

Alexander Gunyon

From: Amalia Arvaniti [REDACTED]
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I am responding as a former resident, now a frequent visitor to the Canterbury District.

I register my dissent against the proposition to construct a new residential area comprising 2,000 houses on rural terrain north of Canterbury. The existing housing in the district already places excessive demands on public services. The region identified between Blean and Tyler Hill, renowned for its rural ambiance, fertile agricultural lands, ecological significance, and inaccessibility without the development of new roads, is an unsuitable location for the erection of 2,000 residences.

A significant flaw in the plan is its inability to communicate transparently that policy C12 seeks to reclassify rural land as urban.

Below is a response to Chapter 2, Policy C12

Based on the Plan, it's difficult to perceive the proposed development as anything other than a car-reliant neighborhood, demanding road building, heightened traffic influx into Canterbury, and a decline in living standards due to noise and air quality issues. The existing narrow rural roads are unsuitable for accommodating the increased traffic from the thousands of planned residences. No tangible evidence exists to support the claim that initiatives aimed at boosting bus usage in the Canterbury district have achieved success, rendering it highly questionable whether this strategy will be effective in mitigating traffic congestion. The C12 proposals clash with the "2021 Land Character Assessment", which should be the foundation for any present or future "Local Plan". The suggested development opposes policy SS1.10, as it is encircled by various parts of the "National Nature Reserve", sheltering numerous rare and endangered species. According to the SS1.10 policy, the Council aims to work alongside associates to broaden and enhance the connectivity of the "Blean Woodland Complex". However, this development plan would render connectivity unachievable. The proposed project would be detrimental to wildlife and biodiversity, which hold immense value for my loved ones and me.

Sincerely,

Amalia Arvaniti