

Tom Hawkes

From: Douglas Ray [REDACTED]
Sent: 21 October 2025 11:04
To: Consultations
Subject: Proposal for house building adjacent to Hollow Lane in Canterbury

[REDACTED]

--Email From External Account--

Dear Consultations team,

I am writing about the proposed redevelopment of the orchards behind South Canterbury Road to Hollow lane area. I live in [REDACTED] and my son attends school at Wincheap Primary school.

I am concerned about the plans for building houses on the green space between South west Canterbury and the A2.

While I understand the need for new homes and am looking to buy one myself, our experience is that there are many homes currently available on the market that are not selling, because they're poor quality or overpriced. As you know there has been a large development of new homes at Saxon Fields, but according to estate agents they are struggling to sell them, because people moving to Canterbury don't want to live on a red brick estate like that, far from the town centre and dependent on that one bridge over the A2.

The problem with building more houses in these areas is you'll end up with more traffic and already Canterbury is at a standstill twice a day. We would be much better off building denser, smaller flats nearer town - where people can walk to the bus station or train station or cycle - rather than yet more uninspiring housing estates with the minimum provision of playground permissible provided. Canterbury is a UNESCO world heritage site and we are its custodians now. If we surround it with rubbish poor quality estates no one will want to live in them.

We already have Saxon Fields and the new South Canterbury development underway. Should we not at least wait until we see how demand is for these before we carpet over the orchards with more of the same?

Please can we as a group rethink how we approach development in this area?

Best wishes,
Douglas Ray