

## Alexander Gunyon

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**From:** Stephen Allen [REDACTED]  
**Sent:** 03 June 2024 15:56  
**To:** Consultations  
**Cc:** Stephen Allen  
**Subject:** Draft Local Plan Submission - Stephen Allen

**Categories:** Green category

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Attachment available until 3 Jul 2024

Dear Consultation Team,

Please find attached my draft Local Plan consultation submission PDF. There are further visualisations to add to the document in a higher resolution file which is too large to email. I could provide a link?

#### A summary of my main comments are:

- 1) A citywide Canterbury Masterplan should be commissioned (such as the Shrewsbury Masterplan) with detailed engagement with local stakeholders to ensure we get this once in a multi-generation opportunity to transform Canterbury's heritage core right and properly resolve the city's congestion problems through innovation. Sites should not be disposed of and developed in a piecemeal fashion.
- 2) I strongly object to signalised roundabouts and suggest that **Dutch style** roundabouts should be used. Signalised roundabouts will create a slow and disjointed experience for active travellers and drivers, adding to congestion.
- 3) I feel strongly that bold and innovative AI traffic management systems should be deployed in the city to prioritise traffic leaving the city to avoid congestion backing up onto the ring road, especially with increasing numbers of local residents and a reduction in already congested road space.
- 4) I feel strongly that further city centre brownfield sites should be explored, such as the dilapidated and underutilised sites along Broad Street, Lower Bridge Street and Upper Bridge Street which could bring high density and high quality residential uses to add vibrancy and viability to the city centre - which could then allow a reduction in allocation for more sensitive greenfield sites.
- 5) Regeneration plans for Wincheap should be extensive and bold.
- 6) I feel strongly that the proposed Wincheap Gyratory should be paused and replaced with a bolder scheme that creates a proper bypass through the Wincheap Estate as part of a full scale residential led regeneration of the area - allowing a new green active travel corridor along Wincheap high street to connect new residents in the South West Canterbury Strategic Development Area to the city.
- 7) I feel strongly that reference to a Canterbury Parkway Station should be included in case it is found that congestion in the city isn't fixable without more dramatic interventions.
- 8) I feel strongly that innovations in traffic management and active travel corridors will allow areas such as the Westgate Towers to become pedestrianised.
- 9) I feel strongly that all car parks within the city walls should be included in the Plan so that it provides flexibility as new and innovative site specific regeneration schemes are bought forward.

Best,

Stephen Allen



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