

Alexander Gunyon

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Subject: Comment on Canterbury City Council Draft Local Plan 2040

Name: Dana Levi

Address: [REDACTED]

I am responding as a former resident, now 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 erect a new town of 2,000 dwellings on rural land north of Canterbury deeply troubles me. Public services and infrastructure are already overburdened by the current high level of housing in the district. The area between Blean and Tyler Hill, with its rural appeal, valuable farmland, importance for biodiversity conservation, and lack of access without building new roads, is an unsuitable location for the construction of 2,000 homes. A significant deficiency of the plan is the absence of an explicit statement that policy C12 aims to transition rural territories into urban regions.

Below is a response to Chapter 2, Policy C12

The enormity of the developmental project is overwhelming, ecologically unsound, and pays no regard to the current population's needs. The proposition also disregards national planning directives that specifically mandate the prioritization of lower-quality agricultural lands over those of higher quality. Constructing a development of the suggested magnitude would result in the formation of a substantial suburban area, replacing the villages with distinct identities that currently exist, thereby directly opposing policy DS 19 of the present Plan. The tract of land situated between Blean and Tyler Hill lies in an area classified as "High Landscape Value". The Council's "Landscape Character Assessment" report, published in 2021, emphasizes the strong rural nature of this region and stresses the importance of conserving the landscape. The C12 proposals are at odds with this assessment, to which the new Plan must conform.

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