

Mr. & Mrs. F. Welsh,



4 November 2022

The Planning Department,  
Canterbury City Council  
Military Road,  
Canterbury

Dear Sir,

Draft proposals for the development of land at Merton Park

I have studied the Council's draft proposals relating to the above and wish to register an objection to such proposals.

The information may be detailed but does not, in fact, give adequate detailed drawings or plans as part of the proposals and therefore it is impossible to make a firm objection! The plans and drawings should be in a larger scale particularly having regard to the large areas of land involved. It is not enough to provide nothing more than a sketch.

In respect of the proposed new road abutting Nackington Road over land forming part of The Chaucer Hospital the position of the proposed road is not adequately shown. Such proposed road is, in our opinion not required. Such road is for a 'park and ride' scheme? Why is this needed? There is a perfectly adequate park and ride parking area at the top of Dover Road. Furthermore if all new housing developments do not have adequate car parking planning consent should be withheld. If the proposed hospital does not have car parking then again planning consent should be refused. It is contended that NO additional park and ride scheme is necessary as there should be in any new planning consents conditions should be placed in the planning permissions to ensure that NO additional scheme is necessary. Furthermore to construct such infrequently used road would mean that there are three roads joining



Nackington Road in a very short stretch of road. You must be aware that this Road already has a major problem of traffic congestion at peak times and having a new access will exacerbate an already intolerable situation.

Do the proposals deal with the provision of services required for a large development of new housing? There have been NO NEW reservoirs or plants dealing with waste, no new plant in respect of gas or electricity, no new roads, no new schools or other council facilities. As existing services are stretched to the limit what provisions are being made to ensure that new housing developments actually have facilities! This should be of considerable concern as developers rely upon existing services and make little, if any, contribution to the provision of new services to their new developments. WHY should the Council Tax payer have to provide the services when it is the developer who makes substantial profits?

Dealing further with the road in the Chaucer Hospital grounds the proposal reduces the amount of car parking currently available for patients, staff and visitors. The proposal will, in our opinion, make it impossible to ensure the Hospital continues to function and this would be a considerable loss to Canterbury and Kent. If the proposed road comes to fruition there will probably have to be a Compulsory Purchase Order to buy the land required for the proposed road and the costs would be huge. If there is equivalent reinstatement the City Council would probably have to provide a new site for a new private hospital and any new Hospital would have to be built to comply with the Governments then requirements for such hospitals construction and fitting out and that will cost the City Council £000,000's to fund. It is not at all sensible to put a new road through a fully operational private hospital.

The proposed new Hospital shown, inadequately, on the drawings may NEVER be built. We have been involved with building hospitals and know how easy it is to spend money. It is proposed that the structure of a hospital be built and such cost is negligible, the majority of the cost is to provide all the equipment and all other facilities needed for a new hospital and the Government's requirements change daily and all such costs need to be borne in mind. The cost of a new Hospital is substantial and the chances of any Government finding the funding is not realistic.

The draft proposal suggest that there is a possible developer in mind and I

would remind you that under the provisions of the Local Government Act there is a statutory duty on all Councils to obtain the best price of its land. From our experience of dealing with Kent County Council the small piece of land we purchased had to go out to tender and the best price had to be taken.

Yours faithfully,

