

## Canterbury District Local Plan (DRAFT): CONSULTATION

### N31 Chartham Paper Mill: allocated for 165 new dwellings.

- The site has complex issues regarding asbestos and other pollutants plus the need to continue to manage the water flow to protect Chartham and Canterbury from flooding. Therefore, a masterplan needs to be formulated before any agreement for housing can go ahead.
- Improvements to infrastructure would need to come first:
  - 1) SEWAGE & WATER: the system in Chartham is already malfunctioning with resulting noxious smells, further pressure on it would lead to more problems.
  - 2) There are frequent water leaks, especially along Shalmsford St, leading to road closure while repairs are carried out. With more need for water supply, this is likely to become worse.
  - 3) Future water shortages are a possibility due to increased need for water supply and the effects of climate change on reservoirs and water tables.
  - 4) Is cost of making the site safe likely to be prohibitive – disposing of asbestos etc.?
  - 5) ROADS & TRANSPORT: a comprehensive transport assessment needs to take place (see further comments under N32 Rattington Street). I would like to point out that there are very narrow roads around the Chartham Paper Mill, including a narrow bridge with reduced visibility, which are unsuitable for increased traffic caused by the proposed total new 335 households. Access to and from A28 via Railway crossing will be problematic and potentially dangerous especially at 'Rush hour'.
  - 6) SCHOOLS & MEDICAL: It is likely that with both N31 and N32 proposals there will be increased need for nursery and school provision, outside the scope of the current Firs Nursery and Chartham Primary School capacity.

Likewise the two doctor's surgeries, already under pressure would have an estimated 700-900 patients to service.

### N32 Rattington Street site is allocated for 170 residential dwellings.

I support the Neighbourhood Plan which proposes a smaller scale mixed development because I am concerned about the **infrastructure issues, outlined above** and the impact on wildlife and nature conservation.

- 1) **ROADS & TRANSPORT:** The combined sites of N31 and N32 are likely to increase traffic by approximately 470 more vehicles. In addition, there will be more traffic caused by the proposed new development at Merton Park. Shalmsford Street, already busy and a bus route, will become a major route for all this increased traffic. Risks to children arriving at and leaving Chartham Primary School, located on Shalmsford Street, will be heightened. At the start and end of each school day there is already a significant problem caused by parent's parked cars, traffic volume and buses. This will be hugely exacerbated by a higher traffic volume.
- 2) A comprehensive transport assessment needs to take place, to include bus service improvement, Chartham station parking and all the above.
- 3) **NATURE CONSERVATION:** ancient woodland on the N32 site is liable to be compromised by the building process of 170 homes. There are bats in the woodland and tawny owls. This woodland and the wildlife needs protection.

### **N1 Merton Park**

- 1) This development will result in hugely increased traffic along Downs Road and Shalmsford Street. Shalmsford is already overtrafficked and used as a rat run. There is danger of cars travelling too fast and congestion at school time.

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