

## Alexander Gunyon

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

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Name: Gearóid O'Flaherty

Address: [REDACTED]

Former Rough Common resident, and regular visitor to The Blean area.

Dear Canterbury City Council,

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.

I vehemently disagree with the proposed construction of a new town comprising 2000 residential units on prime agricultural terrain that is indispensable for sustaining local biodiversity and shares an ecological habitat with ancient woodlands.

Before any consideration of paving over the rural countryside, brownfield sites within the District boundaries should be accorded priority for developments of this substantial scale. In scenarios where that is not feasible on a large-scale basis, the Council ought to urgently petition for an exemption from housing targets mandated by the Central Government, grounded in the district's exceptional abundance of rich natural assets and heritage. By impulsively advancing the rushed C12 proposal, the Council is acting in direct contravention of their own established policies, putting forth a feeble case in a manner that patently indicates it has been swiftly and abruptly pushed through without adequate forethought and preparation.

Creating a new busy road from the vicinity of Kent College would replace the current tranquility with the hustle and bustle of traffic, diminishing the quality of life for residents. This development directly contradicts the stated goals of enhancing walking and cycling opportunities, instead prioritizing motor traffic at the expense of the community's health and environmental sustainability.

Access to natural habitats housing diverse species is known to improve mental health and community well-being, benefits that would be lost with their destruction.

The hill's development will seal off drainage routes through the upper earth surface, blocking water filtration and causing pooling, posing risks to the local natural habitat.

Converting weight-limited Rough Common Road to carry the weight and size of the required construction vehicles and excessively high traffic volumes from commuters from the new town threatens the Rough Common village neighbourhood with disturbance, increased road hazards, and potential structural harm.

The lack of community consultation in the decision-making process has already led to resentment and a feeling of disempowerment among residents of Blean and neighbouring villages. The loss of continuity in the educational provision through the demolition of Blean Primary is likely to drive many residents away and significantly damage the local area.

I strongly urge Canterbury City Council to reconsider the proposed draft Local Plan 2040 due to the disproportionate negative impact that it would have on the area - especially in terms of the quality of life of the local residents, their wonderfully welcoming communities, and the unacceptable threat to the area's unique biodiversity, ancient woodlands and local natural habitat that attracts significant numbers of visitors like me returning to Blean and the its picturesque neighbouring villages.

Yours sincerely,

Gearóid O'Flaherty