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From: Del Salhi [REDACTED]
Sent: 02 June 2024 18:16
To: Consultations
Subject: Objection to Policy C12

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Del Salhi
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Dear Canterbury City Council Members,

This message is to serve as my formal, written objection to Policy C12 (highlighted via CCC Local Plan 2040). I've been a resident for over five years since moving to the Canterbury area from the United States. I've seen the county, but more importantly Canterbury, grow in just a handful of years. I've seen some amazing improvements across the city (St George's paving redone, rejuvenation to the Stour River and walk, and additional play areas/parks maintained). That being said I have seen some questionable additions to the area take place (Saxon Fields development and the surrounding works from Thanet to Windcheap, Housing at Old Barracks, and the questionable layout of bicycle/pedestrian paths at the bottom of Littelbourne road near Canterbury Christ Church University).

Whilst I believe in the necessity to adapt, adopt, and change, having read Policy C12 extensively, I cannot fathom not only the ability but the delivery of a development on the proposed scale (2000 homes). Having lived off of Whistable Road since 2109 but traversing all areas of Canterbury and rural parts, I have frequently used the Crabk & Winkle Way for leisure. I have always found the journey through the University on the way to Whistable magical, always in a mix-used way by families, couples, individuals. The natural beauty of its surroundings are what make each experience that much more enjoyable. Additionally I have also used Tyler Hill road on many occasions and understand how difficult it can be to traverse that route at the best of times - small lanes and constant traffic can create a bit of chaos.

Thus given the proposed layout of both homes as well as access roads, I genuinely cannot understand the physical parameters of which any of this proposed infrastructure can exist within. The vision of the plan calls for "*A Thriving Environment*": *Opportunities for nature-based responses to climate change and other environmental challenges will be maximised and our urban areas will be greener and healthier*. How can such a statement apply to a proposed development that will see natural fauna and flora, not to mention biodiversity at immense risk with heavy set home construction and traffic (both from building and residential usage)?

Additionally whilst seemingly affordable housing is a mandate for new housing, I feel as though there is not enough being proposed or suggested for this type of development.

Furthermore a development on this scale will require a significant investment and overhaul of mains (sewer) connectivity and systems to not only ensure proper maintenance of effluent but to combat with already aging infrastructure within the city - coupled with the sheer impact of the University's own systems.

Part of the strategic points of the plan also suggest connectivity and sustainability. Again I am mindful with residential housing suggested, most residents will have at least one vehicle (if not two) requiring again the use of

roads and access to and from the city. Not only will this force more traffic to the areas of St Stephen's and Whistable Road, but may create further complications of access to Tyler Hill. Whilst I understand there are proposals to create access roads from Rough Common and/or Harbledown, again the proposed layouts are not realistic to current restrictions of lane sizes, allowance of vehicles to park on the roads themselves, and genuinely funneling thousands of vehicles into an already dense area.

Equally, having visited Canterbury Hospital recently and knowing several staff that are based there, I do not see how an influx proposed on this scale can ensure accommodation (temporary or prolonged) at the hospital for new residents. There are no proposed GP surgeries or related facilities as part of this development and thus can only assume the expectation is for residents to use Canterbury Hospital or other medical facilities.

As an American who has been spoiled for space, but also realistically grounded to his new home here in the UK (a UK citizen as of tomorrow - June 3rd), Canterbury, I do not see the application in its current format not only being viable but realistic, thus I would like to further re-enforce my objection to Policy C12 in its current format.

Please do not hesitate to contact me should you have any questions or comments regarding my message.

Best Regards,

Del