



Client:	<b>CARDY</b>	Project:	Proposed Doctors Surgery and Housing, Littlebourne, Canterbury, Kent	Drawing:	Proposed Site Plan
		Scale:	1:500 @ A3	Drawn By:	SJB
		Date:	Aug 2014	Drawing No:	2372-SK03



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**Proposed Site Plan**  
 Proposed Doctors Surgery and Housing, Littlebourne, Canterbury, Kent



- Dimensions are not to scale dimensions from this drawing
- Key
1. New vehicular and pedestrian access from The Hill
  2. Replacement parking provision
  3. New doctors' surgery
  4. One and two storey detached and semi-detached houses with gardens
  5. Landscaped area along The List
  6. Recreational access along The List retained
  7. Road access to Eventhill retained
  8. Pedestrian access to St Vincent's Close retained
  9. Pedestrian access to Court Meadows retained
  10. Vehicular access to allotments retained
  11. Pedestrian and emergency access to Jubilee Road
  12. New safer pedestrian crossing to Jubilee Road
  13. 32 Jubilee Road retained
  14. Drainage attenuation area
  15. New doctors' surgery
  16. Visitor parking for doctors' surgery
  17. Landscaped landscaped area
  18. Pedestrian and cycle access to doctors' surgery from Jubilee Road



**BroadwayMalayan**  
 Architecture Urbanism Design  
 100 Broadway Malayan, Suite 100  
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Client: Rydon  
 Project: Land rear of The Hill/Jubilee Road Littlebourne  
 Illustrative Masterplan

Drawn:	SJB	Date:	Oct 14
Scale:	1:1000 @ A1	Project:	26881
Drawing No:	02/002		

## Open Letter from Littlebourne Parish Council to the Village

Rydon Homes have made a planning application for 87 houses on The List

Most of you will remember the meetings held two years ago when Rydon Homes announced their scheme to develop the land between The Hill and Jubilee Road and held an exhibition at the War Memorial Hall.

**The Parish Council surveyed those who visited and 75% said that they did not want this development in the Village.**

The Villagers are not opposed to some infill development, but the actual need at the time of the exhibition was for 26 affordable homes. The Village also owns land around the Village that could be used for this scale of minor development.

### **BUT**

**This Rydon development will increase our Village by 15% immediately**

**There will be pressure on our roads, particularly The Hill, meaning at times a 30% traffic increase on peak travel levels**

**Because of the inevitable congestion there will be a marked increase in airborne pollution**

**The potential water run-off across the estate area at times of storms will make the flooding risk worse in the future**

**Parking is becoming critical now and vehicles from a further 87 houses will not improve the situation**

**None of this excludes the inevitable additional strain on Village energy, water and sewage services**

**On the basis of the mandate that the Villagers have already given us, the Parish Council will oppose this development vigorously!**

What can You Residents of Littlebourne do to help control the amount of development in our Village?

Littlebourne Parish Council is **not** the Planning authority. Canterbury City Council will decide whether this plan of Rydon's will go ahead.

They have already backed us by declaring that such a development as this is **not** part of the new Local Plan, **but that has not been formally agreed by the Government yet and, until it is (sometime next year), the old rules apply and so Rydons can try to get in 'under the wire'**.

You can help by reminding the City Council that it has already agreed with our submission that this development is not suitable for Littlebourne, by email, by completing an objection on the City Council website, or by letter.

**Please note that the latest date for registering comments on the Rydon application with the City Council is Friday 19 December.**

## Contacts:

Canterbury City Council [www.canterbury.gov.uk](http://www.canterbury.gov.uk)

Plan details: On the website select Planning, then Planning permission, then Search, then Search by reference number, and enter the number 14/02417, finally click on 'Comment' to make your comment and enter your stance (whether you are objecting, or supporting or are neutral).

**The officer dealing with the application is Steve Musk. And his email is:**

[customer.services@canterbury.gov.uk](mailto:customer.services@canterbury.gov.uk) make sure that you address your email to him.

**Planning telephone number is:** 01227 862178

The Council Office address is: Canterbury City Council, Canterbury, Kent CT1 1YW

**Planning Committee Members are:** Jennifer Samper (Chairman), Neil Baker, Alan Baldock, Ashley Clark (Vice Chairman), Nick Eden-Green, Ben Fitter, Heather Taylor, Ian Thomas, Robert Thomas, Paula Vickers, and Graham Wood. **Each Councillor has a direct email address available on the City Council website.**

**City Council Executive are:** John Gilbey (Chairman), Jeremy Bellamy, Andrew Cook, Rosemary Doyle, Georgina Glover, Joe Howes, Jean Law, Peter Lee, Peter Vickery-Jones, Terry Westgate. **Email addresses are again available on the CCC website.**

**Please let us know when you make a response on 01227 721500 or email**

**[clerk@littlebournepc.org](mailto:clerk@littlebournepc.org)** as our clerk is only part time we also have an answer machine - or speak to any parish councillor.

## Proposed New Surgery on Court Hill

**You will also find on the back page a site layout of the proposed New Doctors Surgery at Court Hill which has already been passed, but which hasn't yet been developed due to lack of NHS Funding. Both Cardy's and LPC have tried every which way to get funding without success.**

**So to develop the Surgery there needs to be a provision of 9 properties as an enabling scheme and this has been worked on over many months to get the best scheme together.**

**Dr Jones and his colleagues and the Parish Council fully support this development and both hope that you will too. Any comments on this scheme can also be directed to the Littlebourne Clerk as above or to Cllr Viv Spratt - email [vivienne.spratt@btinternet.com](mailto:vivienne.spratt@btinternet.com)**