

Carol Lucis, [REDACTED]

Local Plan

Canterbury City Council

Military Road

Canterbury CT1 1YW

13th January 2023

Dear Planners

I am writing to register my strong objection to the new proposed local plan 2045 on the following grounds.

- 1) 9000 new houses are far too many. This city does not have the infrastructure – (e.g. water, waste water, general waste, schools, community welfare, doctor surgeries hospitals etc) to cope and the proposal will destroy Canterbury as a historic pilgrimage site.
- 2) Many local businesses depend on tourism and hence retaining the beautiful heritage of the city and the surrounding area in order to attract more visitors must be paramount. This cannot be achieved by carving the city up into zones and having huge building projects. I believe that local councils do not have to follow the government proposals. There is the option for any local authority to contest the central government guides especially when heritage and the character of the existing city is at stake.
- 3) There are already thousands of houses from previous local plans yet to be built. Does this mean that they are no longer part of the local plan?
- 4) There is a loss of very precious green space. How will the local authority make sure that there will be no negative environmental impact on the area?
- 5) How does this proposal create a vibrant town centre how will this proposal attract more visitors, encourage them to stay and bring more business to the city? How does this proposal make Canterbury a more desirable healthy vibrant city to live?
- 6) I cannot see how dividing the area into zones helps traffic when it immediately puts travellers wanting to access different parts of the city onto the road for much longer as they travel out of their area along the outer ring road then doubling back on themselves. This will also add pollution to the city. A city surrounded by pollution. You might say that it's to encourage people to walk or cycle. What about couples with young families moving about with their children, what about disabled or those unable to walk or cycle distances for health reasons? What about accessing supermarkets etc? What about parents dropping their children off to schools in different zones then having to negotiate a workplace in yet another zone?
- 7) There does not seem to be any mention of how this proposal will be 'policed'. It is fine to have high sustainable standards in the proposal but these standards are not

worth the paper they are written on if there is nothing in place to make sure they are carried through. I must however congratulate the council for its ideals of supporting biodiversity recovery and commitment to new housing having net zero carbon emissions. Great ideals but worthless unless they are rigorously enforced.

- 8) Has anyone given a thought to the huge number of student accommodation in the city? Higher education is changing. Student numbers are showing signs of going down and it is likely that universities will have to rethink how they offer their courses to make them more affordable. The present situation is unsustainable I can see that an attractive offer will be that the students can study online from home for most of the year, simply coming into campus for short periods. Between now and 2045 the way universities offer courses, I believe will radically change.
- 9) I cannot see how this proposal enhances the life of any of the present local community that the council is charged to look after.
- 10) Policy C26 covering land between the university and Blean church looks like a subtle back route into developing valuable farming land and making the wonderful pedestrian path called the crab and winkle way, into part of the bypass. This would be a travesty.
- 11) I live on Rough Common Road and I am at a loss to see how 'upgrading' this road into bypass solves any problems at all for the city. Community Life in Rough Common will be completely destroyed having a grossly negative affect on the many families. In what way does 'upgrading this road have any benefit at all for this community? What exactly is meant by the term 'upgrading?'

I have lived in Canterbury and surrounding area for 50 years. This is the first time I have been completely horrified by a local plan and the first time I have put forward an objection. As caretakers of this beautiful city please reconsider this plan.

Yours truly.
Carol Lucis