

**Tom Hawkes**

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**From:** Tracey Dessoy [REDACTED]  
**Sent:** 21 October 2025 23:57  
**To:** Consultations  
**Subject:** Comments on Updated Canterbury District Local Plan

**--Email From External Account--**

The Local Plan indicates that Canterbury and its immediate hinterland are in line to accept thousands more houses. This is inconsistent with the essential historical character of the city and nearby villages.

In reality the government is extolling the need for affordable housing, and Canterbury has significant waiting lists for such accommodation, yet with developers frequently under-delivering following viability assessments it is essential that the Local Plan, as modified by the latest update, provides the fastest opportunity for meeting the need specified. Where a set of large estates N 4–6 are envisaged, to be built in phases, simply “satisfying” policies DS1 and DS2 over the long term is not good enough. CCC should insist that the affordable housing and all the relevant infrastructure is delivered early in any such building programme to ensure that the real need is provided for quickly. This should be integral to the Plan. If not, then mission creep and economic conditions reducing building rates could well result in failure of the Plan, and consequent, expensive planning appeals against the Council.

As the unrealistic nature of government construction targets becomes more and more obvious, directives are likely to change, so a sensible approach to a local plan that avoids destroying the character of the city, and exposing current residents to long-term upheaval and the inconvenience of traffic chaos is essential. The Local Plan needs to be reassessed with such factors in mind.

Regards

Tracey Dessoy

Littlebourne resident