

## Alexander Gunyon

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**From:** Aura Joita [REDACTED]  
**Sent:** 01 June 2024 18:16  
**To:** Consultations  
**Subject:** Comment on Canterbury City Council Draft Local Plan 2040

**Categories:** Blue category

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Dear Sirs,

Name: Aura Joita  
[REDACTED]

I am responding as a frequent visitor to the Canterbury District. I have recently become aware via some friends of mine living in the area of the plans for a new very large housing development and, in relation to Chapters 1, 2, 5 and 6 of the Draft Local Plan, particularly policy C12 in Chapter 2, I wish to state my opposition to the development of a 2,000-house town on a greenfield site near Blean and Tyler Hill of prime agricultural land.

The considerations for my opposition are as follows:

1. This land is crucial for sustaining local biodiversity and borders ancient forests that are key natural resources in this District. Developments of this scale should prioritize utilizing brownfield sites and previously developed land before destroying pristine countryside and natural habitats. The Council should re-evaluate its approach to preserve the Canterbury's natural heritage as much as possible.
2. The proposed site under policy C12 would be an isolated rural housing estate lacking essential amenities and services. An influx of 3,000 to 4,000 additional private vehicles on the existing rural road network is expected, and bus frequency is unlikely to dent this, based on current bus usage in the District for locations of this type. The site's access and connectivity issues that led to its previous rejection have not been adequately addressed, casting doubt on its viability for residential development.
3. Rough Common Road, a narrow residential street with weight restrictions, would become a major thoroughfare during construction and subsequently bear the burden of thousands of additional passenger vehicles, exacerbating traffic congestion and creating major difficulties for current residents in terms of noise and pollution.
4. Numerous gardens in the Blean and Tyler Hill areas experience significant flooding, with one persistent puddle along the Crab & Winkle Way remaining for six months. The area's geological composition of London Clay with superficial Head material (a mixture of Gravel, Sand, Silt, and Clay) renders traditional drainage solutions like soakaways and field drainage systems ineffective for satisfactory water management. The construction of 2,000 new housing units with impermeable surfaces like concrete and tarmac would exacerbate existing flooding problems. Even with Sustainable Drainage Systems (SuDS), the underlying soil characteristics make it highly unlikely that such systems would function effectively, leading to regular and widespread flooding throughout the region.

Thank you for considering my objection to this planning application.

Kind regards,  
Aura Joita