

Comments/suggestions regarding Policy C21, of Draft Canterbury District Local Plan to 2045, "Land at Canterbury Business Park".

15/01/2023

Dear Sir/Madam,

I would like to place on record my comments/suggestions regarding Policy C21, of Draft Canterbury District Local Plan to 2045, "Land at Canterbury Business Park".

My name is: **Paul Lukehurst**

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My comments/suggestions are as follows:

Visual impact of Policy C21- Canterbury Business Park:

As this business park is located in an Area of Outstanding Natural Beauty then any expansion should only be carried, after first ensuring that this outstanding natural beauty isn't going to be compromised in any way. In the short term that may be difficult, but provision **must** be included to ensure that this development doesn't visually detract from this area's natural beauty in the medium to long term.

Any extension of the current business park will almost certainly have a detrimental impact on our local flora/fauna (Wildlife). Increased air pollution from extra vehicular movements as well as increased noise pollution from 24-hour business operations, will both take their toll on the local plants and wildlife. I note from the description for Policy C21, that a green buffer is proposed to screen the site. Such a buffer would also go some way to balancing the damage to the local flora/fauna that such an expansion would cause. Such a green buffer would also help with my next point.

Currently, this business park is lit up like the "Starship Enterprise" at night, spreading unwanted and unnecessary light pollution far and wide. Whilst I am aware that the 24hour businesses that currently operate on this site need good lighting for both health and safety reasons and to conduct their businesses, there is absolutely no reason why the surrounding rural countryside needs that same illumination. All such lights should have shades fitted to direct the lighting only to the work areas, leaving the surround countryside in relative darkness. It is currently a major source of unnecessary and unwanted light pollution which affects a wide range of wildlife prevalent in this area, including but not exclusively, owls, hares, partridges, foxes, badgers, kestrels and the list goes on! Any further disturbance caused by this proposed expansion, would be very damaging to both their interests and habitat.

They are also the source of major annoyance to local residents as well!

Therefore, it is of the utmost importance that any future development should take the **controlled** use of lighting very seriously. These days any new development seems to

have unnecessary light sources everywhere. This may be considered ok in an urban environment but not in the countryside and certainly not in an ANOB.

My suggestions are:

- **Screening - If policy C21 is to go ahead, then it is essential that the whole 360-degree perimeter of this entire business park, both proposed and existing, is masked by a thick mixed woodland buffer. This green buffer should be substantial enough to eventually visually screen this business park from all directions. It should also help to reduce the extra effects of air, noise and light pollution created by this development.**
- **Lighting - Only essential Lighting, designed to be minimal and only affecting the areas it is supposed to, should be approved.**

Also, existing lighting on site should also be reviewed and recommendations made to local businesses to restrict the throw of light to their essential working environs only.

Yours sincerely

Paul Lukehurst