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My comments are in relation to Chapters 1, 2, 5 and 6 of the Draft Local Plan and in particular to Policy C12 of Chapter 2.

I am very opposed to the Draft Plan's proposal to develop a new town of 2,000 residences on rural land north of Canterbury. Public services and infrastructure are already overburdened by the current high level of housing in the district. The area between Blean and Tyler Hill, with its rural appeal, valuable farmland, importance for biodiversity conservation, and lack of access without building new roads, is an unsuitable location for the construction of 2,000 homes. A notable flaw in the proposal is the omission of an explicit reference that policy C12 intends to convert rural lands into urban areas.

Below is a response to Chapter 2, Policy C12

The magnitude of the proposed suburban expansion is oppressive, unsustainable in the long run, and incompatible with the current demographic. The proposed plan ignores national planning guidelines that expressly state the need to prioritize the use of lower-grade agricultural lands over higher-grade ones. Developing on the suggested magnitude would result in the formation of a substantial suburban area, supplanting the currently existing villages with unique identities, thereby directly opposing policy DS 19 of the present Plan. The expanse between Blean and Tyler Hill lies within an area classified as "High Landscape Value". The Council's "Landscape Character Assessment" from 2021 emphasizes the robust rural nature of this region and underscores the necessity to conserve the landscape. The C12 proposals are incompatible with this assessment, to which the new Plan must adhere.

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