



CCC's draft local plan -2045/Fordwich residents's extended date comments/June Hardcastle.

1 message

June Hardcastle [REDACTED]

13 February 2023 at 16:43

To: consultations@canterbury.gov.uk

>> Herewith my consultation comments against the Canterbury draft LP to 2045

>> Submitted by:- J. E. Hardcastle, joint owner of

>> a) residence at:-

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>> b) land:- 22 acres of horse field, [REDACTED]

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>> Photo: 10/02/2023 this is the site of the proposed EMC (bypass) and its junction in my horse field, Hospital Wood's Meadow, photo taken looking east from Well Lane with ancient Hospital Wood stretching across the Stour Valley from the N.E. meadow corner (to the left of the rising sun in the photo) stretching to Trenley Park Woods.

>> Consultation COMMENTS:-

>> 1) INTRODUCTION

>> I fully endorse and support all other comments AGAINST the local plan and in particular I am in agreement with comments made by Fordwich Town Council, The Friends of Old Park & Chequers Wood group, The Friends of Fordwich & District, those by a former, excellent, CCC head of planning - Mansell Jagger, on housing policies and as expressed his letter in the Kentish Gazette defining a bypass's meaning in the context of the current traffic situation in and around Canterbury, also I support the comments sent in by statistician, Jonathon Hardcastle, in his clear and simply expressed analysis of the Jacob report on traffic movements. No need for me to repeat comments and policies already lodged with you but I back them.

>> 2) Proposed EMC in FORDWICH

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>> I wish to point out that blame for this controversial draft local plan, in particular the proposed route of the EMC (bypass) through Fordwich should in no way reflect on Ruth Goudie and her team whose job it is to support technically the detail of the draft proposals. An impossible task on the Fordwich section with its differing levels and terrain and for it not to dissect and devastate the close knit community. I wonder how much of Stanec's report's inaccuracies are being taken as correct? For example my address is Fordwich and always has been for the 35 years we have lived here, verifiable from the electoral rolls, but even CCC's website lists it as Littlebourne. This makes a huge difference to Fordwich as the proposed EMC route cuts off the southern, rural part of Fordwich. I have volunteered in the community for 35 years from being town Mayor and Cinque Port Deputy to the various charity trustees, the Twinning Association committee member and Littlebourne & Stodmarsh Roads Community Association committee member and their representative on the A257 safety group. Having had a massive, life changing stroke, I am unable to walk down to Fordwich any more but am told certain registered vehicles will be allowed through the road closures in Fordwich and at the end of Stodmarsh Rd to the A257 but no details as to how crossing the proposed EMC will be made. A similar road closure past my house will be essential to stop the rat run traffic avoiding the A257 with its lower speed restrictions. No consideration has been given to the Gypsies resident in Well Lane, there with full CCC planning permission nor the equine business in Well Lane.

>> The blame for the proposed EMC and zoning sits firmly on the shoulders of Cllr. Ben Fitter-Harding, firstly for denying democracy in Canterbury by changing governance to a small cabinet system where only he and 5 cllrs were allowed to formulate this appalling draft local plan. The Fordwich elected city Cllrs and other cllrs had to even wait to see the finished article until it was published on 12th October in the public papers released for the CCC meeting on 19th October, where elected city cllrs could only speak for pre-booked 3 minute slots from the public gallery- this is outrageous and not democratic. Also, as owner of land proposed for the EMC, I question the legality of the draft LP statement that any planning applications that could impede the proposed EMC will not be considered. Even one cabinet member Cllr.(Ashley Clark) flagged this point as questionable! I responded to the CCC call for sites for a very biodiversity, conservation and community based outline proposal in my horse field (Hospital Wood's Meadow) which included reinstating extra wide traditional hedgerow which have been damaged by oversized vehicles on Stodmarsh Rd and Well Lane, of ten eco friendly single story dwellings with all the latest eco technology and indigenous planted community gardens to help maintain the vital wildlife corridor between the internationally recognised RAMSAR site

Stodmarsh Nature reserve to the east and the important SSSI site of Chequers Wood and Old Park to the west. In the the lower acres of Hospital Wood's Meadow, I proposed a new purpose built Fordwich community centre with outside event space given what has been essentially required demonstrated by pandemic socialising and also to provide a nature friendly garden and allotments. The current Fordwich allotments could then be released for much needed parking by the church in Fordwich. Hospital Wood being protected and the trees therein become the carbon trade-off for this minor eco development addressing climate change concerns. The ten proposed single story eco/disabled friendly dwellings would address the local need of residents wishing to downsize within Fordwich thereby freeing up larger family homes to save building more properties. The new community centre could have consulting rooms for visiting health practitioners. BUT seems CCC prefers its EMC in Hospital Wood's meadow to my duggestedvproposal Scrap this ridiculous road now as all it achieves is to move Canterbury's air pollution and traffic problem to rural Canterbury.

>> 3) TIME FOR A NO CONFIDENCE VOTE in Cllr Ben Fitter- Harding. He demonstrated in 2020 his total disregard for the countryside, for local views and for rural policies when with his spouse, Jonathan, was forced to submit a retrospective countryside planning application for the business, [REDACTED], which ignored residents's views, challenged countryside policies and used some 70 clients, already paying £10 each to use the facility to back the planning proposal thereby demonstrating total and utter disregard for the countryside. A disregard demonstrated yet again in trying firstly to devastate Old Park and Chequers Wood with the proposed EMC then when stopped by Naturel England moved the proposed EMC devastatingly to Fordwich.

>> 4) CANTERBURY's ZONING!

>> As do many others, I object very strongly to this controversial Canterbury zoning proposal. Give back the Canterbury levelling-up fund, demolish the Canterbury car parks as nobody, not even tourists will be visiting Canterbury nor using its shops any more. Cllr. Ben Fitter-Harding has modelled his zoning on Ghent which is nothing like Canterbury. This proposal reminds me of living in Jo'burg during apartheid zoning years! That was started supposedly too for everyone's good. Yes, that was defined in its shocking racial element but the zoning was there and morphed into "the haves" and "have nots" zones, one zone became famous -Soweto - which stands for SOutH WEst TOWnship-all the air pollution from the gold mines and city went S.W on the prevailing winds to Soweto where indigenous and poorer people lived. If Canterbury's zoning scheme goes ahead Fordwich should be renamed EMCTO as the EMC will bring air pollution, traffic and light pollution to Fordwich and ruin it. Along Stodmarsh Rd, Fordwich, one sees Lichen on house roofs, gates, fences and in summer many butterflies and bats flit around all indicators of good quality air. Let's keep it that way. The EMC serves no purpose except to bring Canterbury's polluting traffic and lights to the clean air rural Canterbury countryside. What is the point in building the EMC cycle and pedestrian friendly when the whole of the rest of Canterbury is to be pedestrianised and cycle friendly? The change to electric cars can't happen till charging points are installed everywhere and until the technology becomes less expensive, meanwhile the EMC will be choked from day one.

>> 5)THE STURRY BYPASS

>> One wonders why is the EMC proposed in Fordwich? Answer: Because Naturel England rightly wanted it well away from Old Park and Chequers Wood's SSSI. But having devastated Broad Oak with hundreds of new houses in order for a contribution to an ill thought out and ridiculous Sturry by-pass going as far as the closed Sturry Rd. park and ride site on the A28, Cllr B. Fitter-Harding had to think up something so Fordwich is to be sacrificed to stop that new Sturry bypass being labelled "the road to nowhere!" The recently closed Sturry Road park and ride needs re-opening and also a reconfiguration of the A28 from the "McDonald's" roundabout to the Northgate roundabout as most residents along there park in their front gardens so the wide pavement's on street parking areas can be used to widen the A28 and make it more free flowing and less polluting. Money saved from scrapping the EMC could be used for free hopper bus services from the reopened park and ride too. The soon to be upgraded Sustrans's Fordwich Way has its own funding and an upgrade planning application is with CCC now so will enable better pedestrian and cycle access between Fordwich and Canterbury.

>> 6) HISTORY of FORDWICH:-

>> All the above are reasons enough to scrap the EMC but there are greater historical reasons to do so, Fordwich is the Old Port of Canterbury and is very historic to put it mildly not only with amazing, biodiversity, conservation opportunities and landscape value (well documented including in CCC's Stour Valley appraisal document). To put the EMC anywhere near Fordwich is criminal. Canterbury's World Heritage status has already been threatened with downgrading and Fordwich's history can easily be incorporated into the equation to bolster Canterbury's World Heritage status but NOT unless the proposed EMC is stopped before it trashes historical sites. Recent archaeological excavations in Moat Rough by Durham university led archaeologist team and in the Moat Lane pit led by Cambridge university have discovered traces of incredibly ancient human occupation from around 500,000 to 700, 000 years ago and also evidence of the preglacial River Stour having flowed from south to north in tropical times when UK land mass was still joined to Europe. It is such cutting edge archaeology that it is anticipated that the area will be given its own World Heritage status, the whole of the plateau here already is very historic with plenty of Roman occupation evidence and even more modern world war history. The Romans used Stodmarsh (Studmarsh) for their horses and their Stodmarsh Rd was the called The Ridgeway linking it to the original road from Richborough Fort, Watling Street which transected the land the northside of the current A257 road. Don't let the EMC ruin such important world history.

>> 7) FORDWICH'S LINKS WITH THE CATHEDRAL in particular they came from Fordwich being the ancient Port of Canterbury when the Watsum Channel was in full flow and all goods for Canterbury, especially for the Cathedral and the Abbey, were taken by cart from the town quay into Canterbury via the ancient track route which was from between Fordwich House and South Barn at the bottom of Moat Lane (CT2 0DP) across the field to the track through Chequers Wood and Old Park coming out by Conduit House near St.Martin's Church. This track line should be preserved not sent too livion by the proposed EMC. Land in Fordwich was owned by St.Augustine's abbey monks and other land by the Abbots of the Cathedral. Great rivalry grew between the two over taxes and charges for using

the Fordwich crane and quay. All well documented in the Cathedral archives, books such as The Lost Port of Fordwich-edited by K.H.McIntosh, a History of the Town and Port of Fordwich by C.E.Woodruff, ,Fordwich Britain's Smallest Town, compiled by Roger Clayton and many more publications. With the Friends ofFordwich &District, I helped put together a huge re-inactment of bringing Stone from the Caen Quarry to Fordwich using the ancient port and routes to Canterbury Cathedral

>> 8) DRAFT LOCAL PLAN EFFECTS ON BUSINESSES.

>> Business in Canterbury and Fordwich may as well give up now. If they survived the pandemic, worse is to come, Canterbury's zoning and the EMC will kill off local businesses. In particular one of the very few riding schools in Canterbury here opposite me in Fordwich will no longer be able to have its Canterbury college and university students access its premises nor use its grazing which is beyond the proposed EMC in my horse field. Fordwich pubs, especially popular in summer, will lose al passing trade.

>> 9)IN CONCLUSION

>> The Canterbury Draft Local Plan needs scrapping and rethinking with input from the full Council not just the 6 cabinet members. Scrap the zoning totally and the EMC is not needed nor the thousands of extra large housing developments to generate CIL revenues to fund it. The cost of the EMC is already escalating and in such economically fraught times is not a viable proposition but investing the saved money in addressing climate change mitigations and free public transport would be a better starting point.

>> June Hardcastle.

>> Fordwich resident.

>> Sent from my iPad



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