

## Alexander Gunyon

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

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As a resident of Canterbury District, I wish to comment on Canterbury City Council Draft Local Plan 2040, notably on Chapters 1, 2, 5 and 6 of the Draft Local Plan and particularly on Policy C12 of Chapter 2. I wish it to be known and noted that I strongly object to the Draft Plan's proposal to construct a new town of 2,000 residences on rural land north of Canterbury.

The reasons for my objection are as follows.

Public services and infrastructure are already strained by the already high level of housing in the district. The area between Blean and Tyler Hill is a priceless natural environment, important as farmland, as a thriving bed of biodiversity and a place of beauty. That area should be valued by us and carefully curated on behalf of future generations. If we replace that ancient landscape with concrete, bricks, steel and tarmac we'll be worsening the climate emergency and diminishing the quality of life for future generations in Canterbury and its environs. We will be increasing the amount of cars and lorries on existing local roads that are already notoriously clogged by traffic. The scale of the proposed development is disproportionate with regards to the size of the existing city, its character and its environs. Such a development would also overwhelm current infrastructure and envisaged future upgrades.

The proposal rides roughshod over the letter and the spirit of national planning policies that specifically require prioritizing the preservation of superior agricultural lands of the type that would here be sacrificed to property development.

Villages with distinct and historic identities would be subsumed into suburban sprawl, an outcome rejected by policy DS 19 of the existing Plan. The territory between Blean and Tyler Hill is indeed an integral part of an area defined as possessing "High Landscape Value". Furthermore, the Council's 2021 "Landscape Character Assessment" highlights the strongly rural character of this region and stresses that it is imperative to conserve that landscape. The C12 proposals are incompatible with this assessment. The fact that the proposal fails to admit that policy C12 would result in a conversion of rural lands into urban zones suggests a furtive sense of culpability and shame in those who established this unacceptable plan. This plan must not be allowed to go forward.

Yours sincerely  
Peter Read

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