronger arguments for councils to fight rampant developers wanting to build on green sites, close to SSSIs and destroying green gaps and ancient woodlands and protected areas. So why are you doing the consultation now? Surely it would be better to wait until the NFFP is published, as it gives residents a better understanding of the need to protect our countryside.

And of course, the Census 2011 will be fully published in 2024 including population levels. We already know that CCC have over calculated the population growth by a massive 10% above the 5 to 6 % levels we know is true. In fact early evidence suggests Canterbury has a smaller population growth than other towns in Kent. The fact that you add in the 1000s of students is just unfair and untrue. We have 50,000 students accommodation that is the cash sow for CCC, but the huge cost to local people needing start up affordable flats, houses etc. The need for CCC to move families out of Canterbury is stark so it can continue to allow developers to build even more student houses, even when we know the population of that age group is in decline.

Building roads to stop traffic going through the city, is not going to address the enormous elephant in the room, pollution, environmental crisis, and the need to reduce individual travel, in cars. The plan has no plans to close roads to make them safe for pedestrians and cyclists, no joined up transport systems, no station at Hersden where the growing population have to drive because there is no infrastructure to sustain the developments! Sturry and Broad Oak developments are good examples of how the money from developers would be used to build a road that will not serve an purpose has come to a holt currently.

I am also a member of Friends of Old Park and Chequers Wood, and would encourage you to read carefully our response to your proposals, building a road on protected land. Destroying habitats for birds and animals, and taking away open space for a densely populated area, where else can people walk and play? And yes the area is used a lot, and is important on so many levels. You cannot tell us that any of your proposals are fit for purpose.

Finally I am a resident of Sturry and the PC have put together an excellent response to the Open Space consultation and will be responding to the other issues as well, very much along the lines of CPREs response. As a resident, I have watched the way in which our farmland has been destroyed, the piecemeal way planning chips away our land, small developments in tiny villages causes huge issues for residents, no schools, no shops, no buses, no pavements, no access to Canterbury city unless driving a private car. We have 100s of heavy lorries serving the developments in Broad Oak and Herne, as well as Goose Farm. Our road is destroyed as are our pavements, how can you build more roads when you cannot maintain the ones we already have?

Lets talk about sewage. We do not have the facilities to deal with sewage now. As a forward looking council you allowed yet another fast food restaurant to be built next door to the sewage farm. Not a thought to extend the farm, but place another cheap food outlet, that will seriously cause even more traffic, poor health and diet, let alone food miles to serve the eatery. So we have large sewage carrying lorries driving up and down Sturry Hill on an hourly/daily basis. How does this method fit in with pollution and environmental crisis I wonder?

Now what about water? Broad Oak suffers regularly from no water or low water. How will all these new houses be

served?

There are so many issues that disappoint me about this Local Plan 2045, given what we know about our climate crisis, the effect of a warming climate, causing droughts, flooding, and eventually food poverty, as farmers will no longer be able to grow, I would have thought the council would have engaged professionals/experts would have a real passion to save our planet rather than to bury its head in the sand and hope it all goes away.

Peta Boucher

