

Alexander Gunyon

From: Vicky Mason [REDACTED]
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To: Consultations
Subject: Comment on Canterbury City Council Draft Local Plan 2040

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Name: Vicky Mason

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I am responding as a resident of the Canterbury District.

The comment below is in response to Chapter 1 of the Council's Local Plan:

I am firmly opposed to the proposal to build a new town of 2,000 houses on rural land north of Canterbury. Public services are already overburdened by the existing housing in the district. The area between Blean and Tyler Hill, with its rural charm, valuable agricultural land, importance for biodiversity, and lack of access without new roads, is not the appropriate place for the construction of 2,000 homes. The plan is highly deficient in its inability to make it abundantly clear that policy C12 involves the removal of land from rural designations and its reclassification as urban.

Below is a response to Chapter 2, Policy C12

The Plan does not provide a clear indication of how the proposed development can be anything other than a car-reliant community, demanding road expansions, amplified traffic entering Canterbury, and a decline in living standards due to noise and air quality issues. All current roads are narrow rural routes, unsuitable for accommodating the increased traffic from the thousands of planned homes. No proof exists to suggest that efforts to promote greater bus patronage in the Canterbury district have been fruitful, rendering it highly questionable whether this approach will succeed in alleviating traffic congestion. The C12 proposals are at odds with the "2021 Land Character Assessment", which any present or future "Local Plan" should be based upon. The proposed development contravenes policy SS1.10, as it is encompassed by various parts of the "National Nature Reserve", sheltering numerous rare and endangered species. The SS1.10 policy outlines the Council's commitment to collaborate with partners to extend and improve the connectivity of the "Blean Woodland Complex". Yet, this development proposal would make connectivity unfeasible. The suggested construction would be detrimental to the local flora and fauna, which hold immense value for my family and me.

Kind regards

Vicky Mason

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