

## Canterbury City Council's Response to the Inspector's To Do List of September 2016

The Inspector's To Do List points are shown in **bold** followed underneath by the Council's response in *Italics*. Please note that some modifications are also included in response to the Inspector's points. The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

<b>To Do List N°</b>	<b>Page, Policy or Paragraph</b>	<b>Inspectors points</b>
1		<p><b>Copy of Statement of Common Ground – Herne Relief Road</b></p> <p><i>See Appendix 1 Statement of Common Ground – Herne Relief Road</i></p>
2		<p><b>Note that sets out the sites that contribute to Herne Relief Road and Bullockstone Road improvements – what they contribute to? Who is doing what and when?</b></p> <p><i>See Appendix 1 Statement of Common Ground – Herne Relief Road</i></p>
3		<p><b>Note on stages of delivery KCC envisage for the relief road at Sturry</b></p> <p><i>Set out in the Sturry Heads of Terms – provided to the Inspector during the Examination hearings in September 2016 (on Local Plan Examination Documents webpage CDLP 19.19)</i></p>
4		<p><b>Revised Heads of Terms for Sturry Relief Road– make it clear to read</b></p> <p><i>As above – the final version of the Heads of terms was provided to the Inspector during the Examination hearings in September 2016 (on Local Plan Examination Documents webpage CDLP 19.19)</i></p>
5	Policy SP3, Site 8 Page 27	<p><b>SP3 &amp; T13 Policy CCC to look at wording – must reflect what they are going to do.</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p><b><i>SP3, Site 8, Land North of Hersden - Infrastructure</i></b></p> <p><b>Proportionate contribution (<del>to be agreed</del>) towards the provision of new <u>Sturry Crossing Sturry Relief Road</u>; improved footpath/cyclepath links to existing network</b></p>

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6		<p><b>Policy SP2 and MM to it has now gone, why? Has it been deleted?</b></p> <p><i>Confirm this was omitted in error from the September 2016 Potential Main Modifications document and will be reinstated in the next version.</i></p>
7		<p><b>Copy of Planning Application and commencement of conditions for PP already granted. CCC view on if this has started and has been discharged for Kent College site.</b></p> <p><i>Copy of notice of planning permission is enclosed – Appendix 2. No written evidence exists to confirm that the development commenced on a particular date. However, pre-commencement conditions had been approved and it is evident that concrete had been poured into trenches at the site, although from the information supplied by the applicant’s agent, it is not clear on what date these works were carried out and therefore whether the planning permission was implemented.</i></p>
8	Policy EMP7 Page 80	<p><b>Wording to be changed EMP7 last paragraph – CCC to provide the wording</b></p> <p><i>The last paragraph of Policy EMP7 is proposed to be amended as follows:</i></p> <p><b>... The City Council will also grant planning permission for educational and ancillary uses <del>on those sites identified</del> within the campus boundary; subject to design, siting, <u>transport</u> and access considerations.</b></p>
9	Policy EMP9 Page 81	<p><b>EMP9 wording to be looked at CCC</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p><b>The City Council will work with the Education Authority, <del>and other school and education providers</del> to ensure that provision is made for educational needs, <u>including those arising from new development</u>, <del>and that appropriate mechanisms are secured through legal agreements to deliver this provision.</del> <u>Provision may be secured through legal agreements.</u></b></p>
10	Para 3.62 Page 79	<p><b>Look at mod to EMP7/3.62 in terms of how it relates to the master plan</b></p> <p><i>It is proposed to amend the supporting text to Policy EMP7, as follows:</i></p> <p>The City Council <del>therefore</del> supports the preparation of long-term strategies for the University sites, and will work with the Universities to facilitate their preparation. <u>The boundary of the campus of the University of Kent is shown on the Proposals Map. However, it is recognised that should the masterplan identify proposals beyond the campus boundary, this would be dealt with through the planning process.</u> The City Council will also support and work to promote links between the Universities and local businesses, and <del>also</del> the development of new business ideas emerging from the Universities.</p>

To Do List N°	Page, Policy or Paragraph	Inspectors points
11	<p>Para 5.21 Page 113</p> <p>Policy T1 Page 114</p>	<p><b>CCC to look at strengthening T1 cross reference to Parking Strategy. Change reference of Parking Strategy to accord with CCC intentions as stated at hearings</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p>....When considering providing public car parking and controlling the level of parking the <u>City Council will have regard to</u> <del>refer</del> to the Parking Strategy as set out in the Canterbury Draft Transport Strategy. <u>Over the plan period the City Council propose to dispose of some of the smaller city centre car parks and replace them at other locations including at Park and Ride sites, having regard to the overall supply.</u></p> <p><b>d. Providing public car parking and controlling parking <del>in accordance with the</del> having regard to <del>in accordance with the</del> Parking Strategy</b></p>
12		<p><b>Figures for parking changes – in VISUM</b></p> <p><i>Car park capacity is not included in the VISUM modelling.</i></p>
13		<p><b>Provide rail patronage as % of rail usage</b></p> <p><i>Where the VISUM report stated “rail demand will stay broadly unchanged.” – this refers to the proportion of rail travel and not passenger numbers.</i></p> <p><i>The reference to ‘wider aspects of the HS1 domestic’ refers to issues such as the impact of the different end points of the rail journeys in London, fare structure etc which have not been factored into the modelling.</i></p> <p><i>High speed rail services were incorporated in the original Jacobs’ models. They are accounted for in the rail service provision as part of the timetable structure.</i></p> <p><i>Mode choice in the model allows for the transfer of trips between car, bus and rail but with no specific distinction for high speed rail.</i></p>
14	<p>Policy HD4 Page 54</p>	<p><b>New dwellings in the countryside HD4 MM2.16 CCC to look at wording to make sure achieving what they want</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p><b>Policy HD4 New Dwellings in the Countryside</b></p> <p><b>Planning permission for new dwellings in the countryside will only be granted in the following circumstances:</b></p> <p><b><u>a. For Agricultural Workers Dwellings where:</u></b></p> <ul style="list-style-type: none"> <li>• <del>Where</del> <b>There is an essential need for a rural worker to live permanently at or near their place of work in the countryside, for example, to meet the needs of agriculture or forestry. In such circumstances the City Council</b></li> </ul>

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		<p>will require the applicant to produce an independent report demonstrating the need for the dwelling and the financial viability of the business; <u>and</u></p> <ul style="list-style-type: none"> <li>• <del>Where e</del> Existing dwellings serving or closely connected with the holding do not provide sufficient accommodation for essential rural workers.</li> </ul> <p>Where a need is proven, the City Council will normally require the new agricultural dwelling to be sited in association with existing groups of farm buildings.</p> <p><b><u>b. For the re-use of heritage assets where:</u></b></p> <ul style="list-style-type: none"> <li>• The proposed development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; <del>or</del> <u>and</u></li> <li>• <u>The proposed development enhances the existing historic character.</u></li> </ul> <p><b><u>c. For the re-use of existing buildings where d.</u></b> <del>T</del>the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or</p> <p><b><u>d. For a new dwelling where e.</u></b> <del>T</del>the design of the development is of an exceptional quality or innovative nature. <del>of the design</del></p>
15	Policy EMP12 Page 85	<p>EMP12 be clear how CCC are interpreting this - look at wording, doesn't apply to strategic allocations. Not entirely consistent with National Planning Policy Framework, must reflect framework paragraph 112</p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p><del>Subject to the development allocations set out in this Plan, t</del>The City Council will seek to protect <u>the best and most versatile farmland for the longer term. Where development of agricultural land, other than that which is allocated in the Local Plan, is demonstrated to be necessary to meet a housing, business or community need, planning permission consent will normally only be granted on best and most versatile land if a suitable site within the urban area, or on poorer quality land cannot be identified.</u></p>
16	Policy SP7 Page 36 and Proposal Maps	<p><b>Proposals map (SAMMS) zones of influence boundaries – should refer to on Proposals Map MM 1.23</b></p> <p><i>It is proposed to include the Zones of Influence on the Proposals Maps (appendix 3)) and in Policy SP7 as follows:</i></p> <p><del>SP7 Habitat regulations mitigations measures</del> <b><u>SP7 Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites</u></b></p> <p>No development will be permitted, which may have an adverse effect on the integrity of <del>an</del> <u>the coastal sites being the Thanet Coast and Sandwich Bay SAC, SPA and Ramsar Site and Swale SPA and Ramsar, alone, or in combination with other</u></p>

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		<p>plans or projects, <u>through an increase in recreational disturbance on the over-wintering bird populations for which these sites are designated, and where it cannot be demonstrated that there would be no adverse effect on the integrity of the sites.</u> As such, the strategic development sites identified in SP3 of the Local Plan and any other developments within the identified Zone of Influence, as shown on the District Proposals Maps (Thanet Coast and Sandwich Bay SPA 7.2km and the Swale SPA 6km), which would lead to an increase in recreational disturbance, are <del>would therefore be</del> required to fund, in-perpetuity, <del>the following mitigation measures</del> access management and monitoring measures to mitigate these impacts, including:</p> <p>(1) <del>Wardening of sensitive international wildlife sites</del> the coastal SPA and Ramsar sites, <u>signage and interpretation</u> , and increased education, <del>to be funded by the development in perpetuity; and,</del></p> <p>(2) Ongoing monitoring and surveys of <del>the sensitive sites in the district to,</del> particularly with regard to visitors and bird numbers, which will be <u>linked to funded via</u> the wardening programmes; <u>and,</u></p> <p>(3) <del>Consideration of</del> Any other measures as shown to be required or appropriate to mitigate the effects of development; for example,- provision of additional natural green space could form part of the mitigation in addition to any contributions made. <del>access management;</del></p> <p><del>(4) The provision of open space on new sites, as set out in the Council's Development Contributions SPD.</del></p> <p>(4) Contributions will be made <del>in accordance</del> <u>having regard to</u> <del>with the any</del> guidance prepared by the City Council. Any tariff will comprise a one off payment <u>incorporating a levy for annual expenditure to operate the mitigation strategy and a portion for capital investment to fund mitigation measures in-perpetuity.</u></p>
17	Policy LB9 Page 244	<p>LB9 – bullet point 2 in MM add in ‘in advance’ of development and last paragraph look at wording.</p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p>All development should avoid a net loss of biodiversity/nature conservation value and actively pursue opportunities to achieve a net gain, particularly where:</p> <ol style="list-style-type: none"> <li>1. There are wildlife habitats/species identified as Species or Habitats of Principal Importance;</li> <li>2. There are habitats/species that are protected under wildlife legislation;</li> <li>3. The site forms a link between or buffer to designated wildlife sites.</li> </ol> <p>This will be secured by:</p> <ol style="list-style-type: none"> <li>a. Ensuring that <u>a development</u> site evaluation is undertaken to establish the nature conservation value of <u>the proposed development sites</u>. Developers will be expected to carry out appropriate ecological survey/s and present <u>outline proposals</u> for mitigation and enhancement prior to <u>the</u> determination of a planning application. Planning permission will <del>only</del> be granted where the City Council is satisfied that <u>the avoidance and mitigation measures proposed can give an effective means to conserve,</u></li> </ol>

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		<p><del>and</del> enhance the habitat or species and represent an appropriate response to the habitat or species interest of the site. Where on-site mitigation is not possible, adequate compensatory habitat enhancement, creation schemes or other measures will be required to ensure that the impacts of the development on valued natural features and wildlife have been offset to their fullest practical extent.</p> <p>b. In some cases, where wildlife impacts are significant, it may be necessary to find an alternative location for the development. <del>if</del> <u>If a suitable alternative location cannot be found the application may be refused.</u> For European protected species, planning permission will only be granted where the three tests set out in the Habitats Regulations <u>2010 (as amended)</u> are satisfied.</p> <p>c. <del>b.</del> Delivering positive opportunities for habitat restoration and creation through the development process: identifying, safeguarding and managing existing and potential land (or landscape features of major importance for wild flora and fauna) for nature conservation as part of development proposals, particularly where a connected series of sites can be achieved.</p> <p>Development which may harm (either directly or indirectly) Habitats or Species of Principal Importance will <del>only</del> be permitted if:</p> <ul style="list-style-type: none"> <li>• <del>c.</del> There are no reasonable alternatives and there are clear demonstrable social or economic benefits of the development which clearly outweigh the need to safeguard the site or species; and</li> <li>• <del>d.</del> Adequate mitigation, <del>and compensation and enhancement</del> measures are provided, <u>in advance of development</u>, when damage to biodiversity interests are unavoidable.</li> <li>• <u>Over the long term the mitigation area is secured, to ensure that the site is protected against future development.</u></li> <li>• <u>The management of the habitats and funding for its implementation are provided by the applicant to ensure the habitats or populations of species are conserved and enhanced in the long term.</u></li> </ul> <p>Any mitigation measures must be within the control of the developer. <del>The developer must take responsibility for ensuring mitigation measures are fully implemented.</del> <u>The full implementation of the mitigation measures must be secured as part of any planning permission.</u></p>
18	Policy HE1 Page 200	<p>Consistency with national policy HE1 – paragraph 133 NPPF bullet points</p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p>The <u>City Council</u> will support proposals which protect, conserve and, <del>where appropriate,</del> enhance the historic environment and the contribution it makes to local distinctiveness and sense of place. Proposals that make sensitive use of historic assets through regeneration and reuse, particularly where these bring redundant or under-used buildings and areas into an appropriate use, will be</p>

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		<p>encouraged.</p> <p>Development must conserve and <del>where appropriate</del> enhance, or reveal, the significance of heritage assets and their settings. Development will not be permitted where it is likely to cause <u>substantial</u> harm to the significance of heritage assets or their setting <u>unless it is necessary to achieve substantial public benefit that would outweigh the harm or loss, or all of the following apply:</u></p> <ul style="list-style-type: none"> <li>• <u>the nature of the heritage asset prevents all reasonable uses of the site; and,</u></li> <li>• <u>no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and,</u></li> <li>• <u>conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and,</u></li> <li>• <u>the harm or loss is outweighed by the benefit of bringing the site back into use.</u></li> </ul> <p>Any development affecting directly, or the setting of, a listed or locally listed building, Conservation Area, Scheduled <del>Ancient</del> Monument, registered park or garden, historic landscape, or archaeological site will be required to submit a Heritage Statement with any Planning Application. The statement will need to outline and provide evidence as to the significance of the heritage asset including its setting, the likely impact of the development upon it and be proportional to the importance of the said heritage asset.</p> <p>Should permission be granted for the removal of part or all of a heritage asset the City Council will not permit the removal or demolition of the heritage asset until it is proven that the approved replacement development will proceed.</p>
19	Policies HE1, HE6, HE8, HE9, HE12 and HE13 and para 9.55	<p><b>Consult with Historic England on any mods to Heritage Policies</b></p> <p><i>Historic England have been consulted on all the main modifications to policies in Chapter 9 Historic Environment. They agree with the amendments as laid out in their letter of 28 September 2016 (CDLP 19.25) attached at appendix 4 (including all of the modification they were consulted on).</i></p>
20	Policies DBE3, DBE4 and DBE10  Pages 172, 173 and 188	<p><b>DBE3 &amp; DBE4 CCC look at merging</b></p> <p><i>It is proposed to Delete Policy DBE4 and merge it with Policies DBE3 and DBE10, as follows:</i></p> <p><i>Proposed Policy DBE3</i></p> <p><b>The distinctive character, diversity and quality of the Canterbury District will be promoted, protected and enhanced through high quality, <u>sustainable</u> inclusive, design, which, reinforces and positively contributes to its local context creating attractive, inspiring and safe places.</b></p> <p><b><u>Proposals for development, which are of a high quality design, will be granted planning permission having regard to other plan policies and the following</u></b></p>

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		<p><b>considerations:</b></p> <ul style="list-style-type: none"> <li>a. The character, setting and context of the site and the way the development is integrated into the landscape;</li> <li>b. The conservation, integration, extension, connection and management of existing <u>natural and historic</u> features including trees <del>and</del> hedgerows, <u>pathways and boundaries</u> to strengthen local distinctiveness, character, <u>habitats</u> and biodiversity;</li> <li>c. The visual impact including the impact on local townscape character, <u>landscape</u> and the skyline;</li> <li>d. <u>High quality design solutions appropriate to the site;</u></li> <li>e. The form and density of the development <u>including:</u> the efficient use of land, layout, landscape, density and mix, building heights, scale, massing, materials, <u>finishing</u> and architectural details including proposed lighting schemes;</li> <li>f. The provision of visually interesting frontages at street level;</li> <li>g. The privacy and amenity of neighbouring buildings and future occupiers (including overshadowing, outlook and <del>sun</del>light);</li> <li>h. The provision of appropriate hard and soft landscaping;</li> <li>i. The impact of polluting elements, such as noise, dust, <u>odour, light, and vibration and air pollution</u> from the development or neighbouring uses <del>including polluting elements; such as noise, air, and light;</del></li> <li>j. The provision of appropriate amenity and open space;</li> <li>k. The safe movement <u>of pedestrians, cyclists and vehicles</u> within and around the proposed development;</li> <li>l. <del>The a</del><u>Accessibility of:</u> buildings and places should meet the highest standards of access and inclusion;</li> <li>m. <u>Parking arrangements conforming</u> to the latest adopted vehicle parking standards;</li> <li>n. <del>That t</del><u>The proposed development does not have a detrimental effect on the highway network in terms of congestion, road safety and air quality; and</u></li> <li>o. The compatibility of the proposed development with other adjacent uses.</li> </ul> <p><i>Proposed Policy DBE10</i></p> <p><b>The City Council will permit alterations and extensions to buildings which:</b></p> <ul style="list-style-type: none"> <li>a. Are compatible with the character of the original building in terms of design, layout, <u>size, bulk, mass, height, choice</u> of materials and position;</li> <li>b. <u>Integrate different parts of the building together to create a coherent whole;</u></li> <li>c. <b>Will not result in unacceptable loss of privacy to neighbouring properties;</b></li> <li>d. <b>Will not create unacceptable overlooking or overshadowing to neighbouring properties; and</b></li> </ul>



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		<p>e. <b>Are not detrimental to the amenity and character of the locality <u>and streetscape</u>.</b></p> <p>Particular attention will be paid to ensuring that such <u>new development or works</u> to listed buildings and non-listed buildings in conservation areas do not damage their special architectural character.</p>		
21	Policy DBE1 Page 166	<p><b>Look at wording in criteria F DBE1 to take into account SPD</b></p> <p><i>It is proposed to amend the wording, as follows (see also To Do List no.24):</i></p> <p><b>... <u>Development proposals should also show how measures outlined in any sustainable design guidance or Supplementary Planning Document, adopted by the City Council, have been considered.</u> .....</b></p>		
22	Policy HE6 Page 212	<p><b>HE6 third paragraph– change wording</b></p> <p><i>It is proposed to amend the wording for Paragraphs 2 and 3, as follows:</i></p> <p><b>.... Development, in or adjoining a conservation area, which would <del>harm</del> <u>enhance</u> its character, appearance, or setting will <del>not</del> normally be permitted. Important features or characteristics, which contribute to its special character and setting, that need to be protected, include; plan form, buildings, architectural features, built form, archaeological sites, materials, trees, streets and spaces and the relationships between these features.</b></p> <p><b>New development in a conservation area should <u>aim to preserve or enhance</u> <del>make a positive contribution to</del> the character and local distinctiveness of the historic environment and respect its surroundings in terms of height, massing, volume, scale, form, materials, details, roofscape, plot width and the design of any new pedestrian, <u>cycle</u> or vehicular access. ....</b></p>		
23	Policy DBE1 Page 166	<p><b>Sustainable design and construction measures – look at energy statement DBE1 – bullet points</b></p> <p><i>It is proposed to amend wording in DBE1 (see To Do List no. 21 and 24, and table D1 is proposed to be amended, as follows:</i></p> <p><i>Table D1 proposed amendment:</i></p> <table border="1" data-bbox="475 1794 1481 2056"> <tr> <td data-bbox="475 1794 772 2056"><b>Energy</b></td> <td data-bbox="772 1794 1481 2056"> <ul style="list-style-type: none"> <li>• Renewable energy</li> <li>• Home user guide and energy monitoring</li> <li>• Reduce energy demand e.g. through high levels of insulation</li> <li>• Energy use and pollution – cooling, heat generation, pollution air noise and light</li> <li>• The source of energy used and metering</li> </ul> </td> </tr> </table>	<b>Energy</b>	<ul style="list-style-type: none"> <li>• Renewable energy</li> <li>• Home user guide and energy monitoring</li> <li>• Reduce energy demand e.g. through high levels of insulation</li> <li>• Energy use and pollution – cooling, heat generation, pollution air noise and light</li> <li>• The source of energy used and metering</li> </ul>
<b>Energy</b>	<ul style="list-style-type: none"> <li>• Renewable energy</li> <li>• Home user guide and energy monitoring</li> <li>• Reduce energy demand e.g. through high levels of insulation</li> <li>• Energy use and pollution – cooling, heat generation, pollution air noise and light</li> <li>• The source of energy used and metering</li> </ul>			

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		<ul style="list-style-type: none"> <li>• Preferential use of low carbon energy sources and evidence that onsite renewable energy generation has been explored.</li> <li>• Avoiding or minimising any emissions or discharges</li> <li>• <u>Including energy reduction measures from the early design conception stage</u></li> <li>• <u>Energy statements can be used to show how energy savings are to be made. Statements should include:</u> <ol style="list-style-type: none"> <li>1. <u>A description of the overall energy strategy for the site</u></li> <li>2. <u>A calculation of baseline energy demand and emissions</u></li> <li>3. <u>An assessment of the feasibility of the available renewable and low carbon technologies</u></li> <li>4. <u>A calculation of the potential contribution of each technology to site energy savings and emissions reductions</u></li> <li>5. <u>Approximate costs of each feasible technology, to inform discussion about viability</u></li> <li>6. <u>Other potential impacts of renewable and low carbon energy technologies selected</u></li> <li>7. <u>Long term management of energy supply on the site</u></li> </ol> </li> </ul>
24	Policy DBE1 Page 166	<p><b>DBE1 table D1 clarify connection between DBE1 &amp; table D1</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p><b>The City Council will <del>therefore</del> require development schemes to incorporate sustainable design and construction measures, <u>to show how they All development should</u> respond to the objectives of sustainable development. <del>and reflect the need to safeguard and improve the quality of life for residents, conserve resources such as energy, reduce/minimise waste and protect and enhance the environment.</del></b></p> <p><b><del>a. Schemes must take account of t</del><u>The checklist in table D1 should be used to and demonstrate how sustainable construction and design principles have been incorporated into development into their proposals;</u></b></p> <p><b><u>Sustainability statements will be required for applications for major development<sup>1</sup> and for the strategic housing sites identified in Policy SP3. They should demonstrate how the proposal has responded to the objectives of sustainable</u></b></p>

<sup>1</sup> As defined in Article 2 of the Town and Country Planning (development Management Procedure) (England) Order 2015 (no.595) or any later amendment.

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		<p><del>development and had regard to the measures outlined in Table D1. Energy statements should be submitted for major development<sup>1</sup> -planning applications and for all Strategic Site Allocations listed in policy SP3. c. Non-residential developments should at least meet a 'very good' BREEAM rating from 2012 and where applicable provide evidence as to why an 'excellent' rating from 2015 cannot be achieved.</del></p> <p><del>Development proposals should also show how measures outlined in any sustainable design guidance or Supplementary Planning Document, adopted by the City Council, have been considered.</del></p> <p><del>b. New build housing should be constructed to meet the Code for Sustainable Homes level 4 and should be compliant with the current building regulation standards which currently aims to have zero regulated CO<sub>2</sub> emissions from the regulated use of energy for all new build houses from 2016;</del></p> <p><del>d. New developments will also need to be resilient to climate change, through the inclusion of a-Appropriate climate change adaptation measures, These could include flood resilient measures, solar shading and drought resistant planting, limiting water runoff, reducing water consumption and reducing air pollution.</del></p> <p><del>Foot note: <sup>1</sup> As defined in Article 2 of the Town and Country Planning (development Management Procedure) (England) Order 2015 (no.595) or any later amendment</del></p>
25	Policy CC10 Page 156	<p><b>Policy CC10 wording to be consistent with preceding paragraph</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p><b>A Coastal Protection Zone is defined on the Proposals Map (Insets 3 and 5), and in this area planning permission for new development will normally be refused.</b></p>
26	Policy CC11 Page 158	<p><b>CC11 wording first sentence needs to be in line with National policy</b></p> <p><i>The first paragraph is proposed to be deleted and replaced with the following text in line with the NPPF, NPPG and Kent County Council guidance:</i></p> <p><b><u>All development applications should include drainage provision. This will ensure that surface water is appropriately controlled within the development site, manage flood risk on-site and off-site, and not exacerbate any existing flood risk in the locality. Within major development sustainable drainage systems that deliver other benefits, such as biodiversity, water quality improvements and amenity, are expected to be included, except where they are demonstrated to be inappropriate.</u></b></p> <p><del>Planning decisions should utilise Sustainable Drainage Systems (SuDS) unless there are practical reasons for not doing so.</del></p>

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27	Policy QL5 Page 278	<p><b>QL5 MM to clarify last paragraph</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p><del>Residential development will not be permitted until</del> <b>The required funding for the community services and facilities it requires has been shall be identified and agreed prior to the grant of planning permission for residential and mixed use developments.</b></p>
28		<p><b>SP3 – site 10 to check way bus link is described</b></p> <p><i>CCC have checked this and the wording remains correct</i></p>
29	Policy QL11 Page 283	<p><b>QL11 revisit wording material vs very significant</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p><b>Development that could directly or indirectly result in material additional air pollutants and worsening levels of air quality within the area surrounding the development site or impact on the existing Air Quality Management Area will <del>not</del> be permitted <del>unless</del> <u>if acceptable measures to offset or mitigate any potential impacts have been taken agreed as part of the proposal. An air quality assessment will be required if the proposal is likely to have an impact on air quality.</u></b></p> <p><b>Sensitive development (such as housing) will <del>not normally</del> be permitted in Air Quality Management Areas <del>unless</del> <u>if appropriate</u> mitigation measures are incorporated.</b></p>
30	Para 4.6 – 4.11 Page 90	<p><b>MM 4.1 &amp; 4.2 – edge of centre and out of centre to reconsider and other policies and supporting text</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p><b>Retail Hierarchy and Network</b></p> <p><b>4.6</b></p> <p>Canterbury City <del>Centre</del>: Retail development should be focused in the city centre to support its <del>acts as a sub-regional centre for retail</del> role as a shopping, leisure, cultural and tourism destination. The Council believes that <del>the</del> changes in national trends are likely to result in a continued increase in the demand for the City <del>as a retail destination</del>. Canterbury needs to make the most of this opportunity, encourage investment in the centre, attract more of the big retail names, support the independent sector and expand the centre to meet an identified retail need. It is essential that the Council seeks to safeguard its strong retail offer in the Primary</p>

To Do List N°	Page, Policy or Paragraph	Inspectors points
		<p>Shopping Area and retain its position as an important sub-regional centre for retail and consumer services, providing for the needs of residents, students, workers, tourists and the visitor economy generally.</p> <p><b>4.7</b></p> <p><del>The district centres (Herne Bay and Whitstable) have a complementary role as part of the established retail hierarchy, serving the local population. They ensure a sustainable focus and pattern for development and their position within the retail hierarchy will continue to ensure they have opportunities to enhance and strengthen their role. The distinctive characteristics of each centre will be promoted, and there is clearly scope within both centres for making improvements to the public realm and shopping environment.</del></p> <p><u>The historic nature of Canterbury City Centre means that there are limited opportunities for growth. Canterbury is therefore supported by a network of Other Canterbury Retail Locations.</u></p> <p><b>4.8</b></p> <p><del>Whitstable, an important district centre for retail, with an unusual and successful retail offer of an independent and eclectic range of shops, needs to be carefully supported in maintaining its retail character.</del></p> <p><u>In order to meet the identified retail need and maintain Canterbury's position as a sub-regional centre, a comprehensive retail-led scheme will be supported on land at the Wincheap Retail Area, as shown on the Proposals Map (Policy TCL7). It will include a substantial element of new comparison retail floorspace that is complementary to and well connected with the City Centre. Leisure, residential and business uses will also be permitted within the site, complimentary to its primary retail offer.</u></p> <p><b>4.9</b></p> <p><del>The retail offer of Herne Bay, also dominated by independents, should benefit from regeneration efforts identified in the Herne Bay Area Action Plan, which seeks to improve the retail offer and increase the amount of consumer spending retained in the town.</del></p> <p><u>Whitstable and Herne Bay District Centres: Secondary retail centres that fulfil a complementary role to Canterbury City Centre in the established retail hierarchy. They serve the local population and ensure a sustainable focus and pattern for development and their position within the retail hierarchy will continue to ensure they have opportunities to enhance and strengthen this function. The distinctive characteristics of each centre will be promoted in Policy TCL8, and there is scope within both centres for making improvements to the public realm and shopping environment.</u></p> <p><b>4.10</b></p> <p>Local Neighbourhood Centres: contain a range of small shops of a local nature, such as a small supermarket, newsagent, sub-post office and pharmacy and potentially other services such as hot-food takeaway and launderette.</p>

To Do List N°	Page, Policy or Paragraph	Inspectors points																
		<p><b>4.11</b></p> <p>The <del>larger</del> villages; perform the role of village centres, and may typically include a small convenience shop, newsagents and sub-post office.</p> <p><b><u>Policy TCL(A) Retail Hierarchy and Network</u></b></p> <p><b><u>To ensure the long term vitality and viability of the Canterbury centres, the Council will apply a town centre first approach to proposals for retail, leisure and other main town centre uses. Development should be appropriate to the size and function of the centre within which it is to be located. The District’s retail hierarchy includes the defined city, district and local centres. The wider retail network also includes other retailing locations across the district. The overall hierarchy and network is defined as follows:</u></b></p> <table border="1" data-bbox="472 976 1291 2060"> <thead> <tr> <th colspan="4" data-bbox="472 976 1291 1021"><b><u>Retail Hierarchy and Network</u></b></th> </tr> </thead> <tbody> <tr> <td data-bbox="472 1021 609 1610"><b><u>City / Sub-Regional Centre</u></b></td> <td data-bbox="609 1021 903 1610"> <ul style="list-style-type: none"> <li>• <b><u>Canterbury City Centre</u></b></li> </ul> </td> <td data-bbox="903 1021 1062 1610"><b><u>Other Canterbury Retail Locations</u></b></td> <td data-bbox="1062 1021 1291 1610"> <ul style="list-style-type: none"> <li>• <b><u>Wincheap Industrial Estate*</u></b></li> <li>• <b><u>Riverside Retail Park*</u></b></li> <li>• <b><u>Marshwood Industrial Estate</u></b></li> <li>• <b><u>Stour and Maybrook Retail Parks</u></b></li> </ul> </td> </tr> <tr> <td data-bbox="472 1610 609 1704"><b><u>District Centres</u></b></td> <td data-bbox="609 1610 903 1704"> <ul style="list-style-type: none"> <li>• <b><u>Whitstable</u></b></li> <li>• <b><u>Herne Bay</u></b></li> </ul> </td> <td data-bbox="903 1610 1062 1704"></td> <td data-bbox="1062 1610 1291 1704"></td> </tr> <tr> <td data-bbox="472 1704 609 2060"><b><u>Local Centres</u></b></td> <td data-bbox="609 1704 903 2060"> <ul style="list-style-type: none"> <li>• <b><u>Wincheap (A28), Canterbury</u></b></li> <li>• <b><u>St. Dunstan’s, Canterbury</u></b></li> <li>• <b><u>Tankerton Road, Tankerton</u></b></li> <li>• <b><u>Herne Bay Road / St Johns Road,</u></b></li> </ul> </td> <td data-bbox="903 1704 1062 2060"></td> <td data-bbox="1062 1704 1291 2060"></td> </tr> </tbody> </table>	<b><u>Retail Hierarchy and Network</u></b>				<b><u>City / Sub-Regional Centre</u></b>	<ul style="list-style-type: none"> <li>• <b><u>Canterbury City Centre</u></b></li> </ul>	<b><u>Other Canterbury Retail Locations</u></b>	<ul style="list-style-type: none"> <li>• <b><u>Wincheap Industrial Estate*</u></b></li> <li>• <b><u>Riverside Retail Park*</u></b></li> <li>• <b><u>Marshwood Industrial Estate</u></b></li> <li>• <b><u>Stour and Maybrook Retail Parks</u></b></li> </ul>	<b><u>District Centres</u></b>	<ul style="list-style-type: none"> <li>• <b><u>Whitstable</u></b></li> <li>• <b><u>Herne Bay</u></b></li> </ul>			<b><u>Local Centres</u></b>	<ul style="list-style-type: none"> <li>• <b><u>Wincheap (A28), Canterbury</u></b></li> <li>• <b><u>St. Dunstan’s, Canterbury</u></b></li> <li>• <b><u>Tankerton Road, Tankerton</u></b></li> <li>• <b><u>Herne Bay Road / St Johns Road,</u></b></li> </ul>		
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31	<p>Policy EMP1 Page 72</p> <p>Proposals Maps (5)</p>	<p><b>Wraik Hill – should be employment area or mixed use or retail</b></p> <p><i>Planning permission CA//14/02339, for a retail store (Use Class A1) and 2 food retail stores (Use Class A1), community hospital (Use Class C2), teaching care home (Use Class C2), extra care housing (Use Class C2) and motor vehicle dealership (sui-generis), and associated works, was granted on 24 June 2015. This permission uses up the remaining undeveloped land on the site so it is considered inappropriate to retain the site as allocated for employment use and it is too far from the town centre to be considered a mixed use site. The site is also allocated on the proposals maps insert 5 as Protection of Employment Sites with respect to Policy EMP4 of the draft Local Plan. This policy will provide protection for the site for employment use so its inclusion in EMP1 is no longer appropriate.</i></p> <p><i>For these reasons it is proposed to remove the Wraik Hill allocation from Policy EMP1 and the Proposals Map Insert 5.</i></p>				
32		<p><b>Position of Wincheap local centre – city centre and how they relate on the proposals map</b></p> <p>Map showing the position of the Wincheap Local Centre (Appendix 5)</p>				

To Do List N°	Page, Policy or Paragraph	Inspectors points
33	Policy TCL6 Page 99	<p><b>TCL6 - MM4.13 change 'in the light of' comments by Mr Harris</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p><b>Policy TCL6 Main Town Centre Uses</b></p> <p><b>Planning permission for main town centre uses outside the defined <u>boundary of any City or District town centre boundary, or Primary Shopping Area/frontage in the case of retail uses, will not be granted unless where</u> the applicant has successfully demonstrated:</b></p> <p><b>(a) That there are no other more suitably located and available sites nearer to the <u>identified town centres or Primary Shopping Area</u> for the town centre use(s) proposed <del>for A1 retail uses</del>, using a sequential approach to site identification;</b></p> <p><b>(b) Flexibility in terms of format and scale;</b></p> <p><b>(c) The site is accessible <u>and well connected to the town centre through</u> <del>and convenient to</del> a range of transport modes other than the car, including good local public transport services, <del>and</del> walking and cycling; and</b></p> <p><b>(d) The proposed development does not have a significant detrimental effect on the highway network in terms of congestion, road safety and pollution.</b></p> <p><b><del>When assessing applications for retail, leisure and office development main town centre uses outside the identified centre boundaries, which are not in accordance with the Local Plan, and with a floorspace that meets or exceeds 920sqm</del> <u>2,500sqm</u>, the Council will also require an impact <del>assessment test. An Impact Test which</del> will include an assessment of:</b></p> <p><b>(e) The impact of the development on existing, committed and planned public and private investment (including regeneration schemes) in a centre or centres in the catchment area of the proposal;</b></p> <p><b>(f) The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, <u>up to five years (ten for major schemes) from the time the application is made.</u>; <del>and</del></b></p> <p><b><del>(g) Effect on the vitality and viability of other town centres and identified local centres within the catchment area of the proposal.</del></b></p> <p><b>Development <u>that fails the sequential approach to development or gives rise to significant adverse impacts</u> will be refused.</b></p>
34	Policy TCL6 Page 99	<p><b>TCL6 - Primary shopping area – change, take out 'frontage'</b></p> <p><i>See To Do List No.33 above</i></p>



To Do List N°	Page, Policy or Paragraph	Inspectors points
35	Policy TCL6 Page 99	<p><b>TCL6 – MM to make clear what happens to proposals not in accordance with Plan in terms of impact assessment</b></p> <p><i>See To Do List No.33 above</i></p>
36	Policies SP2, TCL6 and TCL7	<p><b>Look at TCL6, TCL7 and SP2 in terms of relationship, where and how development in interim before phasing would be dealt with.</b></p> <p><i>Policy SP2 sets out the retail requirement over the plan period to 2031. Policy TCL7 sets out how and where the 33,800sqm retail requirement will be delivered. The Local Plan is based on meeting the assessed need for retail uses in accordance with the sequential approach and as such issues of adverse impact should not arise.</i></p>
37		<p><b>CCC Wincheap land and what is in CCC ownership/direct control (map)</b></p> <p><i>See Appendix 6</i></p>
38	Policy TCL10 Page 105	<p><b>TCL10 – to refer to TCL6 wording</b></p> <p><b>TCL10 Mixed Use Development</b></p> <p><b>Within (and around) the town centre, new large developments and development within commercial frontages should incorporate a mix of uses (including residential and / or office uses on upper floors where practicable), which will make a more efficient use of land and add to the vitality of the area. Within the Primary Shopping Frontages, a mixed use retail development shall not result in the overall loss of A1 retail floorspace at ground floor level.</b></p> <p><b>In addition to new sites coming forward in town centres, the following sites are allocated for mixed use development with an indication of the types of uses that would be appropriate as part of the development. <u>Where retail and/or leisure uses are proposed, these should satisfy the requirements of Policy TCL6.</u></b></p> <p><b>Canterbury</b></p> <p><b>(a) White Horse Lane: retail, residential, community uses;</b>  <b>(b) Roger Britton Carpets, 190 Wincheap: retail and residential;</b>  <b>(c) Kingsmead: retail, leisure and business and residential;</b>  <b>(d) Peugeot Garage: student housing, office/commercial, leisure and education.</b></p> <p><b>Whitstable</b></p> <p><b>(e) The Warehouse, Sea Street: residential or offices or hotel, with public open space;</b>  <b>(f) Whitstable Harbour: fishing, industrial, office / business, leisure and parking</b></p>

To Do List N°	Page, Policy or Paragraph	Inspectors points
		<p>Development of those sites listed above <del>will need to conform to the associated adopted Development Briefs or agreed development principles,</del> <u>shall take account of any relevant masterplans, development briefs or guidance.</u></p>
39	Para 4.63 Page 104	<p><b>Delete last sentence of paragraph 4.63</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p>With the exception of the Roger Britton Carpets site (190 Wincheap), the Mixed Use development sites in Policy TCL10, have approved development briefs or principles. The Kingsmead Development Brief, which was published in 2004, extends well beyond the mixed use allocation, but gives advice on the role this site will play in the regeneration of the wider area, including provision for the riverside walk and urban enhancements. <del>There is also an adopted development brief for the area around Canterbury West Station.</del></p>
40		<p><b>In MM 4.16 reference to alterations to traffic flow in Westgate Towers area – delete</b></p> <p><i>Potential MM4.16 in CDLP 19.18 will be deleted</i></p>
41	Policy OS1 Page 255	<p><b>Consistency between OS1 wording and look at national policy as well as agricultural/fisheries</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p>...</p> <p><del>Only</del> <b>Proposals that protect or enhance these Local Green Spaces will be permitted, and Development proposals that would impact upon or change the character of the Local Green Space will only be permitted <u>under very where very special circumstances can be shown,</u> such as:</b></p> <p><b><u>These forms of development would not be inappropriate within the Local Green Spaces:</u></b></p> <ol style="list-style-type: none"> <li>1. The construction of a new building for one of the following purposes : essential facilities for outdoor sport or recreation, allotment use or community uses that do not conflict with the purpose of the Local Green Space;</li> <li>2. The extension or alteration of an existing building provided it does not result in disproportionate additions;</li> <li>3. The re-use or replacement of existing buildings, provided that uses do not conflict with the character of the Local Green Space and any replacement building is not materially larger; and</li> </ol>

To Do List N°	Page, Policy or Paragraph	Inspectors points
		<p>4. The carrying out of engineering or other operations required for public safety.</p> <p><u>Buildings for agriculture and forestry, which, in the instance of West Beach, would include any works, structures or buildings shown to be necessary to support the fishery.</u></p>
42	Policy OS2 Page 260	<p><b>OS2 wording to be looked at to bring in line with NPPF</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p><b>Proposals for development, which would result in the loss, in whole or part, of playing fields will <del>only</del> be permitted if :</b></p> <p><b>a. The site has first been considered for other <u>sport, recreation/amenity</u> uses in the wider community or community uses; , particularly where the site provides a strong visual amenity and</b></p> <p><b>b. It has been demonstrated that the playing field is surplus to requirements having regard to the Council’s Open Space Strategy; or</b></p> <p><b><del>bc.</del> There is an overriding need for the proposed development which outweighs the loss of the playing field and the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location ; or,</b></p> <p><b><del>e d.</del> Sports and recreation facilities can best be retained and enhanced through t</b> <b>The redevelopment of a is for a small part of the site; and, where it has been demonstrated that it will result in enhanced sport and recreational facilities.</b></p> <p><b><del>d.</del> An alternative open space is provided of an equivalent amenity and leisure standard in the locality which does not generate significant additional trips by private car; or</b></p> <p><b><del>e.</del> The developer enters into an agreement to provide an appropriate amount of land as public open space as part of a new development</b></p>
43	Policy SP3 Page 25	<p><b>SP3 Supporting text – Green Gap – form of words Sturry/Broad Oak</b></p> <p><i>Having reviewed this, it is proposed to amend the wording of the supporting text of Policy OS6, para. 11.44 relating to green gaps.</i></p> <p>..... <u>The green gap at Sturry/Broad Oak is divided by the A291; the area of green gap to the west of the A291 forms part of the Strategic Allocation Site 2- Land at Sturry/Broad Oak. As such , this area will need to be incorporated into the masterplan for this site.....</u></p>
44	Policy OS7 Page 263	<p><b>OS7 leisure use - make it clear what it means</b></p>

To Do List N°	Page, Policy or Paragraph	Inspectors points
		<p><i>It is proposed to amend the last paragraph, as follows:</i></p> <p><b>In those areas within the green gap where education, <u>outdoor</u> leisure uses or allotments are promoted .....</b></p>
45	<p>Policy OS9, 10, 11</p> <p>Page266 - 269</p>	<p><b>Look at OS9, 10, 11 wording in line with NPPF</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p><b>Policy OS9</b></p> <p><b>Proposals which would result in the loss of protected existing open space as shown on the proposals map (all insets), will <del>only</del> be permitted if :</b></p> <p><b>a. There would be no material harm to the contribution the protected open space makes to the visual or recreational amenity of the area; <u>and</u></b></p> <p><b><del>d.</del> <u>b.</u> The open space has been assessed by the City Council as making no positive contribution to its overall strategy on open space.</b></p> <p><b><del>b.</del> <u>c.</u> Where there would be material harm, this would be balanced against demonstrable need for the development;</b></p> <p><b><del>e.</del> <u>d.</u> There is no alternative site available to accommodate the proposed development, and any harm that might result from the development could be offset by the provision of other open space of comparable quality, size, character and usability in <del>the locality</del>; <u>a suitable location.</u></b></p> <p><b><del>Development which would involve the loss of open spaces and play areas provided as part of new developments which contribute to the visual or recreational amenity of the area will be refused.</del></b></p> <p><b>Policy OS10</b></p> <p><i>No changes</i></p> <p><b>Policy OS11</b></p> <p><i>Amend 2nd paragraph</i></p> <p><b><del>.....New open space that is created through new developments will automatically be protected and Policy OS9 will apply.</del></b></p>
46	Page 256	<p><b>11.21 change wording put in MM</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p><b>..... Canterbury has significant recreational space at Thanington, Victoria Recreation</b></p>

To Do List N°	Page, Policy or Paragraph	Inspectors points										
		Ground, St Stephen's Field and <del>the</del> the Sturry Road Community Park and <u>Kingsmead Field.</u>										
47		<p><b>Riverside Strategy – information on consultation</b></p> <p><i>Riverside Strategy consultation statement enclosed as appendix 7</i></p>										
48	Policy OS13 Page 271	<p><b>OS13 remove reference to allocation</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p><b>Land identified on the Proposals Map (Inset 1 and 2), as Open Space and Riverside Path, along the River Stour corridors in Canterbury City will be protected from development to enable its future use and contribution towards the riverside corridor, <del>land is allocated as open space having regard to as part of the existing</del> the Riverside Strategy.</b></p>										
49	Page 261	<p><b>Paragraph 11.44 factual error to be corrected</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p><del>Therefore, t</del> The Local Plan has proposed a boundary change to the green gap between Sturry and Broad Oak <del>Canterbury</del> in order to facilitate the <u>Sturry Relief Road.</u></p>										
50		<p><b>Where changes to Proposals Map not asked for explain why? In particular OS &amp; River Corridor</b></p> <p>The additional sites of Tannery Park and Kingsbrook Park are proposed to be added as modifications, in response to the consultation responses to the Local Plan and to reflect the adoption of the Riverside Strategy in October 2015.</p>										
51	Page 268	<p><b>Revised table to 11.69 MM and include Local Open Space Standards</b></p> <p><i>It is proposed to amend the wording, as follows:</i></p> <p><i>Delete table in para 11.69</i></p> <table border="1" data-bbox="470 1839 1257 2063"> <tbody> <tr> <td>Parks</td> <td>0.3 ha</td> </tr> <tr> <td>Green corridors</td> <td>0.3 ha</td> </tr> <tr> <td>Sports fields</td> <td>0.87 ha</td> </tr> <tr> <td>Amenity green space</td> <td>1.3–1.7 ha</td> </tr> <tr> <td>Play areas</td> <td>0.3 ha</td> </tr> </tbody> </table>	Parks	0.3 ha	Green corridors	0.3 ha	Sports fields	0.87 ha	Amenity green space	1.3–1.7 ha	Play areas	0.3 ha
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		<table border="1" data-bbox="472 286 1254 394"> <tr> <td data-bbox="472 286 746 320">Semi natural</td> <td data-bbox="746 286 1254 320">4.0 ha</td> </tr> <tr> <td data-bbox="472 320 746 394">Allotments</td> <td data-bbox="746 320 1254 394">15 plots per 1,000 – 1.56msq per person</td> </tr> </table> <p data-bbox="472 465 1369 499"><i>Add in Open Space Standards table and text to paragraph 11.69 as follows:</i></p> <p data-bbox="472 533 1495 633">Local Quantity Open Space Provision Standards for new residential development. Open Space typology requirements per 1000 new residents are as follows :</p> <table border="1" data-bbox="472 689 1495 2045"> <thead> <tr> <th data-bbox="472 689 719 775">Typology</th> <th data-bbox="719 689 967 775">Definition</th> <th data-bbox="967 689 1150 775">Agreed thresholds</th> <th data-bbox="1150 689 1342 775">Justification of threshold</th> <th data-bbox="1342 689 1495 775">Local Standard</th> </tr> </thead> <tbody> <tr> <td data-bbox="472 775 719 1003"><b>Parks and Gardens</b></td> <td data-bbox="719 775 967 1003">Including urban parks, country parks and formal gardens.</td> <td data-bbox="967 775 1150 1003">2,000 metres</td> <td data-bbox="1150 775 1342 1003">CABE guidance and consultation</td> <td data-bbox="1342 775 1495 1003">0.3 hectares per 1,000 people (3m<sup>2</sup> / person)</td> </tr> <tr> <td data-bbox="472 1003 719 1335"><b>Green corridors</b></td> <td data-bbox="719 1003 967 1335">Including rivers and canal banks, cycle ways and rights of way Plus accessible green space in urban fringe.</td> <td data-bbox="967 1003 1150 1335">300 metres</td> <td data-bbox="1150 1003 1342 1335">Based on ANGST guidance and consultation results</td> <td data-bbox="1342 1003 1495 1335">1.3 –1.7 hectares per 1,000 people (1.3 –17 m<sup>2</sup> / person)</td> </tr> <tr> <td data-bbox="472 1335 719 1597"><b>Amenity green space</b></td> <td data-bbox="719 1335 967 1597">Including informal recreation spaces, green spaces in and around housing.</td> <td data-bbox="967 1335 1150 1597">1,000 metres</td> <td data-bbox="1150 1335 1342 1597">ANGST and consultation results</td> <td data-bbox="1342 1335 1495 1597">1.3 –1.7 hectares per 1,000 people (13 –17 m<sup>2</sup> / person)</td> </tr> <tr> <td data-bbox="472 1597 719 1861"><b>Fixed Play areas</b></td> <td data-bbox="719 1597 967 1861"><i>Fields in Trust have refined these areas to:</i></td> <td data-bbox="967 1597 1150 1861"></td> <td data-bbox="1150 1597 1342 1861"></td> <td data-bbox="1342 1597 1495 1861">0.3 hectares per 1,000 people (3m<sup>2</sup> / person)</td> </tr> <tr> <td data-bbox="472 1861 719 2045"><b>LAPs Facilities targeted at 0 to 5 year olds</b></td> <td data-bbox="719 1861 967 2045">Local Area of play space (LAP) – no equipment</td> <td data-bbox="967 1861 1150 2045">100 metres /up to 1 minutes walk</td> <td data-bbox="1150 1861 1342 2045">Based on FIT guidance and consultation results</td> <td data-bbox="1342 1861 1495 2045">Part of 0.3 hectares per 1,000 people (3m<sup>2</sup> /</td> </tr> </tbody> </table>					Semi natural	4.0 ha	Allotments	15 plots per 1,000 – 1.56msq per person	Typology	Definition	Agreed thresholds	Justification of threshold	Local Standard	<b>Parks and Gardens</b>	Including urban parks, country parks and formal gardens.	2,000 metres	CABE guidance and consultation	0.3 hectares per 1,000 people (3m <sup>2</sup> / person)	<b>Green corridors</b>	Including rivers and canal banks, cycle ways and rights of way Plus accessible green space in urban fringe.	300 metres	Based on ANGST guidance and consultation results	1.3 –1.7 hectares per 1,000 people (1.3 –17 m <sup>2</sup> / person)	<b>Amenity green space</b>	Including informal recreation spaces, green spaces in and around housing.	1,000 metres	ANGST and consultation results	1.3 –1.7 hectares per 1,000 people (13 –17 m <sup>2</sup> / person)	<b>Fixed Play areas</b>	<i>Fields in Trust have refined these areas to:</i>			0.3 hectares per 1,000 people (3m <sup>2</sup> / person)	<b>LAPs Facilities targeted at 0 to 5 year olds</b>	Local Area of play space (LAP) – no equipment	100 metres /up to 1 minutes walk	Based on FIT guidance and consultation results	Part of 0.3 hectares per 1,000 people (3m <sup>2</sup> /
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To Do List N°	Page, Policy or Paragraph	Inspectors points				
						person)
		<b>LEAPS</b> Facilities targeted at 5 to 12 year olds	Local Equipped Area for Play (LEAP)	400 metres /up to 5 minutes walk	Based on FIT guidance and consultation results	Part of 0.3 hectares per 1,000 people (3m <sup>2</sup> / person)
		<b>NEAPS</b> Facilities targeted at 12 to 18 year olds	Neighbourhood Equipped Area for Play (NEAP)	1,000 metres/up to 15 minutes walk	Based on FIT guidance and consultation results	Part of 0.3 hectares per 1,000 people (3m <sup>2</sup> / person)
		<b>Destination play facilities</b> targeted at 0 18 year olds	Play facilities have a distinctive feature and part of a larger facility	20 minutes drive time	Based on FIT guidance	Part of 0.3 hectares per 1,000 people (3m <sup>2</sup> / person)
		<b>Semi natural and natural open space</b>	Including woodlands, urban forestry, scrub, grasslands, wetlands, open and running water, wastelands and derelict open land and rock areas – cliffs, quarries and pits	1,000 metres	Based on ANGST guidance and consultation results	4.0 hectares per 1,000 people (40m <sup>2</sup> / person)
		<b>Outdoor sports pitches</b>	Including tennis courts, bowling greens, sports pitches, golf courses athletics tracks school and institutional playing fields and other outdoor sports areas.	1,000 metres	Based on FIT guidance and consultation results	0.87 hectares per 1,000 people (9m <sup>2</sup> / person)
		<b>Allotments</b>	An allotment is a piece of land approximately 250 square metres in size	NA	National Society for Allotments and Leisure Gardeners	15 plots per 1,000 household/ dwelling

To Do List N°	Page, Policy or Paragraph	Inspectors points				
			which can be rented out for growing fruit and vegetables predominantly			
		<b>Civic Space</b>	Civic and market squares and other hard surfaced areas designed for pedestrians perform a range of recreation functions and are a key element of the civic environment.	TBC	CABE Space guidance	One major civic space per urban centre
		<p><b>Note:</b>  CABE is the Commission for Architecture and the Built Environment, also the Design Council  ANGST is Access to Natural Green Space Standard  FIT is Fields in Trust</p>				
52	Policy SP5 Page 32	<p><b>SP5 MM 1.22 re look at in relation to AONB</b></p> <p><i>Delete Policy SP5 and put the text of that policy in as an additional modification/combine with para 1.70</i></p> <p><i>para. 1.70..... Provide measures to protect and enhance biodiversity and <del>meet</del> <u>ensure that the requirements of the habitats regulations, <del>and</del> are met</u>, and create and/or enhance linkages between natural areas and open spaces and areas of <u>designated and undesignated countryside, as appropriate;</u> .....Conserve and enhance the Kent Downs AONB, as guided by the Kent Downs Management Plan and its supporting guidance (as revised).</i></p>				





# Statement of Common Ground

## Herne Relief Road

CERTIFIED TO BE A TRUE COMPOSITE  
COPY OF THE ORIGINAL DOCUMENTS  
SEEN BY ME

*S. Bowser*

17-10-16

SARAH BOWSER  
SENIOR SOLICITOR  
KENT COUNTY COUNCIL  
SESSIONS HOUSE  
MAIDSTONE  
KENT ME14 1XQ

## Statement of Common Ground – Herne Relief Road

This Statement of Common Ground is provided by KCC, CCC and the Developers to demonstrate to the Inspector that Herne Relief Road is deliverable and will as such allow the delivery of housing on the Contributing Sites.

### Definitions

"CCC"	means Canterbury City Council
"Construction Cost"	means the estimated sum for the Herne Relief Road Bullockstone Road Improvements Portion capped at £7.692 million based on a construction date of 2020
"Contributing Sites"	means the Herne Bay Golf Club Site, the Hillborough Sites and the Strode Farm Site, and any other sites which should come forward within the timeframe for which the Herne Relief Road can be appropriate mitigation
"Developers"	means AE (Estates Developers) Ltd, Hollamby Estates (2005) Ltd, Kitewood Estates Ltd and Taylor Wimpey Ltd
"Draft Local Plan"	means The Canterbury District Local Plan Publication Draft June 2014 (including any proposed modifications)
"Herne Bay Golf Club Site"	means the land forming site 4 in Policy SP3 in the Draft Local Plan <sup>1</sup>
"Herne Bay Strategic Sites"	means the Sites identified in draft Policy SP3 as Site 3- Land at Hillborough, Herne Bay; Site 4 – Herne Bay Golf Course; Site 5 – Strode Farm;
"Herne Relief Road"	means the highway including all related ancillary works to be constructed which is made up of the Herne Relief Road Bullockstone Road Improvements Portion and the Herne Relief Road Developer's Portion
"Herne Relief Road Developer's Portion"	means that length of the Herne Relief Road shown on Plan 1 comprising the section through the Strode Farm Site 5
"Herne Relief Road Bullockstone Road Improvements Portion"	means that length of the Herne Relief Road shown on Plan 2
"Highway Infrastructure Works"	means proposed localised improvement works to the existing A291 within Herne Village
"Hillborough Sites"	means the land forming site 3 in Policy SP3 in the Draft Local Plan
"KCC"	means Kent County Council
"Plan 1"	means drawing number AA4453-1008 Revision A
"Plan 2"	means drawing number 4300400/000/09 Revision O
"Strode Farm Site"	means the land forming site 5 in Policy SP3 in the Draft Local Plan

1. CCC, in its Draft Local Plan is proposing to allocate land for housing, employment and other uses at various sites in Herne Bay including the Herne Bay Golf Club Site, the Hillborough Site and the Strode Farm Site subject to a range of requirements, conditions and obligations under section 106 of the Town and Country Planning Act 1990.

<sup>1</sup> Granted planning permission under reference CA/15/00844

2. CCC, as Local Planning Authority, and KCC, as the Highway Authority have identified a key requirement for strategic infrastructure namely the 'Herne Relief Road'. The Herne Relief Road will be required to be in place at the point of saturation of the highway network following the build-out of development. It comprises two elements:
  - Herne Relief Road Developer's Portion: the section through the Strode Farm Site including the eastern connection to the A291 (Canterbury Road), as identified on Plan 1, to be provided by the Strode Farm Site.
  - The Herne Relief Road Bullockstone Road Improvements Portion as identified on Plan 2: to be designed and delivered by KCC and to be funded, in apportioned contributions to be finalised and agreed by the Contributing Sites.
3. The requirement for the Herne Relief Road is set out in draft Policy T13 of the Draft Local Plan and the proposed route and alignment of the Herne Relief Road, is identified on the Local Plan Proposals Map and shown in greater detail in Plan 1 and Plan 2 annexed to this statement.
4. The purpose of this statement is to demonstrate how the Herne Relief Road could be delivered using a cost apportionment approach.
5. KCC and CCC agree that for the purposes of this apportionment that KCC will apply the sum of £3,111,200 secured within the S106 Agreement dated entered into 24 September 2015 between KCC, CCC and the owners of the Herne Bay Golf Club Site, such that the net capped contribution sum to be apportioned between the Contributing Sites excluding the Herne Bay Golf Club Site is reduced to £4,581,883. The figure of £ 4,581,883 has been calculated on a delivery date of 2020.
6. The parties agree that a cost apportionment approach subject to KCC's trip distribution would represent an agreeable and achievable potential scenario with contributions on the following basis:

Table No 1(Based on delivery of the road in 2020)

KCC Trip rate	KCC Trip distribution	Development	Size of development (Houses)	Resulting traffic movements	Proportion of total traffic movements	Apportioned cost £000
0.55	0.32	Strode Farm	800	141	51%	2331
0.55	0.19	Hillborough	1300	135	49%	2249
Traffic generated through Herne			<b>Totals -&gt;</b>	277	100%	4581

Table No 1 above is based on the proposed number of dwellings for each development site as set out in the Draft Local Plan. If the proposed number of dwellings changes through a planning application submission on each respective site then the cost apportionment will change accordingly.

7. Should other sites come forward within the Herne Bay area that will have a material impact on traffic flows along the A291 (Canterbury Road), they could be included within the list of contributing sites. In respect of identifying a CIL compliant apportionment mechanism, the parties recognise that simple Section 106 contributions may fall foul of the pooling restriction in Regulation 123(3), but the parties acknowledge that the regulations specifically recognise that it may be necessary for highways infrastructure to be funded by a larger number of development schemes. In so far as, Regulation 123(3) excludes contributions secured by way of a Section 278 Agreement from the restriction placed on the pooling of contributions, any additional contributions will be sought as appropriate.

8. The Herne Bay Strategic Sites are intended to be built out at the following rates:

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Site 3A Land at Hillborough, Herne Bay (Taylor Wimpey)	0	0	0	40	70	70	70	70	440
Site 3B Land at Hillborough, Herne Bay (AE (Estates Developers) Ltd)			0	40	60	70	70	60	300
Site 3C Land at Hillborough, (Kitewood)				40	60	20			120
Site 4 Land at Herne Bay Golf Course, Herne Bay		30	80	80	80	80	100	20	470
Site 5 Land at Strode Farm, Herne Bay			0	30	80	80	80	80	350
<b>Annual Totals</b>		30	80	230	350	320	320	230	
<b>Cumulative Housing</b>			80	340	690	1010	1330	1560	

9. Should the Strode Farm Site, for whatever reason, not be delivered and alternative Highway Infrastructure Works can be achieved to mitigate the impacts of the remaining developments, these would be confined to proposed improvement works to the A291 [works to be defined by KCC] and in no case would the cost of those works exceed the Construction Cost net of the secured contribution from the Herne Bay Golf Club Site.

10. Each of the Contributing Sites will pay the amounts into an escrow bank account controlled by KCC. The apportioned contributions shall only be paid into the escrow bank account after implementation of a planning permission for the respective site and shall be broken down into staged payments triggered by sequential and aggregated dwelling occupation thresholds, such splits and trigger points are to be agreed in the respective planning application negotiations, with recognition to development cashflow and viability considerations.

11. If by a date to be agreed by the parties the escrow account does not hold the sum equal to the Construction Cost (or such lesser amount as KCC require to complete the works following detailed costing), the Developers upon implementation of a planning permission for their respective site will provide (at their election) one or a combination of the following measures:

- a. An on-demand bond and associated Section 278 Agreement to cover any shortfall, based on their proportionate contribution as may remain outstanding at that time and all proportionate borrowing costs KCC will incur to forward fund the construction of the Herne Relief Road.
- b. Advanced payment of the balance of their proportionate contribution, as may remain outstanding at that time

12. Should the date of construction of the Herne Relief Road Bullockstone Road Improvements Portion be post 2020 then an adjustment to the scheme costs (as would relate to any developer contributions unsecured at that time) will be made to reflect additional inflation costs.

13. All contributions paid toward the Herne Relief Road or Highway Infrastructure Works will qualify for clawback as set out in the Section 106 planning agreement for each respective site in the event that the works are not delivered within an agreed timescale.



B. Cooper

.....  
Signed by Barbara Cooper, Corporate Director – Environment, Growth and Transport on behalf of The Kent County Council

.....  
Signed by Colin Carmichael, Chief Executive on behalf of Canterbury City Council

.....  
Signed by xxx on behalf of AE (Estates Developers) Ltd

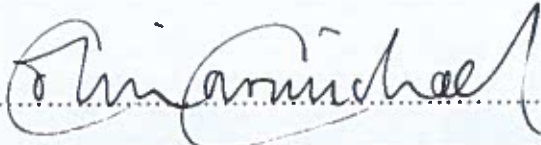
.....  
Signed by xxx on behalf of Hollamby Estates (2005) Ltd

.....  
Signed by xxx on behalf of Kitewood Developments Ltd

.....  
Signed by xxx on behalf of Taylor Wimpey Ltd



.....  
Signed by Barbara Cooper, Corporate Director – Environment, Growth and Transport on  
behalf of The Kent County Council

A handwritten signature in black ink, appearing to read 'Colin Carmichael', written over a dotted line.

.....  
Signed by Colin Carmichael, Chief Executive on behalf of Canterbury City Council

.....  
Signed by xxx on behalf of AE (Estates Developers) Ltd

.....  
Signed by xxx on behalf of Hollamby Estates (2005) Ltd

.....  
Signed by xxx on behalf of Kitewood Developments Ltd

.....  
Signed by xxx on behalf of Taylor Wimpey Ltd

V.V. Athorpe

---

Signed by Valentine Athorpe on behalf of AE (Estate Developers) Lrd

.....  
Signed by Barbara Cooper, Corporate Director – Environment, Growth and Transport on behalf of The Kent County Council

.....  
Signed by Colin Carmichael, Chief Executive on behalf of Canterbury City Council

.....  
Signed by xxx on behalf of AE (Estates Developers) Ltd

.....  
 3/10/12  
Signed by xxx on behalf of Hollamby Estates (2005) Ltd  
*STUART CLARK*

.....  
Signed by xxx on behalf of Kitewood Developments Ltd

.....  
Signed by xxx on behalf of Taylor Wimpey Ltd

.....

Signed by Barbara Cooper, Corporate Director – Environment, Growth and Transport on behalf of The Kent County Council

.....

Signed by Colin Carmichael, Chief Executive on behalf of Canterbury City Council

.....

Signed by xxx on behalf of AE (Estates Developers) Ltd

.....

Signed by xxx on behalf of Hollamby Estates (2005) Ltd

 07.10.16

Signed by Sara Sweeney on behalf of Kitewood Developments Ltd

.....

Signed by xxx on behalf of Taylor Wimpey Ltd

.....

Signed by Barbara Cooper, Corporate Director – Environment, Growth and Transport on behalf of The Kent County Council

.....

Signed by Colin Carmichael, Chief Executive on behalf of Canterbury City Council

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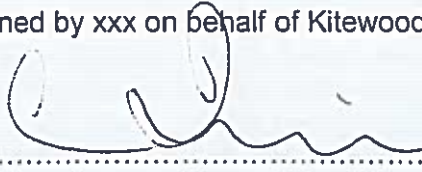
Signed by xxx on behalf of AE (Estates Developers) Ltd

.....

Signed by xxx on behalf of Hollamby Estates (2005) Ltd

.....

Signed by xxx on behalf of Kitewood Developments Ltd

 28.09.16

.....

Signed by Chris Irwin on behalf of Taylor Wimpey Ltd

**Appendix 2**

**Copy of Planning Permission**

**Land at Hawthorn Corner**

Reference : CA/99/0678/HBA

Date of Deposit: 09 July 1999

**CANTERBURY CITY COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990**

Applicant's/Agent's Name and Address	Location	Proposal
Dale & Duncan 8 Cecil Square Margate CT9 1BD	FDS House, Hawthorn Corner, Thanet Way, Herne Bay.	Replacement offices, production and storage facilities and residential flat.(Revised scheme).

**NOTIFICATION OF GRANT OF PLANNING PERMISSION TO DEVELOP LAND**

**TAKE NOTICE** that the Canterbury City Council, the district planning authority under the Town and Country Planning Act 1990,

**HAS GRANTED PERMISSION**

**for development of the land described and situated as above and being in accordance with your application for permission dated as above.**

As revised by plans 9928/A.03, A.04, A.05, A.06, A.08, A.09, A.9.1, A.10, A.11, A.14, A.14.1 and A.16 received on 28 February 2000.

Subject to the conditions specified hereunder :-

01 The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.

01 REASON: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02 The use shall not be commenced until the area shown for vehicle parking on the submitted plans has been laid out in accordance with the plans and thereafter that area shall not be used for any purpose other than the parking of vehicles.

02 REASON: The development without the provision of adequate parking space would be likely to lead to inconvenience and danger to road users by virtue of vehicles parked on the public highway.

03 Before the development is commenced a scheme for the landscaping of the site to include the siting and specification of tree and shrub/hedgerow planting, seeding or turfing and the treatment of all hard surfaces shall be submitted to and approved by the local planning authority.

03 REASON: To ensure that the site is adequately landscaped in the interests of the appearance of the locality.

04 All planting, seeding or turfing comprised in the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the external fabric of the buildings, whichever is the sooner; and any trees or plants which are removed, die or become seriously damaged or diseased within five years of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted.

04 REASON: To ensure that the site is adequately landscaped in the interests of the appearance of the locality.

05 No work shall be commenced before samples of materials to be used in the exterior of the building have been submitted to and approved by the local planning authority.

05 REASON: To ensure that the external appearance of the building does not prejudice the visual amenity of the neighbourhood.

06 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil inceptor constructed with a capacity compatible with the site being drained.

06 REASON: To prevent pollution of the water environment.

07 No windows, doors or other openings whatsoever shall be created in the east flank elevation of the building hereby permitted other than shown on the approved plans.

07 REASON: In order to safeguard the amenity of adjoining residential properties.

08 The building shall be set out on site in the position shown on plan 97005/23 and no alteration shall be made to the approved siting.

08 REASON: In the interests of the amenity of nearby residential properties.

Dated the 03 July 2000

Signed



Kim Bennett (Mr)  
Head Of Development Services  
On behalf of Canterbury City Council

Date of Issue 03 JUL 2000



## NOTES

1. This permission is confined to planning permission under the Town and Country Planning Acts and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be required.

## 2. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to grant permission for the proposed development subject to conditions, then you can appeal to the Secretary of State for the Environment, Transport and the Regions under section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

## 3. Purchase Notice

If either the local planning authority or the Secretary of State for the Environment, Transport and the Regions grants permission to develop land subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

## 4. If this permission will result in the provision

- (a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise); or
- (b) of any of the following being in each case premises in which persons are employed to work:
  - (i) office premises, shop premises and railway premises to which the Offices, Shop and Railway Premises Act 1963 applies;
  - (ii) premises which are deemed to be such premises for the purposes of that Act; or
  - (iii) factories as defined by section 175 of the Factories Act 1961.

Section 76 of the Town and Country Planning Act 1990 requires that attention be drawn to:-

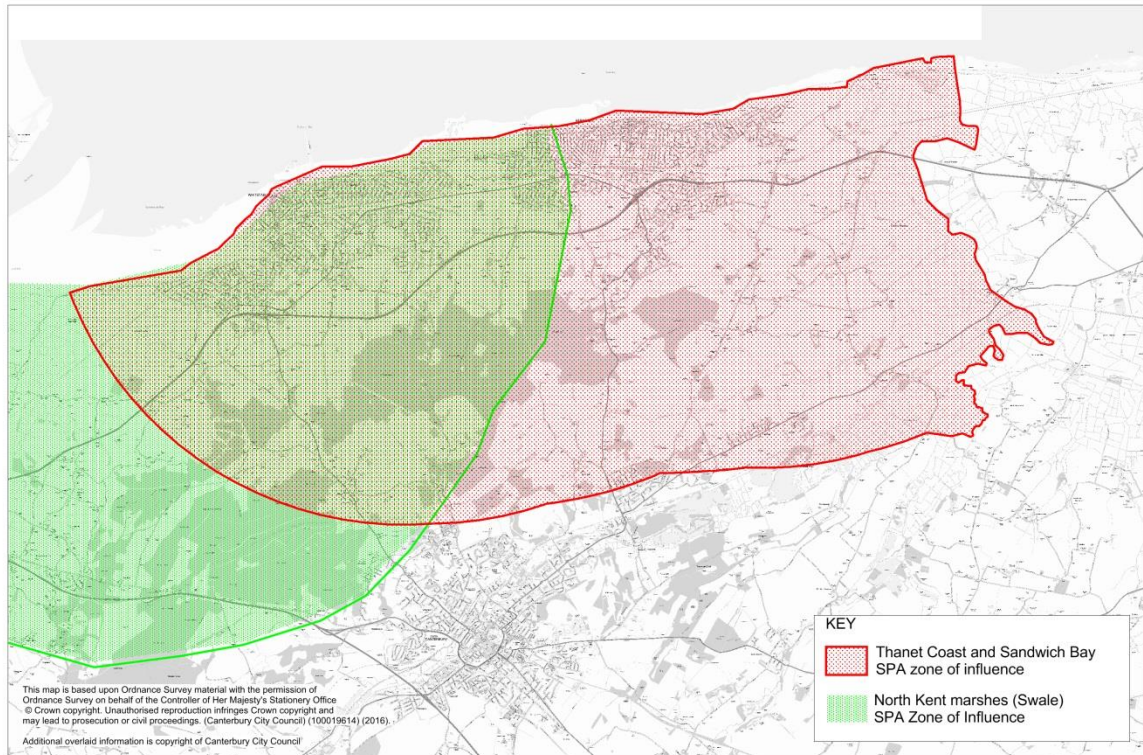
- (i) the Code of Practice for Access for the Disabled to Buildings (BS 5810:1979); or any prescribed document replacing that code;
- (ii) in the case of (a) above, to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970, and
- (iii) in the case of (b) above, to sections 7 and 8A of the 1970 Act.

## 5. If this permission relates to or includes the erection or extension of a building, notice is hereby given of the provisions of section 53 of the County of Kent Act 1981 set out below:-

- (1) Except as provided in sub-section (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless after consultation with the fire authority they are satisfied that the plans show -
  - (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
  - (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.
- (2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990 unless notice of the provisions of this section is endorsed on or accompanies the planning permission.
- (3) Section 64(2) and section 65(2) to (5) of the Act of 1936 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the Act of 1936.
- (4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.
- (5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire fighting purposes by members of one or more fire brigades and their appliances.

Map showing the Zones of Influence to be included on the Proposals Maps

SAMMS Zones of influence within the Canterbury District



Historic England's letter in support of the Main modifications to Chapter 9 Historic Environment



Historic England

Cathy McNab  
Planning Policy  
Canterbury City Council

Our ref: Seast/Canterbury/LP  
Your ref:

By email only

Telephone 01483 252020  
Fax 01483 252001  
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Date 28 September 2016

Dear Ms McNab

Canterbury Local Plan Post Examination Main Modifications

I refer to your email of 27 September regarding the proposed changes to Chapter 9 Historic Environment of the draft Canterbury Local Plan.

Historic England supports the proposed modifications as set out, as changes that will strengthen the purpose of the policy to safeguard the historic environment and align the wording of the policy better with the intention of the NPPF.

Yours sincerely

Alan Byrne  
Historic Environment Planning Adviser



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Please note that Historic England operates an access to information policy.  
Correspondence or information which you send us may therefore become publicly available.



MM	200	HE1	<p>The <u>City Council</u> will support proposals which protect, conserve and, <del>where appropriate,</del> enhance the historic environment and the contribution it makes to local distinctiveness and sense of place. Proposals that make sensitive use of historic assets through regeneration and reuse, particularly where these bring redundant or under-used buildings and areas into an appropriate use, will be encouraged.</p> <p>Development must conserve and <del>where appropriate</del> enhance, or reveal, the significance of heritage assets and their settings. Development will not be permitted where it is likely to cause harm to the significance of heritage assets or their setting <u>unless it is necessary to achieve substantial public benefit that would outweigh the harm or loss, or all of the following apply:</u></p> <ul style="list-style-type: none"> <li>• <u>the nature of the heritage asset prevents all reasonable uses of the site; and,</u></li> <li>• <u>no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and,</u></li> <li>• <u>conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and</u></li> <li>• <u>the harm or loss is outweighed by the benefit of bringing the site back into use.</u></li> </ul> <p>Any development affecting directly, or the setting of, a listed or locally listed building, Conservation Area, Scheduled <del>Ancient</del> Monument, registered park or garden, historic landscape, or archaeological site will be required to submit a Heritage Statement with any Planning Application. The statement will need to outline and provide evidence as to the significance of the heritage asset including its setting, the likely impact of the development upon it and be proportional to the importance of the said heritage asset.</p> <p>Should permission be granted for the removal of part or all of a heritage asset the City Council will not permit the removal or demolition of the heritage asset until it is proven that the approved replacement development will proceed.</p>
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MM	212	HE6	<p>Development within a conservation area should preserve or enhance its special architectural or historic character or appearance.</p> <p>Development, in or adjoining a conservation area, which would <del>harm</del> <u>enhance</u> its character, appearance, or setting will <del>not</del> normally be permitted. Important features or characteristics, which contribute to its special character and setting, that need to be protected, include; plan form, buildings, architectural features, built form, archaeological sites, materials, trees, streets and spaces and the relationships between these features.</p> <p>New development in a conservation area should <u>aim to preserve and enhance</u> <del>make a positive contribution to</del> the character and local distinctiveness of the</p>
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			<p>historic environment and respect its surroundings in terms of height, massing, volume, scale, form, materials, details, roofscape, plot width and the design of any new pedestrian or vehicular access.</p> <p>Development within, affecting the setting of, or views into and out of, a conservation area, as shown on the Proposals Map and all Insets, should preserve or enhance all features that contribute positively to the area's character, appearance or setting. Particular consideration will be given to the following:</p> <ol style="list-style-type: none"> <li>a. The retention of buildings, groups of buildings, existing street patterns, historic building lines and ground surfaces;</li> <li>b. Retention of architectural details that contribute to the character or appearance of the area;</li> <li>c. The impact of the proposal on the townscape, roofscape, skyline, landscape and the relative scale and importance of buildings in the area;</li> <li>d. The need to protect trees and landscape;</li> <li>e. The removal of unsightly and negative features; and</li> <li>f. The need for the development.</li> </ol>
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MM	213	9.55	<p><del>The Council will resist the demolition of h</del> Heritage assets which contribute to the character and appearance of conservation areas <u>should be retained</u>. When Planning Permission <u>for demolition of a heritage asset</u> is applied for <del>the Council will refuse consent unless it can be</del> <u>applicants should demonstrated</u> that:</p> <ul style="list-style-type: none"> <li>• the demolition is necessary in order to deliver substantial public benefits; or</li> <li>• the nature of the heritage asset affected prevents all reasonable uses for the site; and</li> <li>• no viable use for the asset can be found in the medium term that will enable conservation; and</li> <li>• conservation through grant funding is not possible; and</li> <li>• the harm or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.</li> </ul>
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MM	214	HE8	<p><u>The City Council</u> has a presumption in favour of the conservation of heritage assets. The more significant the asset, the greater the presumption in favour of conservation and the greater the justification required for its alteration. Proposals involving substantial harm to heritage assets within a conservation area will normally be refused unless it can be shown that the harm or loss is <u>necessary to achieve substantial public benefits that outweigh that harm or loss</u>. If the proposal will lead to less than substantial harm to the significance of a heritage asset, or the building, or the element affected does not contribute to the significance of the area, the harm will be weighed against</p>
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			the public benefits of the proposal.
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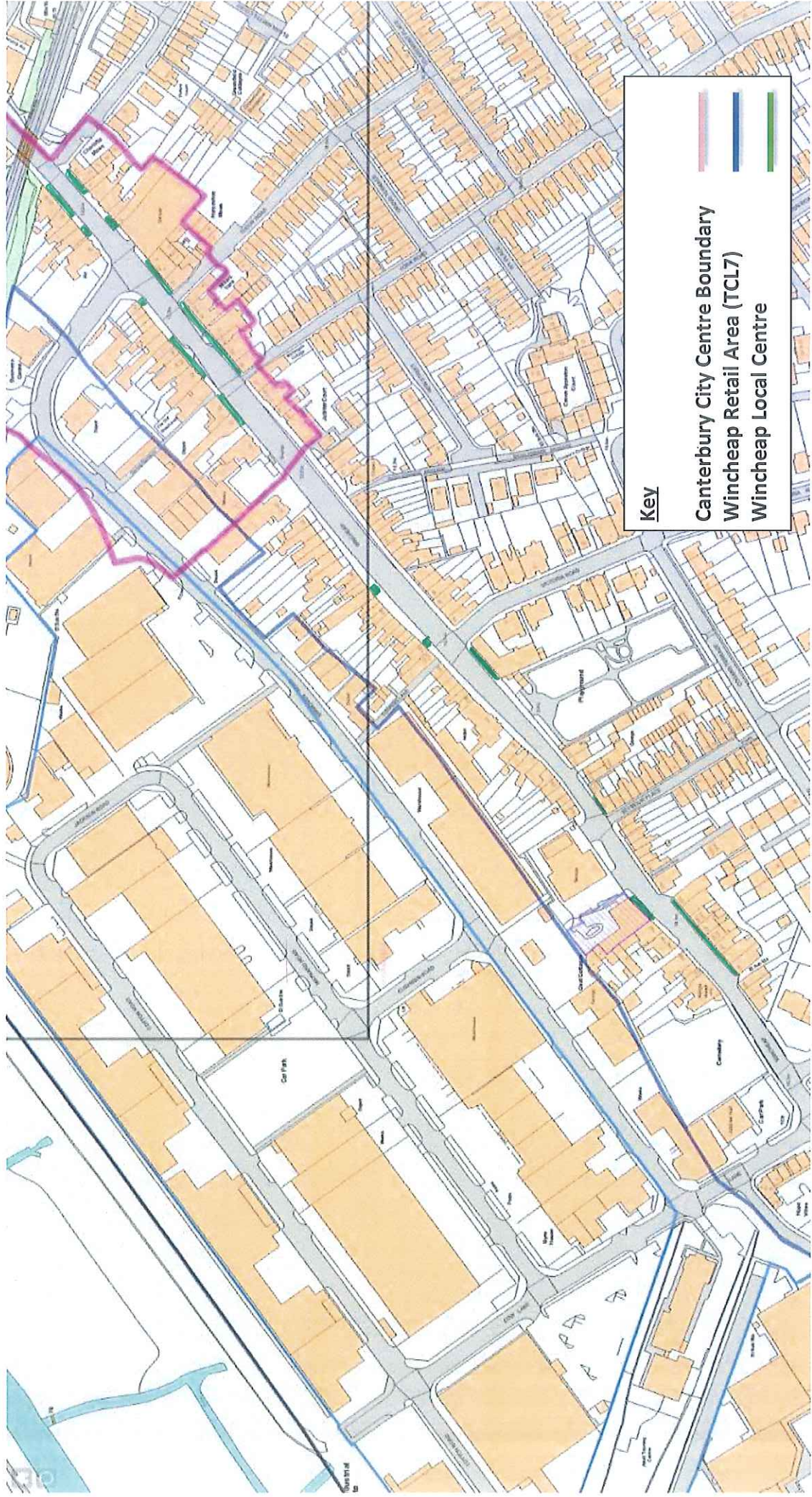
MM	216	HE9	<p>In conservation areas and on, or affecting, listed buildings, advertisements will be kept to a minimum in order to maintain the character and appearance of conservation areas and to avoid harm to the fabric, character or setting of listed buildings. Their size, design, materials and colouring <del>must</del> <u>should not</u> detract from the character and appearance of the area.</p> <p>Where a building is listed, locally listed or has a special character, the Council will grant advertisement consent or listed building consent for painted timber fascia advertisements and traditional hanging signs.</p> <p><del>Consent for</del> Internally illuminated box signs and plastic blinds <del>will be</del> <u>are</u> inappropriate in an historic context <del>and will be refused</del>. Where illumination of a sign in a conservation area is acceptable it should be achieved by halo or other illumination to individual letters.</p> <p>...</p>
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MM	221	HE12	<p>Within the Canterbury Area of Archaeological Importance and areas of recognised archaeological potential elsewhere in the District the Council will <del>not</del> determine planning applications involving work below ground level <del>until</del> <u>once</u> the applicant has provided information in the form of an evaluation of the archaeological importance of the site, and, an assessment of the archaeological implications of the proposed development.</p>
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MM	223	HE13	<p>The historic landscape, including ancient woodlands, hedgerows and field boundaries, parks and gardens of historic or landscape interest and archaeological features (such as standing remains and earthwork monuments) will be preserved and enhanced. Within historic landscapes:</p> <ol style="list-style-type: none"> <li>a. Development that would <u>not</u> adversely affect their historic character and appearance <del>and will not</del> <u>normally</u> be permitted <u>subject to compliance with other Local Plan policies</u>;</li> <li>b. <b>The conservation of landscape and architectural elements will be encouraged;</b></li> <li>c. <b>The maintenance, restoration and reconstruction of the layout and features of historic parks and gardens will be encouraged where this is appropriate and based on historical research; and</b></li> <li>d. Development that <del>would</del> <u>does not</u> detract from landscape and village settings <del>would</del> <u>will normally not be supported, permitted subject to compliance with other Local Plan policies</u>.</li> </ol>
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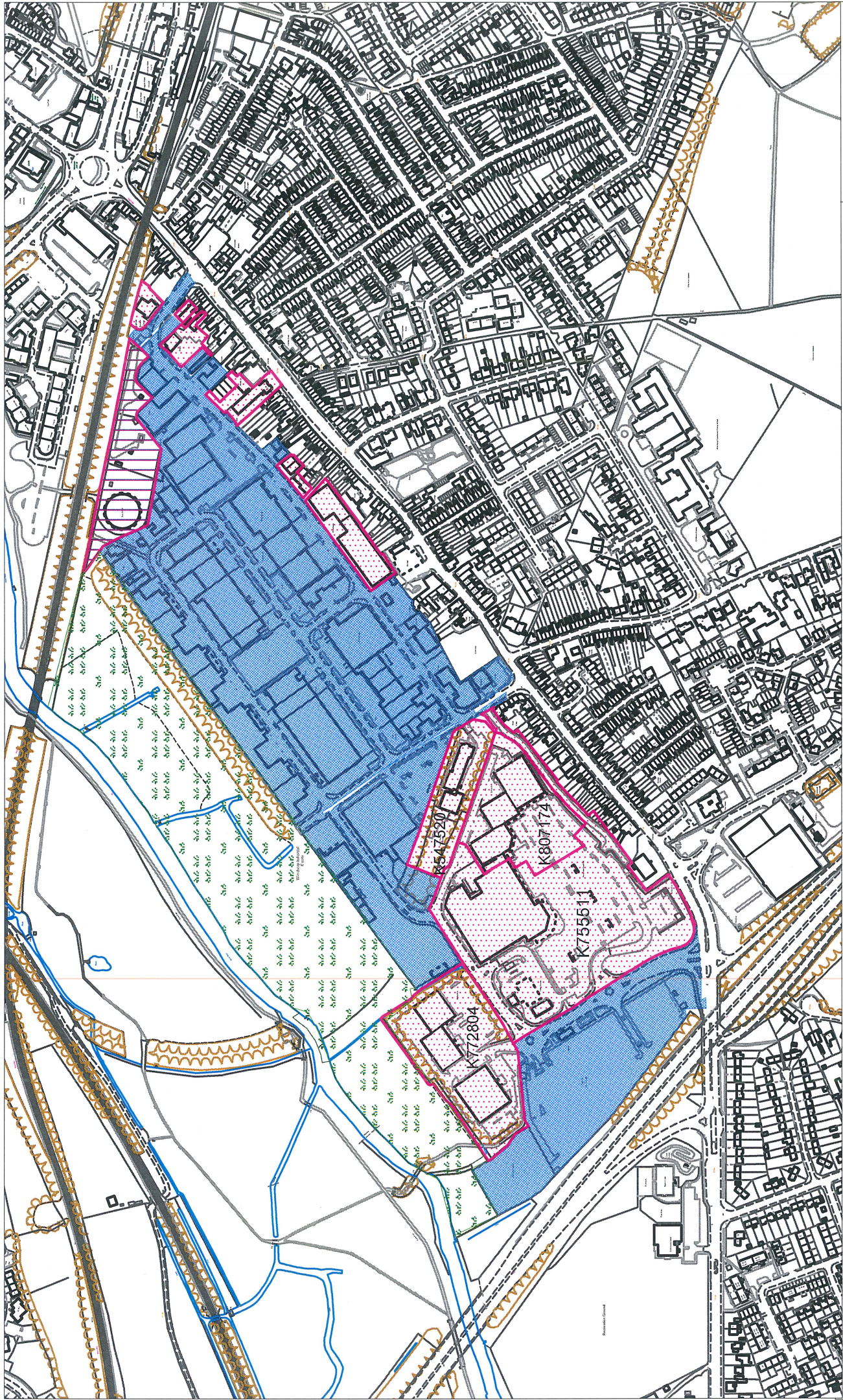


Position of Wincheap Local Centre



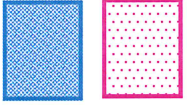
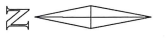


**Land Ownership - Wincheap Retail Area**



**Wincheap Retail Area (Policy TCL7)  
– Ownership Plan**

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Canterbury City Council  
Wincheap Estate Land Ownership



Not Owned by Canterbury  
City Council



Canterbury City Council  
Owned Riverside Area

Former Gas Holder Site

Plan No. 4044  
Date: 21/10/2016  
Dept. Property Services  
Scale: 1:5000



## **Riverside Strategy Consultation Statement**

The original Riverside Strategy (Canterbury Riverside Parks and Footpaths: Policy Statement) was published in 1987. This document was reviewed and adopted as a supplementary Planning Document in 2003 (The Riverside Strategy). This is the third revision of the Riverside Strategy.

The current Riverside Strategy 2016 was reviewed in consultation with the Friends of the Riverside Group. The City Council meets quarterly with the Friends of the Riverside Group, which includes representatives from a range of interest groups including: Kentish Stour Countryside Partnership; Environment Agency; East Bridge Hospital; St Peters Residents Association; Kent Bat Group.

The draft revised Riverside Strategy was approved by Council Executive on the 11 December 2014 for public consultation. A six week public consultation was undertaken from 16 March to 27 April 2015. This included a press release as well as having the document available on the Council website and in paper form at the Council Offices in Military Road, Canterbury and at the Canterbury Library. A presentation was also made to the Friends of the Riverside Group.

The responses to the consultation were summarised and amendments made in response to these comments (as outlined in the attached table, Appendix 1).

The Riverside Strategy was approved by the Community Committee on 16 September 2015 and the minutes of this committee then went to Full Council on 1 October 2015 for information. The final version of the Riverside Strategy (Canterbury's Riverside: Achieving a connected network, 2016, A strategy for the riverside corridor between Chartham and Sturry 2015 to 2020) is attached.

## **Appendix 1**

**Table showing the summary of consultation responses and Council actions**

Riverside Strategy 2015-2020 : Summary of Public Consultation

Comments and Representations

Comment/Representation	Reference No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	Officer Response	Change Required Y/N	
	Name of responsee or organisation	Eastbridge Hospital	Abbot's Mill Project	The Canterbury Society	Love Hambrook Marshes	Mr L. Godden	Ms U. Zeller	Ms G. Duckworth	Mr P. Brooks	Active Life sports Development Officer	Mr D. Goddard	Ms J. Freeman	Ms K. Nevell	Spokes	Mr A. Hawkins	Historic River Tours	Canoe Wild	Mr M. Roberts	Amy	Ms J. Holtham	Ms L. McDonnell	Mr R. Blackman	Mr T. Whiting	Mr S. Curtis	Ms J. Gavriel	Ms Y. Scamp	Leigh Derbyshire	Mr J. Winder	Canterbury District Green Party	Mrs S. Pettman	Mr C. Lowe	Ms C. Duggan			
Fully support and endorse the strategy	11																																Noted	N	
Correct naming of riverside open spaces: <b>Greyfriars Garden</b> (council owned) Eastbridge Hospital owned: <b>The Franciscan Gardens</b> Add sentence re. opening / closing of The Franciscan Gardens: <i>'The Franciscan Gardens are open, at the discretion of the owners, from Easter Monday to 30th September, 10am - 4pm, Monday to Saturday and are closed on Sunday'</i> 6.1 The Eastbridge Hospital will undertake their own habitat enhancement works		1																																All suggested amendments will be included in the revised strategy	Y
3.2 A number of suggested changes to 'The Canterbury Landscape Character and Biodiversity Appraisal (Draft August 2012)' 4.3 Bitmac path is most suitable to most users 4.4 Agree with policies in this section and proposed policies in relation to new lighting 4.5 Materials for seats should be locally sourced Litter bins should be dual use: landfill and recycling 4.8 and 4.9 Strongly agree 5.1 Should The Abbots Mill Project site and Arrowhead be added to table? 5.3 Table 3: Abbots Mill site is part of Sollis Orchard - aims of project: to improve access, restore sluice gates and add useable fish passage as part of waterwheel installation. 8.2 Friends of the Riverside should also include the Abbot's Mill Project site (not just the Abbot's Mill site) 9.0 Add action point: opening up of riverside link path in Tannery development			1																															3.2 Beyond the scope of this document. 4.3 Noted 4.4 Noted 4.5 Prefer litter bins sited at key access points rather than close to seats. Will investigate dual bins. 4.8 and 4.9 Noted 5.1 Abbots Mill Project site is not in the same category as all other sites 5.3 Ditto 8.2 Noted 9.0 Agreed, add to action plan	Y
4.2 Policy RS2 recommends shared paths between pedestrians and cyclists. Keep under review particularly in busy areas 5.3 - Information board requested for the Butterfly Garden - Regrettable that Sargeants Parade (off Parham Road) should be considered for housing. - Support for enhancement of open space at Vauxhall Avenue and Sturry Road Community Park 6.1 Can the river frontage with the Marlowe be re-designed?				1																														4.2 There is a perception that cyclists and pedestrians cannot share the same route. The reality is that reports of accidents are very rare. Available space for segregation is limited especially since we wish to minimise hard surfacing in our parks and gardens and the countryside. Anecdotal evidence suggests that segregated routes are not adhered to by users. 5.3 No objection to: - a small A4 information board at the Butterfly Garden - The strategy will not recommend that Sargeants Parade should be considered for housing. - Noted 6.1 The frontage was designed by the architects of the Marlowe Theatre. To complement the architectural design of the building. Redesign not required.	Y

Comment/Representation	Reference No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	Officer Response	Change Required Y/N
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8.2 Replace 'The Friends of Hambook Marshes' with 'The Love Hambrook Marshes Group'					1																												8.2 Agreed	Y
The design and execution of the landscape changes in the Westgate Gardens was completely unnecessary and a complete waste of money						1																											Noted. The work has received widespread support.	N
5.3 Table 3: Sargeants Parade open space should be retained as open space for childrens play and allotments							1																										Agreed. Strategy will be amended to support community use of open space	Y
5.3 Table 3: Sargeants Parade open space should be retained as communal open space and allotments								1																									Agreed. Strategy will be amended to support retention of open space for community use	Y
There is a potential conflict with the use of canoes on the river with angling interests and punt/river trip operators. City Council should take interests of punt/boat operators into account when management works are planned for the infrastructure of the river. Water levels need to be managed carefully to ensure punt/river trip operators can continue to operate.									1																								Noted	Y
Inclusive off-road routes are needed to encourage more people and families to become more active (walking and cycling). Unfortunately, Canterbury is beset with a fragmented cycle network with dangerous on road sections which deter many people from cycling.										1																							The proposed extension of the off-road routes linking Sturry with Canterbury should help improve the network and encourage more people to be active.	N
Segregation of pedestrians and cyclists. Inexpensive parking for visitors close to the Riverside because roads in the city are too dangerous for cycling.											1																						See aforementioned response 4.2 above.Toddlers Cove is an example of an inexpensive short-stay car park close to the river. There is a need to make the roads in Canterbury feel safer for cyclists.	N
The Canterbury to Chartham route is susceptible to flooding in winter and the cattle grids are unnecessary, unpleasant interruptions.												1																					Agree with observations. The land is floodplain so winter flooding is to be expected.Landowners insisted upon cattle grids when the route was planned. A solution to overcome the interruptions will be investigated.	N
Dredge rivers to reduce flood risk No public gardens should be locked at night													1																				Dredging would be highly damaging to the ecology of the Stour in Canterbury and is not advisable. Certain gardens are locked at night and need to be to protect against anti-social behaviour issues. There is a general consensus that this is necessary.	N

Comment/Representation	Reference No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	Officer Response	Change Required Y/N	
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Favoured path surface: Bitumen macadam Considerate cycling should be permitted in all public open spaces 8.0 Stronger commitment to maintenance of surfaces. Tarmac needs to be inspected regularly and any defects repaired. Regular inspection/repairs to Chartham to Canterbury section needed SPOKES have offered to work in partnership with the city council to develop the network of off-road riverside cycle routes														1																				Agree that Bitumen Macadam is the most suitable path surface material in terms of use and maintenance. In many of the city's smaller parks and gardens it is inappropriate to encourage cyclists. There just is not sufficient space for considerate cyclists and pedestrians. Agree that maintenance and repair is very important to all surfaces and infrastructure. I am sure the city council will wish to involve SPOKES with the development of the network.	N
Favoured path surface: Bitumen macadam															1																			Agreed	N
Historic River Tours Co. should be directly involved in final strategy document. Council policy needed to mitigate impact of development on river operators City council needs to explore potential of river transport Canoe hire should not be considered by city council - health and safety and adverse impact on habitats issues																1																		The city council acknowledges the contribution made by river tour operators to the visitor offer of the city. The main focus of the strategy is creating an accessible riverside corridor for cycling and walking. Use of the river by watercraft is controlled through licensing. Canoe hire on the same stretch of river as punts and tour boats is unlikely to work. The city council need to find a separate stretch of the river for canoe hire.	Y
A Canoe hire/educational facility on the river in Canterbury would offer many positive advantages. The strategy mentions the activity in a negative light.																	1																	The Environment Agency are open to responsible use of the river for a wide range of activities. Punt and boat tour operators and angling groups hold strong views that canoes cannot mix with punts and boats and fishing. The strategy will set out the merits of responsibly managed canoe hire. The council need to work with operators to find a separate stretch of the river for canoe activities.	Y
Self-binding path surface is better for joints for runners. Need to improve poor drainage on Canterbury to Chartham section.																		1																Most comments from walkers and cyclists favour a bitmac surface. The city council will work in partnership with the Environment Agency and Kentish Stour Countryside Partnership to alleviate flooding of the path during the winter months.	N
The city council should look at creating free parking at Chartham to enable people to 'park and cycle' into the city centre. An improved play area at Chartham could also encourage more families to use the route.																																		There is a car park at the end of the route in Chartham. Permits are issued for commuter parking by the parish council. It is a good idea which we will investigate further. Chartham Parish Council are responsible for the play area and improvements.	N



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Debris in river needs removing (North Lane - Causeway) Litter issue generally with the riverside path Need to paint railings and bins																				1													Periodic river clean-ups take place. Funding assistance from the Environment Agency would be welcomed. Litter is an issue generally. It is hoped that if the riverside is enhanced more people will use it and through informal surveillance people will feel more compelled to act responsibly. Agreed, there is a need to paint railings and bins.	N
Need to link Kingsmead Field to Kingsbrook Park and Riverside																					1												Agreed	N
Need to open riverside link on north side of Kingsmead Island. None of Kingsmead Field should be developed.																						1											Feasibility to be investigated. Site identified in Local Plan.	N
Fence at rear of Kingsmead Field should be removed.																							1										Noted	N
Retain Sargeants Parade as open space - possibly a community allotment. Link Kingsmead Field to Kingsbrook Park and Riverside.																								1									Agree that open space should remain open space. Agreed	N
None of Kingsmead Field should be developed Need to open riverside link on north side of Kingsmead Island Retain Sargeants Parade as open space																									1								Noted Feasibility to be investigated Agreed	N
Need to open riverside link on north side of Kingsmead Island. Conserve longer grass wildlife area																										1							Feasibility to be investigated. Noted	N
Need to open riverside link on north side of Kingsmead Island. Protect tree corridor linking two branches of the Stour																											1						Feasibility to be investigated. Noted	N
Emphasis on individual character of spaces should come before 'brand' Bitmac rather than self-binding gravel Retain Sargeants Parade as open space All riverside parks and open spaces should welcome responsible cycling - the strategy should emphasise this point																												1					Agreed Agreed Agreed that Sargeants Parade should remain open space If only all cyclists were responsible and considerate. Unfortunately they are not and we have a number of very small parks and open spaces with narrow, winding paths which are unsuitable for shared walking and cycling.	Y

Comment/Representation	Reference No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	Officer Response	Change Required Y/N	
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<p>Bitmac surface preferred wherever possible</p> <p>Sensor-controlled lighting supported</p> <p>Consider the provision of a few cycle stands</p> <p>Litter bins need to be located where people will use them</p> <p>National cycle network signs important</p> <p>Installation of people counters - need to demonstrate success of off road network</p> <p>New short section of path linking Bingley Court to city centre beneath</p> <p>Rheims Way bridge is welcomed</p> <p>Millers Field car park should be disposed of and removed to create open space beside river</p> <p>Proposed wider, shared pedestrian/cycle path between St Radigunds bridge and Kingsmead bridge is supported</p> <p>Siting of path on edge of car park is good. Widen path at boundary with Kingsmead Junior school and beneath Kingsmead Bridge</p> <p>Reinstate circular walk on Kingsmead Island by opening up access beneath Stonebridge Road bridge</p> <p>No or limited development on Kingsmead Field</p> <p>Explore links from Kingsmead / Barton Mill to Broadoak Road</p> <p>Sargeants Parade should be retained as open space</p> <p>Link new cycle path to entrance of ASDA (students)</p> <p>Welcome proposed new bridge at Vauxhall Avenue Field</p> <p>Welcome proposed route from Vauxhall Road to Sturry and Sturry/Fordwich to Westbere and Hersden. Need to ensure these routes are funded by proposed local plan developments at Sturry and Hersden and in place before these developments are completed.</p>																																		<p>Agreed</p> <p>Agreed</p> <p>Cycle stands can 'urbanise' rural stretches of the route. We prefer to install occasional feature seats with intergral cycle parking like the one opposite Whitehall Meadow, Canterbury</p> <p>Agreed</p> <p>People counters are a good idea and should be included in the strategy</p> <p>Support noted.</p> <p>Millers Field car park needs to be retained for parking revenue needs.</p> <p>It will be challenging to create an improved shared route between St Radigunds bridge and Kingsmead Road bridge because of existing spatial constraints. KCC refused to widen the path adjacent to Kingsmead Junior School and it is not feasible to widen access beneath Kingsmead Road bridge.</p> <p>Feasibility of reinstating access beneath Stonebridge Road bridge to be investigated</p> <p>Kingsmead Field development included in Local Plan.</p> <p>Links from Kingsmead Field / Barton Mill to Broadoak Road will involve a new bridge. This needs to be added to the strategy.</p> <p>Agreed that Sargeants Parade should remain as communal open space.</p> <p>Agreed need to link new cycle path to ASDA entrance</p> <p>Support concerning the Canterbury to Sturry section and Fordwich to Westbere and Hersden noted.</p>	Y
<p>Kingsmead Field should not be developed</p> <p>Safeguard green corridor linking two branches of Stour</p> <p>Suggested amendments:</p> <p>Table 2: Kingsmead Field serves two important functions - as an area for informal recreation and as a wildlife habitat and green corridor</p> <p>Table 3: Dual vision for Kingsmead Field - functions as a space for informal recreation and as a protected area for biodiversity.</p> <p>Need to reinstate circular path around Kingsmead Island.</p> <p>Table 7 (Action Plan): add: re-opening the former access point at the back of Kingsmead Field and reinstating circular walk around the island.</p>																																		<p>Noted</p> <p>Noted</p> <p>Table 2 amendment will be added</p> <p>Table 3 amendment will be added</p> <p>Circular path around island dependent on access beneath Stonebridge Road Bridge</p> <p>Table 7 - the feasibility of opening up access beneath Stonebridge Road Bridge is to be investigated</p>	Y

Comment/Representation	Reference No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	Officer Response	Change Required Y/N	
	Name of respondee or organisation	Eastbridge Hospital	Abbot's Mill Project	The Canterbury Society	Love Hambrook Marshes	Mr L. Godden	Ms U. Zeller	Ms G. Duckworth	Mr P. Brooks	Active Life sports Development Officer	Mr D. Goddard	Ms J. Freeman	Ms K. Nevell	Spokes	Mr A. Hawkins	Historic River Tours	Canoe Wild	Mr M. Roberts	Amy	Ms J. Holtham	Ms L. McDonnell	Mr R. Blackman	Mr T. Whiting	Mr S. Curtis	Ms J. Gavriel	Ms Y. Scamp	Leigh Derbyshire	Mr J. Winder	Canterbury District Green Party	Mrs S. Pettman	Mr C. Lowe	Ms C. Duggan			
<p>Reinstate circular walk around Kingsmead Island</p> <p>Safeguard green corridor between two branches of river at Kingsmead</p> <p>Amend policy RS1 as follows: <i>Wherever possible a minimum corridor width of 13m shall be reserved for new riverside access routes and existing routes should be expanded to this or more wherever possible</i></p> <p>Amend policy RS5 as follows: <i>Lighting should be restricted to principle routes in the urban areas where nocturnal use is likely. Existing lighting to be adapted to conform with agreed best practice for Canterbury in order to mitigate, as far as possible, adverse impact on bats. New lighting to be designed to conform with best practice.</i></p> <p>Amend policy RS4 as follows: <i>New path construction shall be self-binding gravel with bitumen macadam used for urban areas with heavier traffic.</i></p> <p>Section 10 add new policy RS14: <i>Annual reviews will be carried out by council officers together with a forum representing a wide range of local interests. The forum will amend, add or delete actions subject to approval by the council.</i></p>																																		<p>Noted</p> <p>Noted</p> <p>RS1 : There is very little scope to widen existing riverside routes due to landownership, existing structures etc</p> <p>RS5 : The strategy will clearly define routes where lighting is appropriate. Otherwise suggested text appears fine.</p> <p>RS4 : Most people favour bitmac as the path surface - only one jogger liked the self-binding path gravel. Cyclists favour bitmac.</p> <p>Section 10 RS14 : Not sure a policy is needed.</p> <p>The strategy clearly states that annual monitoring and review of the action plan is necessary. Will review precise wording.</p>	Y
Link Kingsmead Field with Barton Mill																																	1	Noted	N