

## Alexander Gunyon

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**From:** Dermot O'Brien [REDACTED]  
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Subject: Comment on Canterbury City Council Draft Local Plan 2040

From  
Dermot O'Brien

I am responding as a former resident, now a frequent visitor to the Canterbury District.

Blean Woods and rough Common are treasured parts of my enjoyment of Canterbury, for over 20 years I worked at the University living first in Herne and then in Canterbury itself.

The comment below is in response to Chapter 1 of the Council's Local Plan  
I voice my objection to the proposed plan to construct a new township comprising 2,000 residential units on rural terrain situated north of Canterbury. Public services are already strained due to the existing housing in the district. The identified area between Blean and Tyler Hill, characterized by its rustic charm, fertile agricultural lands, ecological significance, and accessibility challenges without the development of new roadways, is an unsuitable location for the erection of 2,000 dwellings. A glaring oversight in the plan is its failure to unambiguously state that policy C12 intends to convert rural areas into urban zones.

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-dependent neighborhood, necessitating road building, increased traffic flow into Canterbury, and a deterioration in quality of life due to noise and air pollution. The existing narrow rural roads are ill-equipped to handle the additional traffic generated by the thousands of planned residences. There is an absence of evidence indicating that initiatives aimed at boosting bus usage in the Canterbury district have been successful, casting significant doubt on the notion that such measures will mitigate traffic problems. The C12 proposals clash with the "2021 Land Character Assessment", which should be the basis for any current or future "Local Plan". The suggested development opposes policy SS1.10, as it is surrounded by various sections of the "National Nature Reserve", home to numerous rare and endangered species. According to the SS1.10 regulation, the Council aims to work with associates to broaden and enhance the connectivity of the "Blean Woodland Complex". However, this development plan would render connectivity unachievable. The proposed project would harm wildlife and biodiversity, which are extremely crucial to my loved ones and me.

This area was a godsend during the pandemic, and offered an oasis of beauty, people of Canterbury should be allowed to keep it unharmed.

Best wishes

Dermot

Written on the hoof, please forgive any spelling and grammatical errors, Sent from my iPhone