

Alexander Gunyon

From: Andy May [REDACTED]
Sent: 02 June 2024 20:52
To: Consultations
Subject: Canterbury District Local Plan to 2040 - Chapter 2, Section C12

Categories: Blue category

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Canterbury City Council
Military Road
Canterbury, CT1 1YW

Dear Sirs

Subject: Objection to the Draft Local Plan - Chapter 2, Section C12

I am writing to formally object to the proposed local plan currently under consultation. As a resident of Tyler Hill, I have several concerns regarding the potential impact of this plan on our community and the environment.

First and foremost, I am deeply concerned about the proposed scale of new housing developments. While I recognize the need for additional housing, the proposed plan appears to completely exceed what is sustainable for our area. The proposed level of development risks overburdening our existing infrastructure including roads, schools, and healthcare facilities, which are already under huge strain. Without substantial and guaranteed investment in expanding and upgrading these services, the quality of life for current and future residents could deteriorate.

Additionally, the environmental impact of the proposed developments cannot be overlooked. The loss of green spaces and agricultural land to make way for housing is particularly troubling. These areas are vital for local biodiversity, as well as for the mental and physical well-being of residents who rely on these open spaces for recreation and relaxation. The proposed developments could lead to increased air pollution which would further exacerbate environmental concerns.

Furthermore, the plan does not seem to adequately address the issue of affordable housing. While the provision of affordable homes is mentioned, there is insufficient detail on how this will be achieved and maintained. It is crucial that any new development includes a significant proportion of genuinely affordable housing to ensure that it meets the needs of all members of our community, not just those who can afford market-rate properties.

Traffic congestion is another significant concern. The current road network is already congested, particularly during peak times. I live next to Tyler Hill Road which is already used as a rat run and a short cut from Whitstable Road to Wood Hill. The proposal C12 development would inevitably increase traffic, leading to longer commutes, increased pollution, and greater wear and tear on our roads. The local plan should include robust measures to improve public transport and reduce reliance on cars, promoting sustainable travel options. I completely believe that if this development happens, 2000 dwellings could produce in the region of an additional 3000 vehicles, many of which would be using Tyler Hill Road as a commute to school or work.

While I appreciate the efforts to plan for the future growth of our city, I believe the current local plan is flawed and requires significant revision. I urge the council to reconsider the scale and impact of the proposed developments,

prioritize the enhancement of infrastructure and public services, protect our green spaces, and ensure that affordable housing is a central component of any new development. I would also urge the Council to look at alternative places to build - less green areas and more brownfield areas would surely make sense?

Thank you for considering my objections. I look forward to your response and hope that you will take my concerns into account whilst deliberating the local plan.

Yours faithfully

Andrew May

