

## Alexander Gunyon

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

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Dear Sir/Madam,

My name is Mirela Barna and I live in [REDACTED], in the proximity of Blean Woods.

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.

I am very worried about and wish to express my opposition to the Draft Plan's inclusion of a proposal to erect a new town of 2,000 dwellings on rural land north of Canterbury. The existing high level of housing in the district has already placed excessive demands on public services and infrastructure provision. The region between Blean and Tyler Hill, renowned for its rural charm, valuable agricultural lands, significance for biodiversity, and inaccessibility without the construction of new roads, is an inappropriate site for the development of 2,000 homes. A major deficiency in the plan is its failure to plainly state that policy C12 involves the conversion of rural land into urban zones.

Below is a response to Chapter 2, Policy C12

The extent of the expansion is overpowering, ecologically unsustainable, and grossly exceeds the present population, which will change its way of life fundamentally. The proposition neglects national planning guidelines that expressly demand giving precedence to lower-quality agricultural lands over those of higher quality. The proposed scale of construction would lead to the creation of a vast suburban region, effectively replacing the distinct villages with individual identities that currently exist, which would be in direct conflict with policy DS 19 of the present Plan. The stretch of land between Blean and Tyler Hill lies within an area classified as "High Landscape Value". The Council's "Landscape Character Assessment" document, dated 2021, describes the pronounced rural nature of this area and emphasizes the importance of preserving the landscape. The C12 proposals are at odds with this assessment, which the new Plan must comply with.

Yours sincerely,

Mirela Barna