

## Alexander Gunyon

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**From:** Andrew Allcock [REDACTED]  
**Sent:** 30 May 2024 13:24  
**To:** Consultations  
**Subject:** Comment on Canterbury City Council Draft Local Plan 2040 - Blean

**Categories:** Blue category

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Dear Sirs,

I have already responded to the Brooklands development and my concerns, in the round, are similar here, but with the addition of the fact that The Blean is an area of well established biodiversity that cannot easily be recreated in the area elsewhere. We are frequent visitors to this area and have family that will be directly affected by this development.

Regarding Chapters 1, 2, 5 and 6 of the Draft Local Plan, and in particular to Policy C12 of Chapter 2.

The existing high level of housing in the district has already placed an excessive burden on public services and infrastructure provision. The region between Blean and Tyler Hill, known for its rural charm, valuable agricultural lands, significance for biodiversity, and inaccessibility without constructing new roads, is an inappropriate site for the development of 2,000 homes. The plan's shortcoming lies in its omission of a clear reference that policy C12 intends to transform rural areas into urban spaces.

The roads either side of Tyler Hill and Blean are inadequate to carry existing volumes of traffic - and Blean has a primary school at the brow of a hill that already presents an accident hazard due to congestion at collection and drop-off times. Extra traffic entering Canterbury is also unsustainable. Sewage processing and disposal is another major concern in an area that is already poorly served, leading to additional sea pollution.

Regarding Chapter 2, Policy C12

The magnitude of the proposed construction is oppressive, environmentally unsustainable and disproportionate to the existing community's size. The proposed plan ignores national planning guidelines that explicitly state the need to prioritise the use of lower-grade agricultural lands over higher-grade ones. Developing on the proposed scale would establish a large suburban zone where distinct villages with unique identities currently exist, a scenario that would directly contradict policy DS 19 of the current Plan. The expanse between Blean and Tyler Hill falls within an area designated as "High Landscape Value". The Council's own "Landscape Character Assessment" from 2021 outlines the robust rural character of this area and underscores the necessity to preserve the landscape. The C12 proposals are inconsistent with this assessment, which absolutely needs to be followed by the new Plan.

Once again, there are plans to build in inappropriate places and without due regard to the pressure it puts on the natural world and the existing population and services/infrastructure.

Across Canterbury and surrounding areas, the living environment is being slowly degraded for long-term residents, making what used to be pleasant, quiet green areas into inner-city rush-hour ghettos featuring high density housing that will in future undoubtedly be seen, as are high rise flats of the 60s, a big mistake.

Yours faithfully

Andrew and Lizanne Allcock

