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To: Consultations
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Subject: Draft Canterbury District Local Plan

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Sirs

The comments that I have regarding the draft Canterbury District Local Plan relate to East Canterbury Strategic Development Area within the overall local district plan

Recent development within Canterbury has unfortunately seen a large number of new homes provided but without the required improvement in infrastructure works including Health, Roads, Education and services.

This is particularly noted with the developments local to the East Canterbury Strategic Development Area Sites C15, C16 and C17 at Villiers Road and Buffs Road where a considerable number of homes have been delivered with little improvement in any of the above infrastructure requirements.

In fact, the proposed improvement of Chaucer Road - a planning condition of the consent - was ignored by the developer. There is presently no budget to undertake the necessary works so all traffic to and from the development is reliant upon the existing over used Littlebourne Road with resultant rush hour traffic queues.

Any future development must be accompanied with a full commitment to fulfil the associated works at a pre agreed timescale.

The present draft of the Plan needs tightening of its wording (Refer to item clauses g and h Page 69) which have a let out clause - 'or as otherwise agreed by the council '.

A water treatment works is an essential element of any new development yet the wording under clause a of Phasing and deliver Page 68 states 'should be delivered 'at the earliest possible stage in the development.

A question here is how the proposed infrastructure works will be funded ?

This is particularly relevant in clause 5b page 68 where the new local distributor road connecting the A257 with Site C16 is to be constructed 'prior to the occupation of 300 dwellings' - How will this be funded?

There also seems little relevance to this road construction unless it is fully built to connect to the A2 at Bridge as proposed elsewhere . (Clause 2.23 Page 64)

In addition to this there is a requirement (Clause f Page 68) for a 'proportionate contribution to necessary upgrades of the A2050'. - How again will this be funded by the level of development proposed?

In 2024/25 only 208,000 new homes were completed across the whole country -a full 16% downturn from its peak in 2020 and low viability has been the cause of this stagnation due in the main by increase in regulatory costs, material costs and building regulations requirements. The new home development numbers provided within the draft plan can therefore only be viewed with caution.

Clause g page 68

There is a statement that the severing of Bekesbourne Lane to vehicular traffic is to be considered.

For what purpose is this proposed?

This is an important link between Bridge and Littlebourne Road for local residents that would cause difficulties if the road was to be closed.

I would also note that the indicative concept masterplan (Page 63) shows a vehicle access junction with Sites C15 and C16 across Bekesbourne lane even though clause g page 68 states there should be no vehicular access from the site to Bekesbourne lane.

Littlebourne Road Pedestrian improvements as shown on Indicative Concept Masterplan Page 63

Presently there is no footpath between Stodmarsh Road and the access road to the Golf Club along the A257 Littlebourne Road - This is highly dangerous and limiting factor for walking to Canterbury .It is not possible to provide a pavement without necessary land purchase yet this is not highlighted within the proposed plan.

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