

## Alexander Gunyon

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

Name: Lucica Gherghel  
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I am responding as a frequent visitor to the Canterbury District.

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.

The idea of building a 2000-home town on prime agricultural land, essential for local biodiversity and adjacent to ancient forests, is fundamentally unacceptable to me. The Council's actions defy their own policies, rashly advancing a weak case rather than seeking an exemption due to Canterbury's unique circumstances. Large-scale developments should utilize the many available brownfield sites before contemplating the destruction of the countryside.

Bleam, Tyler Hill, and the Sarre Penn Valley are regions rich in history and heritage, making them truly exceptional places. The Church of St Cosmus & St Damian, situated on the route of the ancient Roman Salt Road, serves as a notable local landmark. The Crab & Winkle Way, a cycling path of national importance, regularly draws visitors to explore these areas.

Archaeological excavations revealed tools utilized by Mesolithic hunters, and a series of Bronze Age burial mounds lie within the field near the church. Furthermore, a massive medieval enclosure ditch, associated with the adjacent Bleam Manor House, mentioned in the Domesday Book, is present. Multiple heritage sites and conservation areas are situated in and adjoining the whole area earmarked for development. These are all protected by National Planning Laws. It is bewildering how the Council could even consider allowing construction in this region.

The parcel earmarked as the main access point to the proposed community presently serves as the location for the Kent Community Oasis Garden, the University's Observatory for Astronomy, and ponds where newts reside. This region hosts one of the densest populations of Great Crested newts in the South of England, under continuous study since 1994. Their existence faces permanent extingishment once the development project begins.

Kind regards  
Lucica