

## Alexander Gunyon

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**From:** Mike Guta [REDACTED]  
**Sent:** 30 May 2024 11:00  
**To:** Consultations  
**Subject:** Comment on Canterbury City Council Draft Local Plan 2040 (Blean - Tyler Hill)

**Categories:** Blue category

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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 Draft Plan's proposal to build a new town of **2,000 houses on rural land** north of Canterbury deeply concerns me. Public services and infrastructure are already strained by the current high level of housing in the district. The area between Blean and Tyler Hill, known for its rural appeal, valuable farmland, importance for biodiversity conservation, and lack of access without constructing new roads, is an unsuitable location for the construction of 2,000 homes. A **critical weakness** of the plan is its failure to explicitly indicate that policy C12 seeks to transform rural terrains into urban domains.

Below is a response to Chapter 2, Policy C12:

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The immense scale of the proposed construction is overbearing, environmentally unsustainable, and disregards the present population's existing way of life. The proposal neglects national planning guidelines that explicitly demand giving precedence to lower-grade farmlands over higher-grade agricultural areas. Building at the suggested scale would give rise to a sizable suburban area, replacing the villages that currently possess unique identities, a scenario that would **directly contradict policy DS 19 of the present Plan**. The territory between Blean and Tyler Hill falls under the "**High Landscape Value**" classification. The Council's "**Landscape Character Assessment**" from 2021 describes the pronounced rural nature of this area and emphasizes the importance of conserving the landscape. **The C12 proposals are inconsistent with this assessment, to which the new Plan must conform.**

Yours faithfully  
Mr Laurentiu-Mihai GUTA