

Regarding Sturry Development Plan

Effect on mental health

The impact this will have on residents, young and old, those struggling with families or persons already suffering with mental health and anxiety issues.

The noise and upheaval from continuous building works and heavy machinery and vehicles on the road will cause stress and sleep deprivation. This will cause other health issues with failing immune systems and increased visits to the GP and an already struggling NHS service.

Evidence from personal experience

As a fairly newcomer to [REDACTED] – I moved here during the 2020 Covid epidemic in the summer time when restrictions were partially lifted. I was lucky enough then to find a private rental in a 1930's house in a quiet avenue. It was very peaceful then and I felt like I'd found sanctuary. [REDACTED]

[REDACTED]

My only respite at the time was walking my dog, meeting with friends on the field and helping with litter picks.

This was Kingsmead Field and demonstrates how valuable recreation and open space is.

[REDACTED]

I know only too well how important it is to have a home security and peace of mind.

But I look at Sturry now and feel that peace of mind is slipping away.

And because I still have these anxiety and mental health issues I have not been able to make an appointment to see a doctor in 4 years because the Northgate Surgery have so many people on their books that it makes me ill just hanging in the queue on the line till I eventually hang up and give up. I'm not better with e-consult either. If you have mental health problems, there are barriers you just can't pass. Yet is used to be just so easy before the surgeries became so overwhelmed themselves.

New builds – substandard

I see it everywhere mentioned in print on the local plan 'quality housing'. But in reality the new builds do not meet that criteria.

Poorly designed, poorly thought out. No drainage, shoddy workmanship, shabby roads and paving. Cramped conditions, no gardens. (unless you can call a space to put a whirley line a garden)

I looked at some of these properties at the top of Sturry Hill and was shocked to see how small the rooms were. Yet they are trying to sell these houses at extortionate prices, like they think selling claustrophobia is a good idea.

I am not surprised they are not selling well and if potential buyers learn of the plans for Sturry this may very well put them off. Finding themselves in a substandard, claustrophobic property and finding themselves like the rest of the residents in Sturry and Broad Oak, frustrated that they are stuck in traffic and can't get to amenities due to further development.

Then finding they cannot sell up to move away.

Trapped in other words.

### Future chaos

It has taken 3yrs of upheaval from the development of the 375 dwellings on the Sturry Hill and they have still not yet finished work. This makes me anxious and depressed at the thought of how long it will take to build all the other proposed housing and the numbers are far too high for the area they are planned for. Especially the 630 dwellings to be squeezed on land between the railway and the ancient Denegrove Woods. Along with the development of the roundabout, link road and flyover. The time it will take, the noise, dust, pollution from heavy vehicles will put a stress on local residents health. Including the impact it will have on the health of the nearby Denegrove Wood and its wildlife.

The number still need to be further decreased in this plan. With a wider barrier between houses and woodland and decreased lighting.

### Link road and flyover

I strongly oppose this idea due to the impact it will have on the area Sturry.

I feel the 630 houses to build on that land between the railway and the ancient Denegrove Wood are still too many. The plan looked absolutely horrendous, considering it is to cover such a sensitive area.

It is probably one of the last dark areas in Sturry that certain wildlife depend on.

This flies in the face of CCC's pledge to protect the biodiversity around Canterbury. The very nature of biodiversity is complex. Everything is co-dependant. If you upset that balance, you destroy it. When building work on roads and houses and then a flyover commences, that is exactly what will happen.

That many dwellings on an area that size would be like a ghetto. If they are overpriced like so many other new builds, then they may lay empty for a considerable time and attract anti social behaviour.

When work commences on this planned development, it will cause so much disruption and misery for many years. It will not only destroy the wildlife there but also the lives of many people. With the noise, dust and pollution from heavy machinery and vehicles. More road closures than we are used to now and the impact it will have on people's mental health.

If it ever gets finished, will it ever be worth it?

The cost of the link road and flyover alone, and what for? Just so that it can bottle nose further up on the A28. There will still be congestion on the roads, even more so when you have so many more new builds in the area. Some households have 2 or three cars and if public transport is not adequate by then, then people will still use their cars. There is an urgent need to extend the Sturry platforms.

### Light pollution

As many people have been aware, it has been a fantastic year for some to see the Northern Lights as far down as the south east. A very rare sight indeed, because you need really dark sky to see this spectacular event.

Even rarer now, is to actually find somewhere in the area that is not polluted by light.

There was a time when ever Kingsmead Field was a good place to look at the night sky but that has all changed since all the new development went there and the astounding overuse of lighting there.

And without a doubt, with all the plans for the Sturry area, this will impact greatly on the area. Developers will need to come up with ways to direct light away from the woodland and cause as little stress to the wildlife as possible. In the event of a flyover it will need to be low light but the design of the bridge itself will need to be high visibility and not blend in with its surround as this causes swans and other water fowl to fly into them if it's in their flight path and they don't expect it to be there and don't see it.

It will be a shame to see another country area swallowed up by urban light but with urban areas people bring with them their fears, their mistrust and they don't feel safe. Hence the use of light and garden spotlights.

### Biodiversity under threat

It seems not so long ago that all the council were in agreement to protect the biodiversity around Canterbury.

But biodiversity is such a complex thing, such is the nature of it. Everything co-dependent on something, including ourselves. We are all intrinsically linked to nature. Whether we are aware of it or not, we are all deeply compounded by the way in which we live.

When habitats are lost and species that once thrived dwindle. We should be worried, because that is like "the canary in the cage". We may not see it, we may not be aware of it but when that delicate balance suffers – we all suffer.

When I first moved to Sturry 4 years ago I was so excited to see glow worms on Sturry Hill. You really feel like you're in the countryside when you see glow worms in the evening because they rely on darkness to find a mate. But since that summer of 2020 I have not seen them since. I can only hope they have moved into the darker area of Denegrove Wood. But I fear with all the extra development and lighting in the area they will become a thing of the past in that area. Such is their habitats rapidly diminishing, like other species of wildlife that depend on certain conditions. There will be nowhere left for them to go.

4 years ago I saw a hare on the fields north of Sturry. I saw a Tawny Owl in a tree. Had slow worms, frogs and hedgehogs in the garden. But the past 3 years I have only seen one hedgehog and that was squashed on the Sturry Hill.

It's such a shame that biodiversity is declining so rapidly in our area. We still have foxes and hawks and rabbits on the new estate which is good to keep the balance but I wonder for how long.

#### Not so attractive to tourism

The CCC have been awarded a very handsome sum to 'level up the city' which is all very nice to attract tourism and make the city centre smart but maybe levelling up should have included the potholes in the roads heading into the city. Travelling into the city either by car or coach is not going to do the suspension much good as they arrive on roads that are so badly maintained that they are more like dirt tracks in places. The A28 in Sturry is particularly bad. This is also extremely hazardous to any touring cyclists. Especially after rain when you cannot see the potholes. My brother nearly came off his bike when he hit a pothole during rain.

Then as you go along the A28 into the city there is that lovely view of the city rubbish dump. That seems to look bigger every time I go past on the bus.

The odour it emanates is not a pleasant one either, especially on a hot day, along with the sewage works there.

This is where the proposed link road flyover is to come out onto the A28. So Canterbury visitors approaching the city from that direction will get an even better view of the dump and sewage works.

Seriously, I hope this is an issue that can be addressed as it is also unpleasant to residents and with an increase in development there will also be an increase in refuse and sewage lorries.

#### A growing concern

With thousands more people living in the area of Sturry the population will have exploded by 2040. It will no longer be a rural service village.

People's health and well being will have already been affected due to the continuous construction over the years.

#### Compensation

Residents directly effected by construction near them should be compensated if they have lost income due to ill health, stress, sleep deprivation or asthmatic conditions cause by dust and pollution.

There should be a new doctor surgery included to cope with the extra number of patients. The present doctors surgery on Island Road will not be able to cope and neither will the Northgate Medical Practice as they already have so many patients on their books. (It is so hard to get an appointment there that I have given up trying. I haven't been able to see a doctor in 4 years).

#### Mental health clinics or drop ins

This would be useful if it was something that could be incorporated. As I believe the rapid way in which we are being urbanised, squeezed in, loss of open space and freedom to breathe effects us all at a subliminal level and affects our mental health along with the obvious, constant noise and sleep deprivation. Even light sensitivity has become a thing. People's sleep patterns are being effected by too much night light.

Although it's not possible for construction to commence quietly and workmen cannot work in the dark, it should therefore be developers that compensate residents directly impacted by a long term construction.

Demand and supply but still left on the shelf

There is a demand for housing throughout the country. Social housing demands it, government dictate it.

Targets for every town, city and country.

But they do not specify what type of housing or for whom and developers are happy to oblige.

Developers though are not willing to build the numbers of social and affordable housing needed. It does not line their pockets and fill their profits. So instead we get a token number of these dwellings, a very small percentage. While the majority of houses are highly expensive and way above what the average person could afford.

And from what I've seen of new builds, they are not what I would call good quality and not value for money. This could possibly be why they are slow to sell if even that at all.

This is a trend that needs to stop and it can only be done through government.

In the meantime, there is little we can do but ask our city council to be tough on developers to adhere to what is expected of them. To adhere to conditions to protect the layout of the land, cause as little disruption, upheaval and pollution as possible. Design buildings that are sensitive to the surrounds and not cause stress or harm to the neighbouring wildlife (and not be lit up like Brighton illuminations). Not cause harm or hazardous spills to waterways.

Any properties they cannot sell should be compulsory purchased at a lower sum by the council and offered as social housing.

I thank you for taking the time to read this manuscript, there is a lot to take in.

Kind regards

Linda Membrey

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