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

Categories: Green category

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Jenny Rafferty -Leahy

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I am responding as resident of 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.

My objection to the Plan concerns the proposed construction of a new town with 2000 residences on prime agricultural terrain that is vitally crucial for local biodiversity and shares an ecological habitat with ancient woodlands of notable conservation value. Prior to any consideration of paving over the rural countryside, brownfield sites within the District should be prioritized for developments of this substantial scale and magnitude. In instances where that is not feasible on a large-scale basis, the Council ought to urgently petition for an exemption from housing targets mandated by the Central Government, grounded in the district's exceptional abundance of rich natural assets and heritage of ecological importance. By impulsively and hastily advancing the C12 proposal, the Council is acting in direct contravention of their own established policies, putting forth a feeble and inadequate case in a manner that patently indicates it has been rapidly advanced at the eleventh hour without adequate deliberation and preparation.

The potential damage to the historical landscape and the Crab and Winkle bridleway that has served the community for generations represents a loss of heritage, and access to homes and schools could be compromised during construction.

The construction will reshape the hill's landscape, causing water to spill into nearby villages, due to the clay's poor drainage.

The visual impact of replacing natural habitats with urban structures would be significant, detracting from the region's natural beauty. Invasive species such as domestic cats would cause the loss of wild biodiversity.

Modifying the weight-restricted Rough Common Road to handle the massive construction vehicles needed to build the new town and future increased commuter traffic caused by it will have a significant negative impact on the residents' peace, security, and property investments.

If Blean Primary students are relocated to other nearby schools, it is hard to see how the School's outstanding reputation can be maintained and property values will plummet as a result. Major changes to the school run around Blean will cause daily inconvenience to students and parents, leading to longer commutes and additional stress.

Finally, I am aware that housing and commercial developments within the Canterbury area are being affected by concerns about water quality at Stodmarsh Nature Reserve this proposed plan will strain an already overburdened system.

Yours Faithfully

Jenny Rafferty- Leahy

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