

## Alexander Gunyon

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**From:** David Mason [REDACTED]  
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**Subject:** Comment on Canterbury City Council Draft Local Plan 2040

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Name: Marion Mason  
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District Resident / District Visitor

Landlord of property in rough common

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 object to the Plan regarding the building of a new town with 2000 dwellings on prime agricultural land that is crucial for local biodiversity and is in close proximity to ancient forests. Brownfield sites in the District should be given precedence for developments of this scale before paving over the countryside. Where that is not possible at scale, the Council should urgently seek an exemption from housebuilding targets from Central Government, based on the district's exceptional rich natural assets and heritage. In advancing the C12 proposal, the Council is going against their own policies by rashly advancing a feeble case in a manner that indicates it has been rushed at the last minute without sufficient preparation.

The construction on the hill will necessitate advanced drainage systems to manage the increased water flow and protect North Canterbury from flooding.

Legal challenges related to the school's relocation could arise, leading to delays and potential legal fees that would strain the Council's budget.

The natural habitats of these species are important carbon stores. Urban development would release this carbon, exacerbating the effects of climate change at a time when the planet can ill afford it.

Repurposing narrow Rough Common Road to handle gigantic construction equipment and higher commuter volumes causes tremendous concern among a majority of locals due to the major potential for disturbance, noise, pollution, loss of the village identity, reduced road safety, and the risk of harm to the structure of their homes, some of which are very close to the road.

The development of any new access roads into the planned settlement must be approached with caution. Such roads must not only manage the expected surge in traffic but also protect the rights of private property owners and adhere to conservation mandates, while continuing to encourage walking and cycling (including recreational). The presence of grade II listed buildings further complicates the situation, as any development must harmonize modern growth with the preservation of heritage. Achieving this balance is critical, yet the constraints make it a daunting task for Council planners and raise very difficult questions about the wisdom of building a huge new town on such a remote location.

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