

From: Katherine Nickoll [REDACTED]
Sent: 18 May 2026 12:19
To: Consultations
Subject: Draft Canterbury District Local Plan: Regulation 19 consultation

You don't often get email from [REDACTED] [Learn why this is important](#)

--Email From External Account--

I am submitting this representation because I do not believe aspects of the Draft Canterbury District Local Plan are fully justified or effective in their current form.

In my view, the plan does not sufficiently prioritise reasonable alternatives such as higher-density affordable housing within existing urban areas before releasing additional greenfield land for development.

I also have concerns that key infrastructure, particularly sewage, drainage, water management and integrated public transport, is not yet adequately planned or demonstrably deliverable alongside the scale of housing proposed.

I further question whether the plan is fully consistent with national objectives around biodiversity protection, climate resilience, sustainable transport and environmental sustainability.

I strongly support the need for more genuinely affordable housing, particularly for local people, younger generations and key workers. However, I question whether large executive-style housing developments on greenfield sites are the most sustainable or socially responsible solution.

The Local Plan should place far greater emphasis on:

- building affordable flats and lower-impact housing within towns and city centres
- redevelopment of underused brownfield land, and unused retail buildings inc rooms above retail premises
- low-rise apartment buildings and higher-density schemes that use land more efficiently
- protecting open countryside and preventing unnecessary urban sprawl.

I also believe it is short-sighted to prioritise today's housing crisis without equal consideration for tomorrow's food and environmental security. Agricultural land is a finite resource. Productive farmland, green spaces and natural ecosystems will become increasingly important in the future, particularly in the context of climate change and food resilience.

Where development on greenfield sites is considered unavoidable, I urge the council to require:

- retention of mature trees and hedgerows wherever possible
- meaningful wildlife corridors between developments
- protection of biodiversity and natural habitats
- building layouts that work around existing landscape features rather than removing them
- greener, lower-impact design standards.

I would also like to see far stronger joined-up public transport planning. New housing should not simply increase car dependency and congestion around Canterbury.

In particular:

- Park and Ride services should better connect with Canterbury's railway stations
- bus routes should integrate more effectively with train times
- walking and cycling infrastructure should be expanded
- transport infrastructure should be delivered before or alongside major developments, not afterwards.

I am also concerned that the Local Plan does not sufficiently address the growing pressures on water, drainage and sewage infrastructure. Existing systems already appear stretched in many areas.

As a coastal district, Canterbury has a responsibility to protect its rivers, coastline and beaches. It is unacceptable that untreated or partially treated sewage continues to enter waterways and coastal waters during periods of pressure on the system.

Significant investment in sewage treatment, drainage infrastructure and water management should be treated as essential infrastructure before major housing expansion takes place, not as an afterthought. The cumulative impact of thousands of additional homes on wastewater systems, flood risk and water quality must be taken far more seriously.

Overall, I believe the Local Plan should place greater emphasis on sustainable communities, environmental protection and infrastructure-led growth, rather than continued expansion into valuable greenfield land.

All the best,

Katherine Nickoll