

OATEN HILL & SOUTH CANTERBURY ASSOCIATION



NEW YEAR NEWSLETTER

digital edition

JANUARY 2021

No. 17

Welcome to OHSCA's Winter Newsletter and Happy New Year

FROM THE EDITOR

Another year seems to have flown by, with the series of Covid-related lockdowns and restrictions contributing to the feeling of a "lost" year. Not only OHSCA's but your own personal plans have been disrupted. Let us hope that the newly developed vaccines will enable us resume a more normal life. The government has approved a vaccine that is considered safe for a general roll-out, starting with health workers, care homes, carers, older members of the public, and persons classed as vulnerable.

Despite the restrictions, OHSCA's officers have carried on with keeping an eye on local developments, planning applications and council matters. In particular, OHSCA, through ACRA (Alliance of pan-Canterbury Residents' Associations) has voiced serious concerns and submitted an objection to CCC regarding the proposed Mountfield Park development. The full objection is given in this newsletter.

It is with deep regret that OHSCA reports that Ann Seller, who was a founding member of the previous Oaten Hill & District Society and former Lady Mayoress, was killed by a van outside the Waitrose supermarket on the A257 St George's Place crossing in November. Ann served in Canterbury's civic role 19 years ago and was a retired university lecturer. She will be very much missed. The site of the accident illustrates once again the danger of this crossing – a matter that has been repeatedly brought to the Council's attention, alas to no avail. Why does the Council not move to make this crossing safe?

This issue carries an interesting historical piece from Marion Bell on the Kingsfield estate development that was built in the New Dover Rd – Pilgrims Way area over the past decades. A photo of the original Tintoch House, now Luxmoore House, at 75 NDR, is below.

Reminder: (1) The OHSCA membership application form is on the back page, for any household that is not yet a member of the Association but would like to join. It costs only £5 a year. (2) A thank you to those people who have kindly volunteered as newsletter distributors; but it would be good to have one or two back up volunteers. Please contact Sophie Scott on 456285, or Deirdre Hawkes on 454956.

Greta Cotterrell

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Luxmoore House, previously Tintoch House

FROM THE CHAIR

I had thought to start off with a rumination on how the lockdown is going, but which lockdown are we talking about? The one starting December 2nd or the one that will be following that? The one we are experiencing in South Canterbury is moderately successful at the time of writing, but the one in Thanet and Swale appear more or less useless, and are likely responsible for pushing Kent into Tier 3 at the time of writing. And what about health impacts, emotional impacts, or the impact on incomes?

There are so many varied guidances and reports, some mutually conflicting, some clearly useless at reducing Covid incidence, that there is a tendency to shut off the confusion by concentrating on the view from our own small window on the world, and doing some more press-ups or weeding, or catching up on the Brexit negotiations. And of course our hopes are all focussed on a phased easing of restrictions during, or possibly only after Christmas – in the expectation that we can begin social activities once more, but let our optimism be cautious and responsible. The next three months will be the toughest, but hopefully we can all contribute to supporting those in need in Canterbury or Kent.

One positive step has been to reach out to our area with our OHSCA Christmas card, to complement our end of year Newsletter, produced by our SEA group and thanks to them.

PLANNING

This quarter has been notable for labour intensive responses to consultations, one of which is an objection reprinted in full in this Newsletter. In chronological order: (1) In preparing responses to the CCC Vision Document for the Revised Local Plan, we worked with the Canterbury Sustainable Development Goals Forum – the UN sponsored initiative to bring about global justice across a whole spectrum – <https://www.un.org/sustainabledevelopment/> on a sustainability-skewed response, with more emphasis to levelling up – in affordable housing, employment, progress towards zero carbon building, and caring for the historic fabric. (2) We worked with CAST on transport goals for an effective transport strategy, needed as a component of the Local Plan, urging CCC/KCC to push on hard with low or zero carbon transport proposals, and for a robust pedestrian and cycle-friendly route network.

In passing, we heard that the proposed new PD scheme allowing ‘frankenstein’ building extensions has gone to judicial review, and on a positive note for once, Robert Jenryck has passed regulations requiring PD conversions to comply with proper space standards.

Next, we had the monstrous Planning for the Future consultation, on proposed moves to throw out the entire planning legal system. Local Authorities’ power to make detailed plans governing development would be removed, because this function would be taken over by central government and LPAs would be unable to refuse proposals that complied with central government policies. New housing, including affordable housing, would be allocated primarily to successful districts, so while Canterbury would continue to be swamped, poorer areas would lose out, and all would be based on design assessment being done by algorithms and super computers. This would require – you guessed – a completely new Local Plan. It looks as though our new conservative group may find all this absolutely fine, judging by their determination to remove grass roots participation in the planning process. We are now passing our comments on applications to sympathetic councillors, to use in calling for projects to be debated rather than rubber-stamped. Democracy demands that local voices be heard and taken into account.

And finally, while we prepare (for a third time) to object at the Mountfield Park committee, at 68 Old Dover Road a cynical and inadequate redesign of elevations has been put in, with pastiche Georgian frontage, but office style rear elements as before; although this scheme was previously refused an appeal has been lodged, to which we have sent in a vigorous response.

Tim Carlyle, Chair

UPDATE on CANTERBURY CLIMATE ACTION PARTNERSHIP (CCAP)

OHSCA, through ACRA, has an active role in CCAP determining how Canterbury can actively respond to climate change. One initiative is to achieve ‘Surfers Against Sewage’ recognition as a first step for the Plastic Free Canterbury plan in 2021. Questionnaires have been developed which will help assess what has been/needs to be done for the SAS status which focuses on single use plastics.

Canterbury City Council has commendably set a carbon footprint neutralisation target of yr 2030 for its own activities. Accordingly, climate change information is being used to inform the future direction of

the following council services and projects: Park and Ride; Waste collection and street cleansing; Council housing management and maintenance; Taxi and private hire vehicles; Kingsmead Leisure Centre upgrade; Riverside development; Power Purchase Agreements. However, by far the greatest number of CO₂ emissions in the area are likely from gas boilers or vehicle exhausts. It is hoped that the carbon reduction strategies now being developed by the City Council will be used as key criteria when preparing its next Local Plan and scrutinising planning applications such as Mountfield Park.

Plans for the new Canterbury Environment Company are to replace Serco and bring household waste and street cleansing services in-house, including a move towards using electric vehicles, but in the meantime more fuel-efficient vehicles will be used. CEC will also review the labelling of recycling bins.

Every two years KCC surveys Kent residents to find out their attitudes to the environment. The 2020 survey results show residents continue to place a high value on our natural environment, with 76% saying that Kent's natural and historic countryside and environment are extremely or very important to them, with appreciation rising with age; and 65% said they often visit Kent's natural environment.

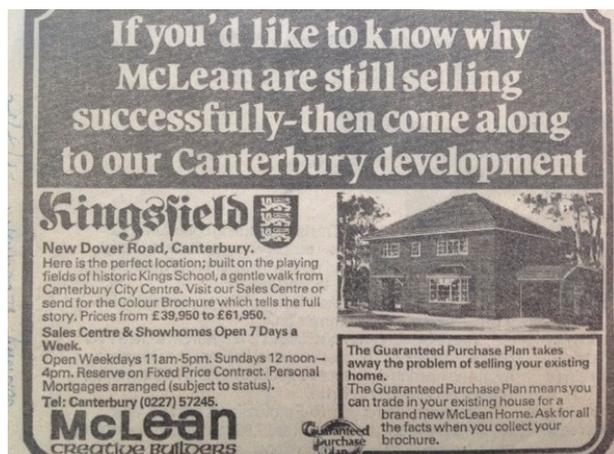
David Kemsley

KINGSFIELD – a South Canterbury Estate

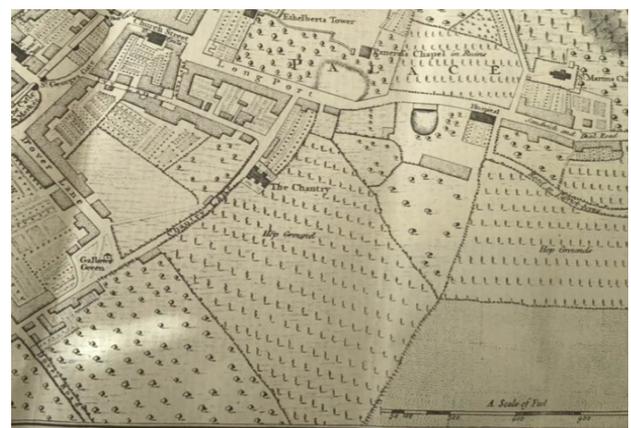
In 1980 McLean Homes started work on Kingsfield, a development of 96 homes between New Dover Road and the Pilgrims Way allotments.

This area was originally part of the extensive Barton Fields, land belonging to St. Augustine's Abbey from 598 to 1538 which stretched from Barton Court to the Old Dover Road where, in 1137, Abbot Hugh established St Lawrence Hospital. He granted it 'the whole tythe of wheat and peas of all the land which adjoined Langeport of their demesne, on the left side of the highway which led from Canterbury to Dover'.

In 1657 Barton Court and Fields were bought by Sir Solomon Hougham and he left it in his will to 'first sons for the next 10 generations' but as he, and others, had no direct offspring, it passed through an array of nephews and nieces as well as 'first sons'. By the 1850s the Revd William Chesshyre, vicar of St. Martin's and St. Paul's and his wife Mary had inherited Barton Fields and they sold off plots for individual architect-designed houses along the New Dover Road, which had been laid out in 1792.



1980 Sunday Telegraph advert



1788 map showing boundary between hop fields and meadows – lower right hand corner

Tintoch House (75 NDR) was built in 1860 by General James McQueen – the date and his initials are displayed in the brickwork. Pevsner wrote "its architect deserves to be known" and research by King's School shows it was Samuel Sanders Teulon, a Gothic Revivalist architect who favoured polychromatic brickwork and who designed more than 80 buildings including many churches and vicarages. Its "meadows" extended to a boundary, as shown on a 1788 map, which exists today between Kingsfield and the allotments.

Tintoch House was sold in 1909 and on 4th & 5th January 1916 Messrs Truscott & Co of St George's Street sold its contents at auction on the instructions of a Miss Starkie Bence.

The King's School bought Tintoch House in 1923 creating rugby pitches and tennis courts on its garden and meadows. The house provided dormitories for boarders until 1935 when they moved into accommodation in the Precincts and it then became a sanatorium for pupils. The Army took over the house for the duration of the war, leaving it in a sorry state. After the War the house was again used to accommodate pupils and re-named after an old King's boy, Sir Fairfax Luxmoore, barrister and judge, and the name remains to this day.

The School sold the house and land for development in 1976 and there followed 4 years of planning objections from local residents mainly on the grounds of the loss of an open space amenity. Planning Officer at the time, Christopher Graves, said he would ensure open space would be included in discussions with the developer and original site plans show a designated recreation area in Rochester Avenue. However, the space was never made available to the public and, after 40 years, has recently been built on.

Another substantial property, The Lodge, accessed via a lane between the Ebury Hotel and the old Canterbury Hotel (71 NDR) had extensive gardens, stables and tennis courts. It had been bought by the Johnson family in 1934 and they built the White House (42 Rochester Avenue) for their son in the grounds. The two properties, shown on some maps as Bartonfields Court, were eventually sold in 1984 and Rochester Avenue was extended up to the railway embankment, and Lincoln Avenue was built to the rear of the Canterbury Hotel.

Marion Bell – with many thanks to King's School Archivist Peter Henderson for all his help.

Letter from ACRA about SCENESAVER initiative to support theatres

As the former Chairman of a large residents' association I was a member of NORA, and now on the committee of another, and I am a great fan of your organisation.

During lockdown I founded Scenesaver <https://www.scenesaver.co.uk/> the free to use website, launched to do something positive to help the theatre world, to support and incentivise creatives, to make theatre accessible to all and to provide theatregoers with their fix of theatre during the pandemic. A hub showing performances from small theatres worldwide, users pay a virtual ticket price that is given to the performers.

My reason for writing is that we have just launched a Theatre Club-like a book club but for performance and I thought it might be of interest to your members for them to tell their residents, especially people on their own during lockdown, as it is a way to watch performances and chat to other people. Scenesaver has nearly 200 performances in all genres and users from all over the world. On Monday we are partnering with StageText for Captioning Awareness Week and have 30+ performances all with subtitles making theatre accessible for people with hearing problems. We do hope this is of interest. With thanks and all good wishes,

Caroline Friedman

info@scenesaver.co.uk; <https://www.scenesaver.co.uk/>

<https://www.facebook.com/scenesaverhub>

<https://www.instagram.com/scenesaverhub/>

From the Canterbury Society News (<https://www.canterburysociety.org.uk/>):

Transformation of the St Dunstan's underpass has been one of the Canterbury Society's most successful projects. What used to be a grubby tunnel under the railway line has been completely renovated and graffiti-proofed. New artwork by Henry Cockburn has gone up on the walls, featuring original paintings of Canterbury and a special new work depicting Henry II at St Dunstan's Church walking barefoot in penance for the murder of Thomas Becket.

Some readers will have noticed the increasing publicity that has arisen of late concerning our local Canterbury river – the Kentish Stour. The Stour is one of only 200+ chalk streams in the world, 85 % of which occur in the UK. Concern with the Stour relates largely to the quality of water in the river, the decline of flora and fauna, and to the bank sides that are supposed to protect and enhance water

quality. Chemicals find their way into the river from a wide range of sources, e.g. run-off from roads during heavy rain, poorly treated water from sewage works along the Stour.

Three recent litter-picks organised by Our Stour collected a large amount of plastic bottles, cans and other stuff (even clothes) dumped in the river. This is one of the many environmental concerns being addressed by CCAP. The worst area is by the coach park, and more enforcement is likely to be needed as signs alone do not appear to deter determined deliberate dumpers.

As members know, OHSCA organises its own litter picks regularly with volunteers, to keep the Oaten Hill and South Canterbury environments as clean and attractive as possible.

GREEN TEAM

Despite Covid we have managed to keep our gardens in Milton Road and at St George's (by the cinema) going. We were delighted to get an award of 'Outstanding' for Milton Road in Its Your Neighbourhood, and have recently been commended by the RHS for continuing our efforts during this difficult year. We have just finished planting a multitude of bulbs for the Spring. It is lovely how often people passing by stop and say they like to see the plants and flowers. We have all seen in the papers that plants and flowers have really helped people this year, so we will keep right on – do let me know if you'd like to help.

In October, Gill Gower's friends and neighbours got together to plant a collection of daffodils and crocus in the green strip at the top of Puckle Lane. Knowing Gill's preference for native species, we tried to choose naturalising species. Thanks especially to Danny for organising this and to Dave who did marvellous work with the turf-lifting, as well as to all those who turned out to plant bulbs in a socially-distanced way.

A further step will be the replacement of the Fire Brigade Planters, for which we have well developed plans, and we hope Canterbury College, who built the last ones, can participate again. The planters are a valuable and attractive local landscape feature that contributes to our area. We are appealing to Members to donate to the Planter Fund which we have now set up, because our financial reserves can only make a limited contribution to the substantial costs. We do so desperately need to add greenery and flowers to such a hot dry spot. There are drains under that part which is why planters are the only viable way forward. Further details of the plans in the early New Year. If you would like to be involved in a hands-on way with this project, please contact Sophie Scott on 01227 456285.

Trees 2020

As 2020 was the 850th anniversary of the martyrdom of Thomas a Becket who was the reason for so many pilgrimages to Canterbury, it seemed appropriate to mark this by planting two flowering pear trees in Pilgrims Way. Covid made it difficult, however, to have a ceremonial planting, nevertheless we are helping to green up our city. This, alas, exhausts our tree funds but we feel that your generous donations are better applied to new trees rather than sitting in the bank. Earlier in 2020 we planted a Judas tree in New Dover Road in memory of George Liddle, which has survived the roasting summer.

Kent County Council have planted two new liquidambar to replace diseased horse chestnuts in St Lawrence Road. KCC are well aware of the sad state of the pin oaks in Longport and have told me this is a big project, hopefully for later in 2021.

It is distressing to see so many trees felled. If you do have to cut back a tree, we do urge you to replant with a specimen better suited to the space available. If I can be of any help, please do ring me.

Sophie Scott, on behalf of Green Team

SOCIAL EVENTS AND ACTIVITIES (SEA)

On Friday 6th March 2020 some 30 members and guests enjoyed the annual OHSCA spring party, held at the Kent & Canterbury Club. Two weeks later the first Covid-19 'lockdown' started, bringing to a halt almost all the SEA programme. When the rules permitted, the weekly Wednesday and Friday

walks from the gates of the K&C Hospital continued, but with greatly reduced attendance – and at the time of writing they are once again not permitted under current regulations. A few gathered in August, as individuals, for the St Augustine’s picnic.

Events planned by March (and no doubt more but for the pandemic) that did not go ahead included the annual *al fresco* summer lunch, the garden & yard sale planned for July, and all the GIG gatherings – spring and autumn plant and produce shares, visits to special gardens, and Gardeners’ Question Time. The monthly coffee mornings, which were proving so popular, the spring wildflower walks, and annual excursion to look for rare local butterflies (see below), all had to be cancelled too.

A provisional booking at the K&C Club has been made, in the hope that we can resume our usual social activities from March or April 2021. Members will be informed of any such events by email and/or the Spring newsletter. The SEA subcommittee hopes that 2021 will see a return to more normal life for everyone, and an extensive programme of activities for OHSCA Members.

Dick Vane-Wright on behalf of the SEA Sub committee



The Silver-spotted Skipper butterfly

The planned visit to Lydden Down, in conjunction with Butterfly Conservation Kent & SE London Branch, had to be cancelled. Our objective was the Silver-spotted Skipper – a species that, with much help from conservationists, has made a significant comeback since the 1970s. It remains, however, rare and local, and Lydden Temple Ewell National Nature Reserve is its ‘headquarters’ in Kent. We hope to try again this coming August. Many of the butterflies called skippers fly with a sort of bobbing motion, which is probably the origin of collective name. The adjective ‘Silver-spotted’

describes the underside, with a dozen or more prominent whitish marks, including two ‘commas’. A short article on this butterfly, with reference to our intended visit, has just been published in *The Adonis*, and is available to all on request (social@ohsca.org). In trying to save our rare butterflies the support of all Butterfly Conservation members and other volunteers is greatly appreciated – and needed more than ever. (Photo: courtesy of Butterfly Conservation and Bob Eade).

Dick Vane-Wright

SEA’s (mostly) Seasonal Quiz (answers at the foot of page 11)

- 1 Where is Canterbury’s annual Christmas Eve carol service usually held?
- 2 If you are suffering from *warm itches* what festive season might you be hoping for?
- 3 Three ----- --_ - Five - _---- ----- Six -_--- - ----- Nine _----- ----- Bon ___ ___ ?
- 4 Which novel by the author of *A Christmas Carol* is often linked to a local crooked building?
- 5 Named on Christmas Day 1643 to which country does the eponymous isle south of Java belong?
- 6 What did the Pine Ogre do in Rupert’s Christmas Adventure?
- 7 Which day of the year signalled the end for Kurt Waldheim, Boutros Boutros-Ghali and Ban Ki-moon?
- 8 Which famous diary started on New Year’s Day 1660?
- 9 If you carry salt, coal and bread through the front door at New Year, what are you hoping for?
- 10 What number links Dover, London, the Duck Inn, and Kent & Canterbury Hospital?
- 11 What do you sup in your *old long since* cup?
- 12 When is the OHSCA annual membership fee due?

ALLIANCE OF CANTERBURY RESIDENTS ASSOCIATIONS (ACRA)

PLANNING APPLICATION CA//16/00600

MOUNTFIELD PARK

FORMAL OBJECTION – Final Submission

29 OCTOBER 2020

INTRODUCTION

ACRA wishes to reiterate its previous objections to this application. The substantial changes in environmental legislation and awareness (not least the declarations of climate emergencies) which have been witnessed in the last four years, together with changed economic forecasts, and changes in social housing needs and health care needs, mean that a full-scale review of this proposed development should now be deemed obligatory.

HISTORY AND GROUNDS FOR THE CURRENT OBJECTION.

As indicated earlier it is scarcely credible that a scheme that was drawn up more than 4 years ago can remain compliant with the needs of the modern world, in which environmental concerns have come to the fore and demanding zero carbon targets have been set, and which is now confronting a potentially long-term pandemic which will inevitably bring about substantial changes in education provision, employment opportunities and travel patterns, as well as changes to individual and collective wealth and health.

ACRA believes that the whole development now requires a fundamental reappraisal.

There has been a report in the press, and in the Committee Report, which states that some design changes have been made, but there has certainly been no contact between the applicant and the local community since December 2016 and no obvious indication of the nature of these changes.

Of equal importance is the absence of any recognition of the many changes in the city in these last four years and the cumulative impact of all of these developments as well as their interrelationships. This is of special importance in Canterbury with its responsibility for a World Heritage Site.

CONTEXT

On 30th November 2016 the Southern Canterbury Alliance (SCA – a sub group of ACRA) registered its formal objection.

During the preceding 18 months the applicant had convened a succession of events with the local community which in essence comprised explanatory presentations followed by brief Q and As. These events proved to be nothing more than superficial token tick-box events without any genuine engagement with residents. This easy immediate dismissal of local people's genuine concerns about traffic congestion, air quality, and the impact on the quality of life of those with homes near the site was the catalyst for the widespread support for, and fund raising for, the legal action which was launched in 2017.

SCA had asked that the development be postponed pending a whole range of district-wide impact assessments, without which it was felt that CCC would not be able to reach a reasoned conclusion.

On 24th June 2019 ACRA submitted its comments on Environmental Impact Assessments with specific reference to Air Quality, Transportation and people's mobility around the area. It was a 24 page document prepared by Prof Stephen Peckham and Tim Carlyle.

Using impeccable evidence-based research they explained (as the two Railton reports had done previously) how the traffic and modal shift plans prepared by the applicant were fundamentally flawed because of the cumulative effect of successive sets of inaccurate data, propped up by a combination of highly optimistic assumptions. ACRA's submission to that effect remains current and, most significantly, has not been questioned or challenged by anyone since it was posted on the CCC website.

ACRA REQUEST FOR RE-APPRAISAL

Significant examples of these changes in infrastructure, environment and lifestyle patterns which justify such a reappraisal are:

- Housing development now under way in Thanington
- The Kingsmead 'Riverside' development
- The decline in retail and the need for city centre regeneration
- Universities and students moving to on-line study
- Deteriorating air quality
- Changes in traffic flow
- Uncertainty about hospital provision in East Kent
- The government green paper on fundamental remaking of the planning system, requiring a further replacement Local Plan, on top of the existing Local Plan Review in progress.

ACRA works closely with Canterbury Alliance for Sustainable Transport (CAST) and is completely supportive of the most recent submission by the group.

In particular ACRA feels that far more imaginative and city-wide measures could be implemented by re-examining the use of S106 monies to secure effective mitigation of the transport impact. These could include:

- Imposition of Low Emission Zone restrictions on the complete Canterbury Ring Road
- A contribution to the cost of a multi-mode transport hub at Canterbury West;
- A re-configured fast bus route down New Dover Road with multiple bus gates and three traffic lanes (one reserved for buses) in places, instead of using Nunnery Fields;
- Financing of a continuation of safe north-south cycle routes through the city centre, via Longport and Burgate, and elsewhere, resulting in a segregated and integrated core cycle route system for the centre of Canterbury
- An anti-rat-run traffic control on Pilgrims Road;
- A contribution to the reconfiguration of the St George's and Riding Gate junctions on the ring road along the lines recommended by Sweco/KCC.
- Design and operation of a scheme to set targets for congestion and air pollution on major nodes, to monitor performance indicators of those congestion and air levels, and retro-impositions of such additional measures as would be sufficient to bring performance within the agreed parameters.

NEED FOR AN UPDATED VIABILITY STUDY

Our grounds for demanding these additional levies on the scheme are simple. The scheme was predicted in 2015 to make a 17% profit on a £200B development cost, after allowing for £68M Section 106 costs.

At that time the S 106 contributions were listed as £68M.

We noted in 2019 that the KCC/CCC comments on the revised EIS indicated a large shortfall in education provision that the scheme depended on. We note that in the current Committee Report that Corinthian Land has now agreed to pay an extra £8M for provision of this, in addition to the £68M.

We also note that Corinthian Land has recently agreed to fund 13 Ha of effluent outflow treatment facility, and further measures to protect the Stodmarsh Wetlands. CCC clearly believe this level of levy is the maximum that Corinthian Land should be asked to accept.

We disagree. The only Viability Study on record (by Savills) was produced in 2015–16. Since then the Housing Price Index (HPI) has indicated that house prices virtually stagnated – i.e. only rose at a level equivalent to inflation – between 2016 – 2017, but have recovered to approximately 3–4% annual increase since then (i.e. comfortably above inflation), and are projected to rise at 4–5 % from 2020 onwards, significantly above the rate of inflation. In these circumstances, we believe the scheme will make more than the 2016 Study projected earnings, and that Corinthian Land should increase its community levy, and can afford to pay for the proposed investments we list above.

If Corinthian Land disagree, they should publish a new Viability Study, as a precursor to a re-examination of the proposed S106 contributions, but in the meantime, we argue that Corinthian should take on the additional commitments we list above.

TRANSPORT AND AIR QUALITY IMPACTS

Professor Stephen Peckham – member of ACRA, SARA, CAST, CCAP and CCA;

Tim Carlyle – member of OHSCA, CAST, CCAP.

Transport Impacts

Since 2016 much has changed and it is disappointing that no re-assessment of the application has been made in light of new Council and national policies, national guidance on cycling infrastructure, new air quality policy, and data and evidence on health impacts and health and social care costs. The report still refers to options A and B in the traffic and air quality assessment despite current NHS proposals do not include this site and may result in a new, larger hospital with A&E in Canterbury. Nor does it include the new Kingsmead development or the results of the KCC SWECO report on the A28 Ring Road. There are significant questions about the reliability of the traffic analysis which is now several years out of date and it is not acceptable for trip rates proposed in 2015/16 to be seen as adequate today.

If the inaccuracy of the traffic flow analysis were not enough, there is a fundamental lack of robustness in the traffic analysis, demonstrated by its lack of precautionary resilience. For examples, the KCC / SWECO report on the ring road states that there is now a 16% increase in traffic on the ring road, relative to March (pre Covid figures), as people avoid public transport and public spaces.

So far from the false perspective of the RGB analyses, whose fundamental position is that apart from a small 'blip' in traffic flows around 2025, flows in 2030 will be less than in 2016, the city is in danger of serious degradation of environmental quality through traffic and air quality impacts, arising from this and the other schemes granted permission by Canterbury City Council, facilitated by the systematically skewed and incorrect impact assessments of KCC Highways.

Current NHS proposals in relation to Canterbury Hospital will mean the K&C site is no longer available, and the proposed fast bus route is unviable and so new proposals will be needed.

The feasibility of the projected modal shift is not supported by any evidence, relying mainly on behaviour change with some marginal incentives provided. Achieving shifts of 10%–20% is overly optimistic particularly given trends in public transport use post Covid. Aspirations for significant modal shift are also hopelessly out of date following Covid. Canterbury is not Shanghai.

The application is essentially sponsored and promoted by CCC and KCC Highways departments, who in addition to faulty analyses of traffic impacts, have taken it on themselves to extract from the applicant commitments to financially support schemes that CCC has designed. For example, CCC state there is to be a city wide cycle hire scheme, which Corinthian Land will make a short lived financial contribution to, and CCC offer these as amounting to comprehensive mitigation of traffic impacts – impacts that in other parts of the report, Corinthian Land and CCC state simply do not exist.

Which is it?

If there are impacts, they need to be dealt with by credible schemes of major improvements in a city-wide integrated transport system, and the CCC/Corinthian proposals fall far short of this standard, backed by a fall back scheme for reinforcement of measures if prediction prove incorrect, as we believe they will.

As usual pedestrians have been ignored and there are no proposals to improve pedestrian safety at key points along New Dover Road. A pedestrian survey should be undertaken at crossing points at Upper/Lower Chantry Lane/St Georges Place as these crossings are already inadequate. Reference to junction improvements (para 309) only focus on benefits to traffic.

The Corinthian Land proposed cycle crossing at St George's roundabout is totally inadequate and no enhancement of cycle crossings on the A28 are included.

These points alone mean that the decision should be deferred for further assessment and consultation.

AIR QUALITY

Para 4.22 of the Planning Officers report states that, following the High Court and Court of Appeal rulings related to this application, there is no obligation on planning authorities to refuse permission where the developments might perpetuate or increase exceedances of limit values. However, DEFRA Local Air Quality Management guidance states that "Where concentrations exceed national objectives, measures should be put in place to reduce emissions".

The NPPF also places greater emphasis on considering air quality and its impact on population health encouraging development in locations that help to reduce congestion and emissions and improve air quality and public health. This proposal increases both congestion and pollution levels. This is of particular concern as the revised air quality assessment is still based on incorrect traffic and air quality baseline data and on contested traffic modelling.

Nitrogen dioxide monitoring in St George's Place during the Covid crisis – with schools, colleges and universities closed and people working from home – recorded levels of NO₂ that would be close to national limits and clearly under normal circumstances be well in excess of national limits. Current levels of air pollution in New Dover Road are higher than that modelled by the developer as has been pointed out in previous submissions. Traffic levels are predicted to rise and with the development the additional traffic will be significant on a road already congested at peak times when children and college students are walking along the road placing them at greater risk of adverse health effects.

Planning guidance also states that mitigation options need to be locationally specific, and need to be proportionate to the likely impact. It is argued that the proposed mitigation will ensure air quality levels will remain below current, but not potential future, air quality objectives when combined with wider initiatives. Many aspects of the mitigation are not sufficiently detailed and overestimate modal shift as the successful schemes referred to in the officers' report are based on places with significant city/district cycling infrastructure and substantial parking constraints – both absent in Canterbury. In addition, key elements of the mitigation – increased bus station and train capacity – are simply dismissed as the responsibility of others. This is contrary to guidance. A 2019 Court of Appeal ruling on mitigation for air quality clearly states that developers cannot rely on more general mitigation that may be undertaken by other bodies.

TECHNICAL ISSUES – STAKEHOLDER DESIGN CONSULTATIONS

We note that for example, Corinthian Land have said that the energy performance of the dwellings will be improved by 35% for dwellings and 30% for commercial uses, but there are no details at all of the proposals, or of the meaning of this change in relation to the CCC Zero Carbon commitment. Site wide measures are needed to get to Zero Carbon development, and rather more than 35% reduction in energy usage.

This is just one example of bad faith on the part of Corinthian Land.

In the past they have referred to setting up stakeholder panels to develop the details of all except the first phase of the development, which has detailed design drawings. Corinthian Land, and CCC in their loosely drafted set of Conditions attached to this application, refer to later phases requiring further detailed planning applications, being developed with community involvement in that further design, covering such topics as Garden City dwelling design principles, play and leisure facilities, landscape design. There are no concrete proposals for any such involvement in this application.

We call on CCC and Corinthian Land to make binding commitments for concrete and deliverable consultation mechanisms for meaningful stakeholder and community inputs to the all detailed design issues.

OHSCA COMMITTEE 2020–2021

Chair:	vacant
Tim Carlyle	Vice-Chair/Planning subcommittee rep.: vicechairtc@ohsca.org
Marion Bell	Hon. Secretary/Main OHSCA Contact: 13 Wells Avenue, CT1 3YB Tel: 07713 025245: secretary@ohsca.org
Jane Pollok	Hon. Treasurer: treasurer@ohsca.org [co-opted October 2020]
Sophie Scott	Membership Secretary/Green Team/Planning subcommittee: 27 Ersham Road CT1 3AR Tel: 01227 456285 sophie01@btinternet.com
Tim Chancellor	Committee member/website coordinator [resigned wef end December 2020]
David Kemsley	ACRA /SCA rep./OHC subcommittee/Press Liaison: press@ohsca.org
Helly Langley	Committee member/Planning subcommittee
Denis Linfoot	Committee member/OHC subcommittee
Dick Vane-Wright	Committee member/SEA rep./OHC subcommittee

Weekly CCC planning bulletin website@ohsca.org

Local History Group rep. *Derek Ray*: for information about OHSCA Local History Publications, contact forstal22@yahoo.co.uk or see publications on OHSCA website

Acting SEA convenor *Dick Vane-Wright*: social@ohsca.org

Newsletter distribution *Deirdre Hawkes*

Tree champion *Helly Langley*

Events bulletins (vacant)

Newsletter editor *Greta Cotterrell*: gretaohsca@gmail.com

If you are uncertain who to contact, please direct your enquiry to the Honorary Secretary (contact details above).

Note: ACRA = Alliance of pan-Canterbury Residents' Associations; SCA = Southern Canterbury Alliance; OHC = OHSCA HealthCare subcommittee; SEA = Social Events and Activities subcommittee

Some useful contacts

- For problems with student neighbours contact University of Kent student community liaison officer:
01227 816156 or email communityliaison@kent.ac.uk
<https://www.kent.ac.uk/student-services/community/index.html>
- If you are concerned about security or have an urgent query and need to talk to the Canterbury City Council 'Out of Hours' team, their number is 01227 781 879. This redirects to CCC Control Room staff on duty 24/7.
- To report illegal parking:
https://www.canterbury.gov.uk/info/20062/parking_fines_and_restrictions/43/report_illegal_parking
- To report graffiti (with possibility of removal depending on circumstances)
https://www.canterbury.gov.uk/info/20044/vandalism_and_graffiti/55/report_graffiti

MEMBERSHIP

This year we end the year with 251 paid-up households – your continued support is greatly valued. Over 50 households who have asked to get their newsletter by email have not yet paid for 2020, so this is a huge plea to all of you to pay your subscription for 2021 of £5 **now**, before you forget.

If you are already a member, you can renew your membership by £5 in cash, or by sending a cheque made out to Oaten Hill and South Canterbury Association. If adding a donation please tell us what you want the donation used for. If you bank online you can do an online transfer to the Oaten Hill & South Canterbury account, sort code 60-04-27, a/c 90612094. Please put your address as the reference. The bank statement will have your name for our records.

If you are joining us for the first time, please fill in the membership form on the back page and post it to Sophie Scott, or drop it in at 27 Ersham Road (just off the New Dover Road) with your sub.

BENEFITS OF BECOMING A MEMBER OF OHSCA:

OHSCA is your local residents' group. It campaigns to improve local amenities and environment, taking an active role in submitting your views and comments to ACRA and other decision-making bodies, examining planning applications, and encouraging the greening of our streets and open spaces. You are welcome to join any of the many groups and activities that OHSCA organises throughout the year to enjoy like-minded pursuits. It is a wonderful way to make new friends, especially through OHSCA's monthly drop-in coffee meetings in the town centre.

Despite lockdown OHSCA continues to monitor planning applications, including those pertaining to felling trees, and we email all our members each week with a note of new applications. Once Covid is under control with sufficient vaccine coverage we will restart our many social activities, including the Spring party, Summer picnics, walks, and gardening, etc. We will be organising litter picks again in the Spring. Our local history group is continuing its researches. And we try to represent you, our members, in the city and county. Members get a newsletter four times a year.

OHSCA accounts for financial year ended 31st August, 2020:

Total income = £3649; Total expenditure = £2482. This leaves OHSCA with £1167 for this year; however, with no income from cancelled social activities we will find it hard to cover ongoing green maintenance costs, insurance and newsletters, hence our call for donations. If you would like to receive information by email, please email me on sophie01@btinternet.com. Also, please email me if you have changed your email address in the last two years.

Sophie Scott, Membership Secretary

SEASONAL QUIZ: answers

(1) Rose Square; (2) A White Christmas; (3) Noel (think 'what' on the 12 days of Christmas and fill in the letters indicated by the four underscores); (4) David Copperfield; (5) Australia; (6) stole all the Christmas trees in Nutwood; (7) 31st December (end of their tenures as UN secretary-general); (8) Samuel Pepys; (9) sufficient money, warmth and food for the year ahead; (10) 007 (bus route; Ian Fleming died at the K&C; Chapter 21 of *You Only Live Twice* links James Bond to The Duck at Pett Bottom); (11) kindness ('Auld Lang Syne'); (12) New Year's Day.



The Duck, from a photo by Rory Kehoe© [<http://www.dover-kent.com/Duck-Inn-Pett-Bottom.html>]

Oaten Hill and South Canterbury Association
ohsca.org
MEMBERSHIP APPLICATION FORM 2021

PERSONAL DETAILS

Your annual subscription of £5 per household allows **up to four adults** at one address to become members.
Please write your address with postcode, and telephone number here:

First names and surnames of persons to be members

Email Addresses

Please indicate your particular local concerns and interests. Can you offer us any help?

Email Please check we have your up-to-date email addresses as we will use these:

1. to email you with a weekly list of planning and tree applications and news of our social events

2. to email OHSCA Newsletters unless you indicate that you prefer a paper copy by ticking here :

PAYMENT

HOUSEHOLD ANNUAL SUBSCRIPTION

£5

VOLUNTARY DONATION TOWARDS:

- General funds
- Trees
- Plants
- Planters (special appeal)

OUT OF AREA POSTAGE - £3 if required

TOTAL PAYMENT

New Membership

Please complete this form and send with **Cash** or **Cheque**, payable to Oaten Hill and South Canterbury Association, to:
Sophie Scott,
OHSCA Membership Secretary, 27 Ersham Road,
Canterbury, CT1 3AR.

To also arrange a Standing Order contact the
Membership Secretary: Phone **01227 456285**
Email sophie01@btinternet.com

Renewal of Membership

If your details have not changed then there is no need to complete a form, simply send your payment by **Cash**, or **Cheque** payable to Oaten Hill and South Canterbury Association, to the address above, or pay by **Bank Transfer** to **NatWest, Sort Code 60 04 27, Account Number 90612094.**

a) With cash or cheque please include your name and address

b) With a bank transfer please specify **SUBS**, and if you are kindly adding a donation, put **G** for General funds, **T** for Trees, **P** for Plants, **PL** for planters, and state the amount given.

GENERAL DATA PROTECTION REGULATION

*The 2018 Act requires all **new** OHSCA household members and those **renewing** where one or more household members' names have changed, to give explicit consent for us to retain and use personal information as entered on this form.*

Our Data Privacy Policy can be found on our website at <http://www.ohsca.org/pdfs/privacy.pdf>. Please

***tick the box below** to give OHSCA permission to use your information in the following ways:*

- To store it securely for membership and administrative purposes.*
- To communicate with you as an OHSCA member.*
- To share it with the leaders of OHSCA special interest groups which you have joined.*
- To send you, if you have supplied one or more email addresses, emails via a trusted third party organisation.*

I consent to my data being used for the purposes detailed and I have obtained similar consent from the other household members listed above.

Signed :

Date :

Please be advised that you can request for your data not to be used for any of these purposes at any time by contacting the Membership Secretary.