

Canterbury City Council

Planning and Regeneration

Canterbury District Local Plan Preferred Option Consultation Draft June 2013

Consultation Statement

Consultation summary January 2010 to date



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Consultation undertaken to inform preparation of the draft Local Plan

1. Introduction

Since the publication of the Options Report there have been considerable changes to every level of the planning policy context so that the Canterbury District Core Strategy, will now be taken forward as a single Local Plan.

The Planning and Compulsory Purchase Act gave Local Authorities the responsibility to produce a Local Development Framework. At a national level a new National Planning Policy Framework (the NPPF) was published and brought into force in March 2012. The National Planning Policy Framework 2012 recommends that each local planning authority produce a local plan for its area that contributes to sustainable development while reflecting the vision and aspirations of local communities. Also at a national level the Localism Act was passed in November 2011 the Act aims to make the planning system clearer, more democratic and more effective, highlighting a return to a single Local Plan to guide development. Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulation 2012 outlines the public consultation process.

The Canterbury District Local Plan will become the statutory Development Plan for the District. Once completed, the Local Plan will set out the Council's long term planning strategy for the area, up to 2031.

This Consultation Statement outlines the consultation undertaken during the preparation of the draft Local Plan document. It runs on from the consultation statement prepared in January 2010 for the core strategy options stage of the plan preparation. It has been prepared to clarify the consultation process to date; to indicate the range of consultees involved in the process and to show how the draft Local Plan document responds to the consultation to date. It also shows how consultation has been undertaken in line with the Council's Statement of Community Involvement 2007.

2. Local Development framework core strategy options document and sustainability appraisal consultation

In January 2010 Canterbury City Council put out for consultation the Core Strategy Options Document (Planning for the future of the district) and its sustainability appraisal. The production of these documents was based on a substantial evidence base and consultation as outlined in the 'LDF Core Strategy Options Stage Consultation Statement 2010'.

The Canterbury District Core Strategy Options Report represented a vision for the District developed by the City Council through its Futures Study (work undertaken for the City Council by Experian in 2006). A set of objectives for the District was proposed. These objectives were primarily influenced by the East Kent Sustainable Community Strategy, the Canterbury District Strategy, a study of the issues that the District faced, together with the local, regional and national strategic planning policy background. The Options Report outlined the known development requirements for the District, including the overall amount of housing and employment development required.

The aim of the options document was to seek the public's views on the future direction for development in Canterbury District until 2026. The document set out the 6 spatial options for development across the district along with 13 core policies. The document also set out 10 questions outlining the key areas for consultation:

1. Are there any other key issues that you believe are essential to describe the Canterbury District as it is today?

2. Do you agree that the range of Objectives are correct? If you don't agree, what other Objectives or changes to existing Objectives would you suggest?
3. Do you think this document captures the broad development requirements for the District? If not, what would you add to/remove from the suggested requirements?
4. Do you agree with the settlement hierarchy identified on Table 3?
- 5.-11. Options 1-7 Do you agree with the strengths and weaknesses associated with this option?
12. Do you agree with the conclusions relating to the combination of options requiring further testing at the next stage as set out in this Chapter (and see also diagram below)? If not, which option, or combination of options, would you prefer? Are there any other realistic "reasonable alternatives" that should be tested?
13. Do you agree with the options set out in relation to the provision of park and ride at Canterbury? Are there any other realistic "reasonable alternatives" that should be tested?
14. Do you agree with the options set out in relation to the provision of marina facilities? Are there any other realistic "reasonable alternatives" that should be tested?
15. - 27 Core Policies CP1 – CP12: Do you agree with the scope of Proposed Core Policies CP1-CP12 and do you agree it supports the overall vision for the area? If not, what would you propose to add/remove?
28. To infrastructure providers: In terms of the options identified for further testing, what additional infrastructure would be required? General: Do you agree that the CIL, or a similar mechanism is necessary to ensure that necessary infrastructure is provided in a timely fashion?

Prior to public consultation the documents were seen and approved by the following Council committees: Overview and Scrutiny Committee 6/1/10 and Executive Committee 7/1/10. The formal consultation period for these documents ran for 6 weeks from 21 January until 5 March 2010. Statutory consultees, community and voluntary groups, Councillors and those who had been involved or expressed an interest in the preparation of the Options Report were informed directly by letter or email.

A Public Notice was placed in the local press along with advertisements for exhibitions which were held in the districts principal settlements of Canterbury, Herne Bay and Whitstable. Key elements of the Options Report were set out in display format at these exhibitions and Council Officers were on hand to discuss the draft proposals.

The documents were available from the Planning Policy Team and during opening hours at:

- Canterbury City Council (main office), Military Road, Canterbury;
- Herne Bay (divisional office), William Street, Herne Bay;
- Whitstable (divisional office), 57 Harbour Street, Whitstable;
- Canterbury Library, 35 Pound Lane, Canterbury;
- Herne Bay Library, 124 High Street, Herne Bay;
- Sturry Library, Chafy Crescent, Sturry, Canterbury;
- Swalecliffe Library, 78 Herne Bay Road, Swalecliffe;
- Whitstable Library, 31-33 Oxford Street, Whitstable;
- The Mobile Library;
- KCC Offices, Invicta House, Maidstone; and,
- On the Planning Policy website www.canterbury.gov.uk/planningpolicy
- For comment on-line the Council's consultation web-site <http://canterbury-consult.limehouse.co.uk/portal>.

Representation Forms were available at all the venues, from the Planning Policy Website <http://www.canterbury.gov.uk/planningpolicy> or on request from the Planning Policy Team. A consultation alert was placed on the Council's main home page www.canterbury.gov.uk.

A summary leaflet was made available at all venues, postcards were produced and distributed for comments to be submitted and an article placed in the Winter 2009 of the Council publication *District Life* which is distributed to every household in the District, alerting residents to the publication of the Options Report for public comment. A copy of the District Life Article, forms, post cards, notices and adverts are reproduced at Appendix 1.

Comments were invited and received, online, by email using an electronic version of the representation form, and by post using the representation form. The Council also received numerous letters and emails with views on the Options Report which did not use the format of the representation form. Such submissions were inputted into the database by Council Officers, against the relevant sections, options and policies.

During this period a total of 3,246 representations were received from 689 individuals, statutory consultees, agencies and organisations. 75% of responses received were to the Consultation Questions, with the remaining 25% being comments on the text of the Report. 63% of the representations were registered as objections, and 27% as supports, 10% of respondents did not categorise their representations.

The representations were correlated and analysed by Catherine Hughes Associates who provided a comprehensive report on the main issues and comments "Canterbury District Core Strategy Options Report, Representation Analysis, May 2012". The analysis outlines the main issues and comments, the numbers of comments objecting to and in support of each objective, option, policy and chapter. This feedback provided the scope of community opinion which fed into and informed the development of the Draft Local Plan. The main issues have been summarised in a table along with the Council's responses to the primary points raised (see Appendix 2).

3. Corporate Plan

Production of the Corporate Plan was informed by the priorities identified in the 2010 residents survey which directly shaped the 10 pledges in the corporate plan. There was also a community stakeholder conference where participants endorsed the plan and prioritised the pledges on 18 July 2011. Separate consultations were also undertaken with young people. In addition the Ipsos MORI 2012 research on attitudes to development reaffirmed priority pledges.

In 2011 the City Council's Corporate Plan 2011-2016 was produced. It contains 10 pledges, which are backed up by context, aims and how it will be achieved:

1. We will support the growth of our economy and the number of people in work
2. We will strive to keep our district a safe place to live
3. We will plan for the right type and number of homes in the right place to create sustainable communities in the future
4. We will support improvements to tackle traffic congestion and the state of our roads and pavements
5. We will make our district cleaner and greener and lead by example on environmental issues
6. We will support facilities and activities for children and young people
7. We will support excellent and diverse cultural facilities and activities for our residents and visitors
8. We will tackle disadvantage within our district
9. We will encourage greater involvement for local people
10. We will support a broad range of sporting and fitness facilities and activities

4. Canterbury Development Requirements Study by Nathaniel Lichfield and Partners

The NPPF also requires local planning authorities to determine housing and employment land requirements for their district based on evidence and taking account of national policy. The Council commissioned a study by Nathaniel Lichfield & Partners (NLP) to provide evidence in this regard. They used the options laid out in the futures work (Review of Canterbury Futures Study: At a Crossroads, February 2011) done by Experian to inform their work. Their report presents the results of a study carried out to identify the future development requirements of the District. The study explored how much development would be needed in Canterbury as a District over the period to 2026 and to 2031. It drew together the evidence to identify the number of homes and amount of land for business premises required to support the future population and economy of the District. The study also assessed in broad terms some of the infrastructure required to support that growth. The study outlines key Implications by 2031 for 10 different Scenarios A-J relating to housing, migration, travel to work, economics, SE Plan, trends and land supply.

The work, was independently prepared using an established methodology, it helped inform the decisions the City Council needed to make in the draft Local Plan. This work fed into the following consultation/study done by Ipsos Mori. The study was presented and discussed at the Local Councillors briefing on 21 April 2012 and the stakeholder event on 18 June 2012. It has been available on website since early 2012.

<https://www.canterbury.gov.uk/media/511441/CanterburyDevelopmentRequirementsStudy.pdf>

5. Canterbury future development, research report prepared for Canterbury City Council by Ipsos Mori

Coming out of the NLP Study, the Council commissioned Ipsos MORI to carry out research to understand public opinion in relation to future development requirements (as identified by the NLP Study). The results of the Ipsos MORI research have been taken into account alongside the results of the Core Strategy consultation and NLP research in developing the draft Local Plan.

The Localism Act requires that planning is both effective and democratic, and based on “an understanding of the aspirations of the community”. Public consultation allows all interested/aware parties the opportunity to share their views, but is at times not entirely representative. Public opinion research can provide robust data by soliciting the views of a representative cross-section of the local community, which provides a more representative result.

The purpose of the study was to explore opinions for future development and home building in the District of Canterbury. The objectives of the survey were to:

- inform the evidence-base informing Canterbury’s development;
- identify the priorities and aspirations of a representative sample of residents; and
- obtain considered, informed, opinions on the key issues and a number of possible scenarios (outlined in the Canterbury Development Requirements by Nathaniel Lichfield and Partners).

Ipsos MORI interviewed a representative sample of 902 Canterbury residents (aged 16+) from across the district between 12 December 2011 and 15 February 2012. The sample was structured, to ensure 225 interviews in Canterbury City, Whitstable, Herne Bay and the rural districts, with an additional 100 students living in on-campus accommodation. A representative randomly selected sample of Canterbury residents aged 16+ were used while ensuring they reflected the population make up.

Face-to-face in-home interviews were undertaken with information cards used to aid the presentation of the scenarios. Interviewees were provided with basic information about the options. 33 questions were asked covering a range of topics related to Council activities and the local plan options, including:

- Demographic information (to ensure a representative cross-section of the local community were interviewed),
- Their satisfaction with the area and things that need improving and what the priorities are,
- New housing development and housing need,
- The 4 options for levels of development (housing, employment) for the district and which were supported,
- Questions for University students on their experience of Canterbury.

The data collected was carefully analysed with respect to age, social-economics. A comprehensive report was finished on 30 April 2012 and along with the consultation on the options document the work by NLP and the Futures work has strongly informed the content of the draft Local Plan.

The results and summary of the survey were present to Local Councillors on 21 April 2012 and at the stakeholders meeting on 18 July 2012. The final report has been publicly available on the Local Plan portion of the Council's website since 1 May 2012.

<https://www.canterbury.gov.uk/media/511195/publicopinionresearch.pdf>

6. Stakeholder Event

The futures work fed into the Canterbury Development Requirements Study by NLP and the Canterbury Future development research by Ipsos Mori. These studies along were presented to a well-attended conference event for stakeholders (which included representatives of businesses, communities, voluntary sector and statutory organisations, (see Appendix 3 for the list of attendees)). The conference was held on 18 June 2012 at Canterbury High School. Having had the presentations on the studies a survey was done with an instant electronic voting system. Then a workshop was undertaken with attendees asked to discuss the options and where development could go. Facilitators had set scenarios using maps and house and employment icons that were used to help focus discussions.

Notes, comments and maps were collected from each table, correlated and fed into the production of the draft Local Plan.

7. Residents Survey

The Council runs residents' surveys to help us to better understand the views and priorities of our local communities. The results of the 2010 and 2012 Residents' Surveys fed directly into the Corporate Plan and Local Plan processes, and they also helped us to develop other plans and strategies such as our new Environment Strategy.

The surveys were sent to a representative sample of the district's residents. They included questions about what makes an area a good place to live in, what needs improving, what people think about the Council and what the Council's priorities should be, and how people use our services. The surveys also collected demographic information about who responded. The 2010 survey achieved 1,008 responses (response rate of 33.6%) and the 2012 survey achieved 1,766 responses (response rate of 29.4%). The survey results were weighted to provide a more representative indication of public opinion.

People were asked what issues were most important in making the district a good place to live, and which needed improving. The 2012 survey identified the following issues as the top priorities for our district:

- The level of crime and anti-social behaviour
- Health services
- Affordable decent housing
- Wage levels and costs of living
- Clean streets
- Road and pavement repairs
- Traffic congestion
- Public transport
- Education provision
- Job prospects
- Shopping facilities
- Activities and facilities for teenagers and young children
- Parks and open spaces
- Access to nature

8. Consultation and Meetings with stakeholder groups to inform draft Local Plan

Since the conclusion of the Core Strategy Options Document Consultation, Council Officers have met and consulted with a range of stakeholders, stakeholder groups, including statutory organisations and individuals to seek to inform the development of the draft Local Plan.

In addition, we have had a series of meetings with statutory consultees and interested parties to discuss key issues, including Kent County Council (education; transport; community infrastructure; employment and population issues); Environment Agency (flood risk); Highways Agency (transport issues); Southern Water Services (water supply and sewerage issues); South East Water (water supply); and NHS Trusts (future health requirements), National Grid, local stakeholders, local universities and schools, .

A list of these meetings, and the issues discussed at those meetings, is attached at Appendix 4

9. Duty to Co-operate / Evidence Base consultation

Section 110 of the Localism Act sets out the duty to co-operate, this applies to all local planning authorities and a number of other bodies. Paragraphs 178 to 181 of the National Planning Policy Framework give guidance on planning strategically across local boundaries and highlight the importance of joint working to meet requirements that cannot be wholly met within as single local planning area through joint working, policies and plans. The duty to co-operate covers a number of public bodies in addition to Councils. These bodies are required to co-operate with Council's on issues of common concern to develop sound plans. Discussions with these organisations are ongoing.

- Environment Agency
- Homes and Communities Agency
- Communities and Local Government
- Historic Buildings and Monument Commission for England (English Heritage)
- Natural England
- Office of Rail regulation
- Network Rail Infrastructure Limited
- Highways Agency
- Civil Aviation Authority

- Marine Management Organisations
- Primary Care Trust
- Home Builders Federation
- Service Providers (including water, sewage, electricity, gas and telecommunications)

Over the past decade the Council has worked with and will continue to work with Local Authorities in East Kent including Kent County Council and other partners to develop a long term vision for the area as well as mechanisms for developing that vision including local plans. The Council has become part of and helped set up a number of organisations. In the process of developing the evidence base and writing the draft Local Plan, the Council has also consulted with and briefed a number of adjacent authorities and other organisations. The organisations that the Council is part of and has on-going discussions with include:

- Kent County Council
- Thanet District Council
- Dover District Council
- Shepway District Council
- Swale Borough Council
- Ashford Borough Council
- Local Enterprise Partnership
- Kent Planning Officers Group
- Kent Planning Policy Forum
- East Kent Local Planning Authorities
- East Kent Local Strategic Partnership
- East Kent Regeneration Board
- East Kent Green Infrastructure Partnership
- Parish Councils
- Local Housing Associations
- Local education institutions
- Environmental and amenity groups
- Canterbury District Transport Steering Group

The Council will seek to proactively have discussions with relevant organisations at appropriate stages of plan development. A list of the meetings held and the issues discussed at those meetings, is included on the list at Appendix 4. Details of all the groups the Council is part of and the organisations, bodies and stakeholders consulted with under the duty to co-operate and those to be consulted with are in the Council's Annual Monitoring Reports and Statement of Community Involvement (2007).

10. Council Members

Local Plan Steering Group (an advisory group for the Council's Executive) is a multi party member group that have been responsible for overseeing the production of the Local Plan. They have met to consider and decide on all aspects of the Local Plan and its evidence base. The list of meetings is attached at Appendix 5.

There was also a meeting and workshop between Council Officers and Council Members to develop the outcomes of the consultations, Ipsos Mori and NLP work and consider the land-use and other implications on 21 April 2012. A Council Member's briefing on the draft local plan was also carried out on 8 May 2013

11. Consideration by Council Committees

The draft Local Plan was considered by the Council's Overview Committee on 13 May 2013 and by the Council's Executive on 23 May 2013. A copy of the Committee Report and the minutes is attached at Appendix 6.

Options Document Consultation

District Life Articles, letters, forms, post cards, notices.

District Life – delivered to every house in Canterbury District



District Life
Issue 37
Winter 2009

It's panto time again!

CANTERBURY CITY COUNCIL

Do you know an unsung hero?

Once again, the hunt is on for the district's unsung heroes, as the Lord Mayor's Award scheme begins for a 12th year.

The initiative aims to reward local residents whose efforts have made a difference to other people's lives. There are no age limits and nominations are welcome from all walks of life. The nominees must live in Canterbury, Herne Bay, Whitstable or villages in the district.

The nominations will be judged by the Lord Mayor, Cllr Harry Cragg, and a representative from each of the political groups on the council.

The scheme launches on 4 January 2010 with a closing date of 12 February 2010. Awards will be presented at a full council meeting on 22 April 2010.

Nomination forms are available from any city council office or by calling the Lord Mayor's office on 01227 862 080.

LDF consultation

Consultation on the core development options in Canterbury City Council's Local Development Framework will take place in January.

The LDF is a planning strategy for the local area that takes all other council and partner strategies into account. It will set out how development will be managed across the Canterbury district and will reflect the district's economic, environmental and social aims.

The strategy focuses on improving the quality of people's lives in a way that reflects the aspirations of local communities and intends to 'provide a strong strategic framework to promote investment, guide development and safeguard the built and natural environment'.

Consultation will take place online at www.canterbury.gov.uk and council staff will be out and about across the district hearing the views of residents at the end of January.

Park your car and pay by phone

Motorists parking in council car parks can now pay for their parking by mobile phone.

The RingGo system, which was launched recently, is an easy-to-use mobile phone service that allows people to pay with a credit or debit card, rather than using cash at a machine.

It is being offered as an alternative method of payment at most council-operated off-street car parks and on-street parking in the district.

To use the service, simply park in any RingGo-enabled car park and call 01227 802 804. The number will be on prominent display.

The first time you use RingGo, you will be required to register details of your vehicle and payment card. This can also be done in advance online by visiting www.ringgo.co.uk.

From then on, each time you park, you simply ring the number, give the car park reference that is on the pay-and-display machine and say how long you wish to stay for.

And the beauty of the system is that if you are running late, or want to stay longer, you can simply call up and extend your parking time without returning to your vehicle, subject to local parking restrictions.

There is a convenience charge of 20 pence on top of the standard parking tariff for using RingGo.

The council's Parking Services Manager, Clive Metcalf, said: "We've all experienced arriving at a car park with no change, but this new system means you will never have this problem again. Cashless parking is quick and simple to use."



Planning for the future of our district



Canterbury City Council is making plans for the future of our city, towns, coast and countryside.
Have your say.

Don't miss your chance to have a say.
Pick up the full report
from any council office or visit
www.canterbury.gov.uk/ldf





Shaping our future

Canterbury City Council is preparing a Local Development Framework (LDF) which sets out the blueprint for how our district will develop until 2026. This is a landmark project which will shape the future provision of housing, community and employment and we want you to be part of it.

An important part of the LDF is making sure that everyone has an opportunity to get involved and have their say. This document introduces one of the main parts of the LDF process, the Core Strategy Options Report, and invites your views on this first stage.

What is an LDF?

An LDF is a collection of documents that guide planning and development of our towns, villages and countryside. It allows us to plan for the needs of our community over the coming years and ensures that we have affordable housing and access to other facilities and employment opportunities. The process also takes into account other plans covering health, education and the

environment that all have an important part to play in shaping where we live.

The LDF must sit alongside, and in some cases deliver, the government's wider strategy for the south east, which sets out the main policies and development needs that we must meet, particularly in relation to housing. For some issues, for example the number of extra houses for which we need to plan, we as the local council are legally obliged to implement the government's directions. On other issues, we have choices.

The Core Strategy Options Report

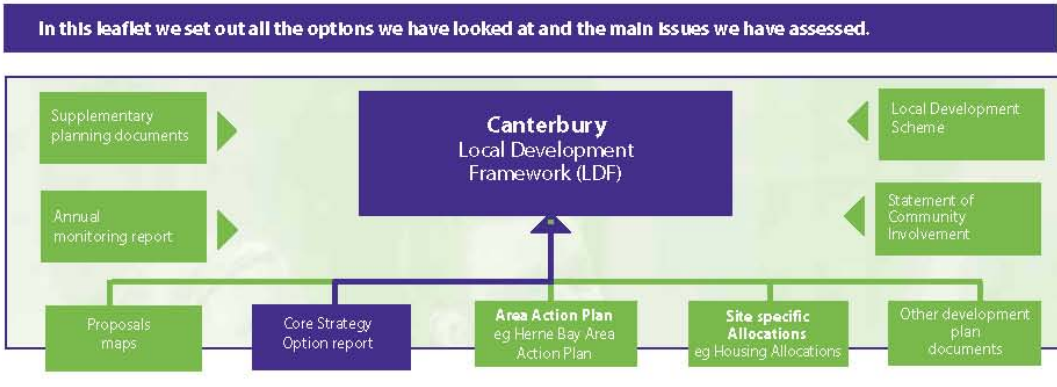
The Core Strategy Options Report sits at the heart of the LDF process and sets out the overall planning vision, our objectives, the development needs, options for development and initial conclusions and policies that will be needed to support the choices that are made.

There are a number of stages involved in agreeing our Core Strategy, given the range and importance of the issues that

it covers. We expect that the strategy will finally be adopted in 2012. We are still at the very early stages of the project, and in preparing this document, we offer a series of options and opportunities for you to comment on. We are inviting you to comment on our objectives and tell us how you see our community developing, but we do need to ensure that this is set against sound principles and will in itself stand the test of time.

Eventually, all objections and alternative proposals will be scrutinised by a government inspector who will conduct an inquiry, and produce a report on how our community should develop, which will be binding on the council. If, for example, we were to allocate land for fewer houses than government directs, the inspector would be likely to consider submissions from housing developers and allocate land to cover the gap in numbers.

In this leaflet we set out all the options we have looked at and the main issues we have assessed.





The vision for our district

The LDF will spearhead our drive to make the Canterbury district, by 2026, a dynamic, strong economy offering a distinctive cultural and visitor experience from which our communities will prosper.

We may be biased but we believe that our district is one of the best places to live and work, and we want to make it even better. Our landscape has much to offer residents, businesses and visitors with three distinctive urban areas in Canterbury, Whitstable and Herne Bay, a diverse natural environment and coastline, a heritage and international brand of which we are proud, a thriving higher and further education economy and, of course, we are an important gateway to Europe.



We have set out a number of objectives for our district. These are centred on the following:

- **Developing the knowledge economy** by encouraging new inward investment, diversifying our economic base, promoting opportunities for businesses to start up and grow, and supporting our local educational institutions in their academic and business developments.
- **Growing our experience economy** by protecting the differing characteristics of our district, developing our appeal to tourists, enhancing the appeal of Canterbury through culture and retail, improving the quality and range of sporting and leisure facilities and supporting the regeneration of our three towns.
- **Improving our green economy** by protecting and enhancing our natural environment, seeking sustainability in all development and encouraging business growth in affordable, environmental technology, being sensitive to specific needs of our different communities and protecting our heritage assets.
- **Creating sustainable communities** by ensuring that development is located in accessible areas to reduce congestion and improve air quality, offers good travel links, matches the housing market needs and links communities. We will protect and enhance our open spaces and natural habitats. And importantly we want to encourage community involvement and well-being through protecting, enhancing and improving access to good quality community facilities.
- **Linking our development to infrastructure developments** and working closely with providers of infrastructure.

We want to know whether you agree with the objectives set out in the Core Strategy Options Report. See back page for details.

To see the full report or comment, visit www.canterbury.gov.uk/ldf

3



Our development needs

A number of important projects for our district have already been completed or are underway including:

- Business Innovation Centre at the University of Kent;
- Lakesview Business Park at Hersden;
- Redevelopment of the Marlowe Theatre, Beaney Institute and the new Christ Church Concert Hall in Canterbury;
- Continued expansion at our local schools, colleges and universities;
- The regeneration of Heme Bay and;
- The Whitstable Castle improvements and development for the harbour.

What are our new development needs?

In looking at new forms of development we need to concentrate on areas around our main population centres. This is stressed in government policy and allows for more sustainable ways of living, such as reducing the need to travel and the links to where you work and the accessibility of health, education and leisure facilities.



Factors we've taken into consideration when looking at our needs include:

Housing

Government (through the South East Plan) has identified a need to create around 4,000 new properties primarily in Canterbury. It requires us to find space for 10,200 properties but as we have already identified sites for 6,000, we now just need to find the right places for the remainder. We have also been set a number of targets covering types of housing and the type of land it is placed on. Overall, 70% of the total housing will probably take place on brownfield sites.

Employment land

We need to find an extra 20 hectares of employment land between Canterbury and the coastal towns by focusing on existing business sites or locating new sites close to new housing developments.

Community facilities

We've looked into the future plans for schools, doctors surgeries, hospitals and open spaces.

We will be working closely with the providers of these vital facilities to ensure adequate support for any new development.

Infrastructure

A great deal of work has been done to understand the detailed infrastructure requirements for any new development particularly for transport, sewerage, renewable energy and water supplies. Details are set out in our core document so please do take a look.

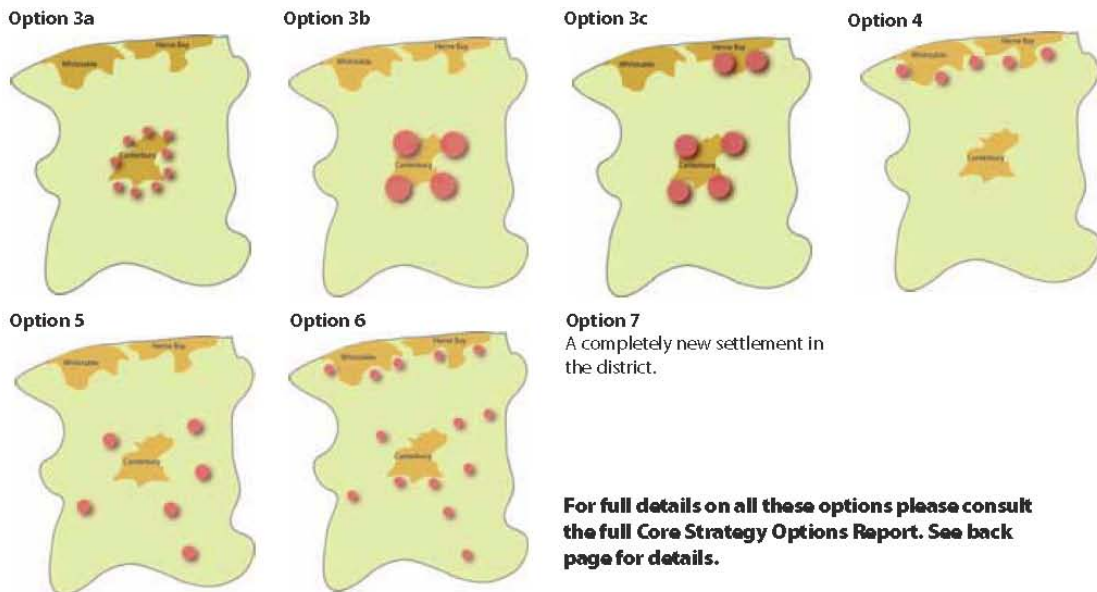
We have to show that all of our proposals not only fit within government's policies, but also have a good chance of being delivered. Infrastructure is vitally important to that objective.



Development Options examined so far

<p>Options 1 and 2 Seek to continue pursuing the council's preference for development on previously developed urban sites. It is expected that any option finally selected will incorporate Options 1 and 2 incorporating an urban 'brownfield' element to any housing supply.</p>	<p>Option 1 Will infill in the city centre and this could deliver approximately 1,000 units.</p> <p>Option 2 Allows for development within the wider urban areas of Canterbury and coastal towns which is likely to deliver approximately 1,500 units together with Option 1.</p>	
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The diagrams are intended to show possible spread and concentration of development across the district and give an impression of the relative scale and impact.



To see the full report or comment, visit www.canterbury.gov.uk/ldf



Conclusions



Having examined carefully all the options set out on the previous page, we have drawn up a number for further testing which are set out opposite.

They provide a 'menu' from which we can choose a preferred option, to take forward to the next detailed stage in the autumn this year. At this stage the strategy is very much 'broad-brush' and detailed issues about the design of buildings and the layout of areas is not addressed.

Our aim at this stage is to explore options which optimise the protection of our rural environment and maximise the amount of development which can be put in or next to the three main towns. There would be only minor development in villages. There would be modest expansion at Herne Bay, to underpin the regeneration project, and at Sturry. We would look at ideas to concentrate the rest of the development at and around Canterbury itself – to provide a mixed use community of about 2,000 homes. Canterbury is seen as an important city in the south east – one of only seven 'regional hubs' in Kent which has the potential in our region of leading its future economic prosperity.

This concentration would allow us to maximise the opportunities for investment, which come from this development, and to unlock some of the infrastructure and transport issues, which have been a problem for our city

for many years. It will allow us to provide for employment and social opportunities in a co-ordinated way and opportunities to travel without always being reliant on the private car. These sorts of larger developments allow us to plan properly for public transport, cycling and walking access.

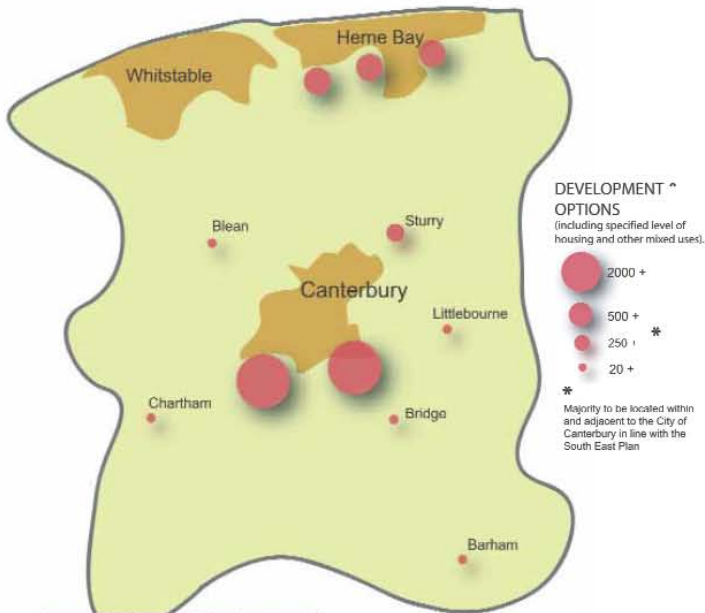
When you look in more detail at the ideas and options that have been assessed you will see that the key ones in and around Canterbury have been narrowed down to two suggested areas for further testing - to the south and south west of the city. These locations offer the greatest transport access and also are less constrained in terms of the habitats and landscapes that they impact. These areas also avoid the river valley and the Stour itself and areas of the north and east of the city, which are more difficult to access.



In future stages we will set out detailed proposals for where development could take place and then eventually produce a document, which is considered by the inspector, setting out how we will

develop our community. Issues such as where schooling and community facilities are located and the design of ecologically sound communities will be set out at this later stage.

Possible development options for further testing



Canterbury District housing requirements to 2026	
Total number of houses required	10,200
Existing housing supply	6184
Number of houses to be allocated	4,016

Potential breakdown of the remaining 4,016 houses:		
Within the towns:		
Canterbury	1000	1500
Herne Bay/Whitstable	500	2516
Outside urban areas*		

We'd like to hear your views on the combination of options we've set out.



To see the full report or comment, visit www.canterbury.gov.uk/ldf



Next steps

We look forward to your comments and working together on this strategy for our future. Hopefully the information you need will be contained within this leaflet and within the main Core Strategy Options Report.

You can gain an insight to all of this work at our website www.canterbury.gov.uk/ldf which will also give you access to the many studies we have prepared to inform this process.

What to do now

1. Tell us what you think – you can see more details and comment online by visiting www.canterbury.gov.uk/ldf. Alternatively email your comments to planning.policy@canterbury.gov.uk or send written comments to Adrian Verrall, Planning Policy Manager, Canterbury City Council, Military Road, Canterbury, CT1 1YW.
Copies of the full report are available to view at your local library and council divisional office. The consultation closes on Friday 12 March 2010.
2. Come along to one of our exhibitions:
Canterbury from 8 to 13 February, 10am to 4pm
 Unit 16, in the Marlowe Arcade (next to HMV)
Herne Bay from 15 to 20 February, 10am to 4pm
 Herne Bay Library, 124 High Street
Whitstable from 15 to 20 February, 10am to 4pm
 Whitstable Library, 31-33 Oxford Street
3. A Preferred Options document will be published for consultation in autumn 2010.

Share your views with us – visit www.canterbury.gov.uk/ldf for more details and to comment on the main report.



Images from Visit Kent, Tim Studdings (www.timstuddings.co.uk), Peter Fry, Paul Spree, A Clark and Karen Kelly.

Press notice for Core Strategy

Public Notice

21 January 2010



Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Local Development) (England) Regulations 2004 (as amended 2008).

Regulation 25 – Notice of the publication of the Canterbury District Local Development Framework – Core Strategy Options Report for Consultation January 2010.

The Core Strategy will provide the overall spatial strategy for the Canterbury district for the period until 2026.

We are seeking your views on the Core Strategy Options Report and the Sustainability Appraisal, which is now out for public consultation from 21 January until 5pm on 5 March 2010. The Strategic Housing Land Availability Assessment initial assessment of sites report is also available for viewing.

The city council is encouraging people to view the documents and to submit comments online using our consultation website, <http://canterbury-consult.limehouse.co.uk/portal>

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- Herne Bay (divisional office), William Street, Herne Bay – 8.45am to 4.45pm
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- Swalecliffe Library, 78 Herne Bay Road, Swalecliffe
- Whitstable Library, 31-33 Oxford Street, Whitstable
- The Mobile Library
- KCC Offices, Invicta House, Maidstone

Representations on the Options Report or the Sustainability Appraisal can also be made on the official form, which is available from:

- The Planning Policy website (www.canterbury.gov.uk/planningpolicy);
- The libraries or council offices mentioned above;
- On request from the Planning Policy Team on **01227 862 199**.

Your comments must be received by **5pm on 5 March 2010**. The city council may not be able to consider representations received after this date.

Further information is available from Planning Policy Team on **01227 862 199**.

Advert in Kentish Gazette

Canterbury City Council is making plans for the future of our city, towns, coast and countryside.

Planning for the future of our district

Find out more by coming along to one of our exhibitions...

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Unit 16 in the Marlowe Arcade (next to HMV)

Herne Bay from 15 to 20 February,
10am to 4pm Herne Bay Library, 124 High Street

Whitstable from 15 to 20 February, 10am to 4pm
Whitstable Library, 31-33 Oxford Street

Have your say.

Visit www.canterbury.gov.uk/ldf or call **01227 862 199** to receive a copy of our leaflet or Core Strategy Options Report

Exhibition boards



The vision for our district

Through focused, well-planned and environmentally sustainable growth, by 2026 the Canterbury district will be defined by a dynamic strong economy and distinctive cultural and visitor experience from which our communities will prosper.

We have worked with many people locally to try and establish a vision for the district. Much of this work is outlined in the 'Futures' project, which looked at different scenarios and potential directions for Canterbury district and in the rest of the UK. This board summarises this vision and, together with the planning strategy for the southeast, sets the scene for the work on show in the exhibition.

We will harness the unique range of assets the district has. Its three distinctive urban areas, a strong international brand, thriving universities, a diverse natural environment, a European Gateway – making the district the beating heart of east Kent.

Our district's diversity is our strength and by 2026 we envisage that:

- **Canterbury will be a cosmopolitan world heritage city for all ages** with a strong knowledge economy, a diverse retail sector and national cultural reputation
- **Herne Bay will be a vibrant seaside town** that our community is proud of and is happy to share with others, offering good quality jobs, housing and transport links and a strong leisure and entertainment sector
- **Whitstable will be a thriving coastal town** – proud of its unique character, heritage and active leisure coastline
- **Our rural areas will be characterised by the distinctiveness of village life**, where there are well-designed homes and jobs for local people within our outstanding natural environment supporting a diverse agricultural sector and its produce

This vision is shared with the Council's Corporate Plan and the Canterbury District Strategy (prepared by the Canterbury Partnership - formerly the Local Strategic Partnership).



Local Development Framework – Core Strategy Consultation

Canterbury City Council is preparing a Local Development Framework (LDF) which sets out the blueprint for how our district will develop until 2026. This is a landmark project which will shape the future provision of housing, community and employment and we want you to be part of it.

An important part of the LDF is making sure that everyone has an opportunity to get involved and have their say. One of the main parts of the LDF process, the Core Strategy Options Report, and invites your views on this first stage.

What is an LDF?

An LDF is a collection of documents that guide planning and development of our towns, villages and countryside. It allows us to plan for the needs of our community over the coming years and ensures that we have affordable housing and access to other facilities and employment opportunities. The process also takes into account other plans covering health, education and the environment that all have an important part to play in shaping where we live.

The LDF must sit alongside, and in some cases deliver, the government's wider strategy for the south east, which sets out the main policies and development needs that we must meet, particularly in relation to housing (this is set out in the South East Plan). For some issues, for example the number of extra houses for which we need to plan, we as the local council are legally obliged to implement the government's plans.

This exhibition

An important part of preparing an LDF is to look at the main options available to us to plan for our future. As you go through these boards you will see the many options we have looked at and their main strengths and weaknesses.

After careful consideration of our options we show our conclusions, which we want to share with you, to get your comments.

Please take time to look through the options and conclusions and give us your comments by 12 March 2010.



City centre infill and development in the wider urban areas of Canterbury, Herne Bay and Whitstable

Options 1 and 2 seek to continue pursuing the council's preference for development on previously developed urban sites. This was a successful strategy of the Canterbury district Local Plan and major urban sites have been developed, including The Tannery, Kingsmead and the Telephone House. This is also supported by government guidance and it is expected that any option finally selected will incorporate some element of Options 1 and 2, thereby incorporating an urban 'brownfield' element to housing supply. This, however, will not provide sufficient land for the level of development required.

Strengths

- Reduce pressure on Greenfield land
- Supports urban regeneration
- Potential benefit to existing communities
- Improves urban environment
- Potential for higher density development and thereby a reduced land-take
- Supports existing facilities in the urban area
- Traffic / congestion impacts potentially limited.

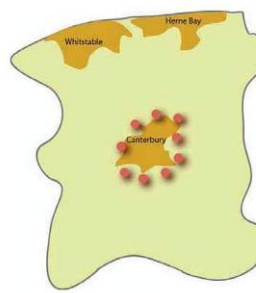
Weaknesses

- Would not fully meet South East Plan (SEP) housing targets
- Impact on existing infrastructure (eg: sewerage infrastructure)
- Potential impact on Conservation Areas and the World Heritage Site at Canterbury
- Increasing urban density and less likelihood of providing family housing
- Unlikely to deliver other necessary development, such as employment land
- Certain parts of the urban areas are subject to significant risk from flooding.



Canterbury urban extension (dispersal)

The focus of this option is that the proposed urban expansion is dispersed through a number of sites around Canterbury



Strengths

- Good possibility of meeting South East Plan (SEP) housing requirements
- Individual sites smaller, and therefore less impact on individual urban edge communities
- Potential to integrate smaller urban edge developments into existing communities and urban structure
- Capacity to build homes at lower densities on a greenfield site, with potential for provision of family housing
- Will support existing local services where available

Weaknesses

- Mainly relies on the development of greenfield land
- Smaller developments less likely to be able to deliver large infrastructure requirements generated by development
- Unlikely that infrastructure would be provided in advance of development
- Potential to inhibit urban regeneration in the city
- May be too small to support services within the development
- Does not deliver coastal investment
- Some areas may be at risk of flooding
- Smaller developments are less likely to support mixed use development
- Smaller developments are less likely to assist delivery of transport infrastructure needs.

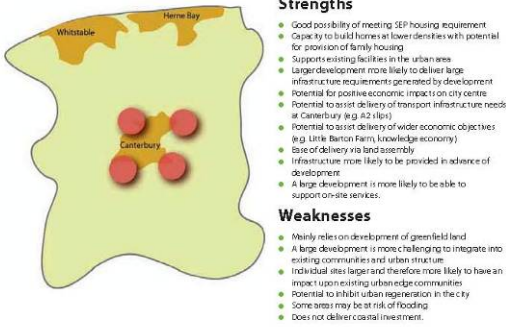




Option 3b

Canterbury urban extension (single site)

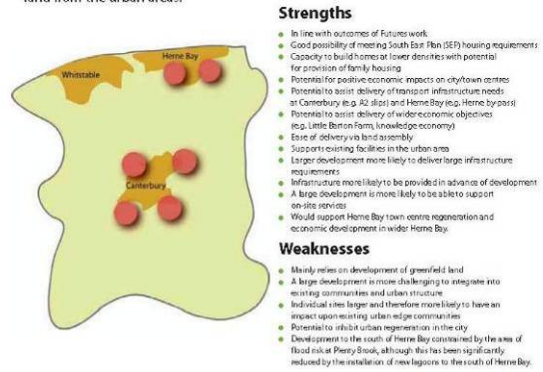
Option 3b looks to promote the development around a single large site, although it assumes an urban contribution. The large site is indicative and would constitute a large development on the outskirts of Canterbury. It is likely all of the district's land use allocations would be concentrated in this single site option.



Option 3c

Canterbury urban extension (supplemented by development at Herne Bay)

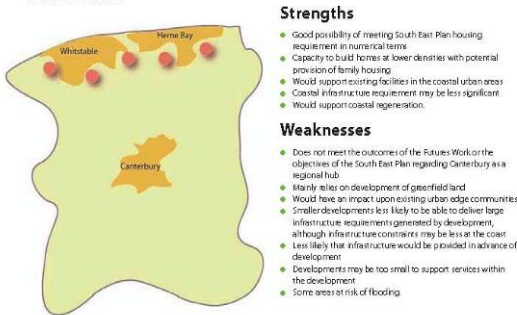
This option focuses on the development of two large sites around Canterbury and some southward development of Herne Bay. It may also include a contribution of land from the urban areas.



Option 4

Herne Bay and Whitstable – urban extensions

This option focuses on the development of a number of areas to the south of Herne Bay and Whitstable. It may also include a contribution of land from the urban areas.

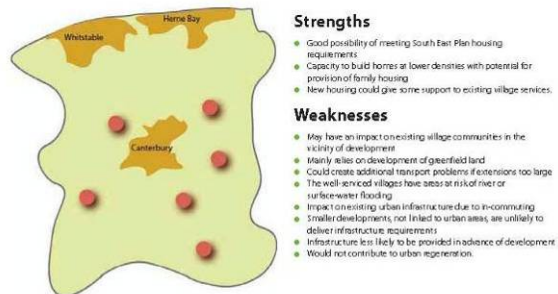


Option 5

Larger, well-served villages around Canterbury

This option will concentrate on the larger well-served villages across the district.

These villages have good transport links, which could be utilised in the concentration of development on these villages. This option could also result in the selection of one well-connected village as the focus for development. For this option, it is possible that not all of the indicated locations will be brought forward with larger focused village developments preferred. The Inspector's Report into the current Canterbury District Local Plan recommended that any housing shortfall be met by a sizeable extension at Broad Oak village.

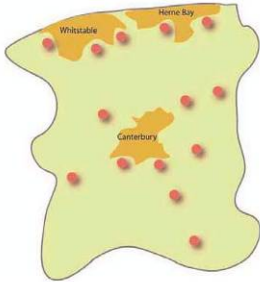




Option 6

Development dispersed across the district

This option looks to spread development across the District amongst a number of villages and urban areas to try to reduce the impact of more concentrated development.



Strengths

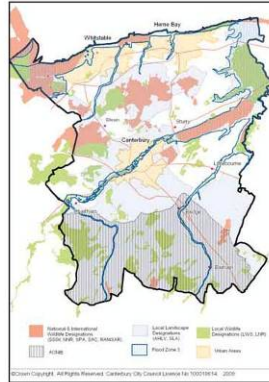
- Potential for meeting South East Plan housing requirement
- Capacity to build low densities with potential provision of family housing
- Developments smaller, with a more limited impact on existing communities.

Weaknesses

- Development less strategic in nature and therefore more difficult to ensure delivery of South East Plan objectives regarding Canterbury as a regional hub
- Impact on existing urban infrastructure due to in-commuting
- Mainly relies on development of greenfield land
- Smaller development less likely to deliver infrastructure requirements
- Infrastructure unlikely to be provided in advance of developments
- Unsustainable pattern of development
- Will not contribute to urban regeneration
- Smaller developments less likely to have significant benefits for village services.



New Settlement



No specific location for a new settlement has been identified. However, it is considered that there are no appropriate locations in the Canterbury district due to the historically dense pattern of settlement in east Kent and the nature and extent of environmental sensitivity in the countryside areas. This map illustrates the significant number of development constraints (habitat and landscape designations) in this district.

This was broadly the conclusion of work carried out by the east Kent local planning authorities in relation to the preparation of an east Kent and Ashford Sub-Regional Strategy within the framework of the South East Plan.



How you can get involved...

We'd like to hear your views on this Core Strategy Options Report and the associated Sustainability Appraisal.

Viewing the documents

You can view the documents on line at www.canterbury.gov.uk/ldf

They can also be viewed during normal office hours at the following council offices and public libraries:

- Canterbury (main office)
- Herne Bay Library
- Herne Bay (divisional office)
- Sturry Library
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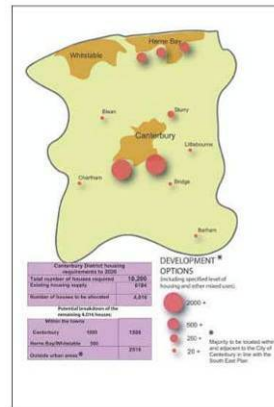
How to comment

1. You can see more details and comment online at www.canterbury.gov.uk/ldf.
2. Email your comments to planning.policy@canterbury.gov.uk
3. Send written comments to Adrian Verrall, Planning Policy Manager, Canterbury City Council, Military Road, Canterbury, CT1 1YW.

Please ensure all comments are received by the Planning Policy Team by **5pm on Friday 12 March 2010**. Please note that the council may be unable to consider your representation if it is received after this date.



Our conclusions



Looking at the options shown here, and the strengths and weaknesses, we have now drawn up a set of options to be taken forward for consultation and testing. These ideas provide a 'menu' from which we will then choose a 'preferred option' to take forward to the next detailed stage, in autumn this year.

This diagram is illustrative and shows the broad pattern of development. The reason for this is to allow you to comment on the overall approach and this will then inform the next more detailed proposals.

This menu of options is designed to protect as much of our rural environment and minimise the amount of development in the three main towns (around 70 per cent of all the housing). It shows that we would choose one of the sites at Herne Bay and one of the areas (south or west) at Canterbury. We would also test the idea of modest development at Sturry.





Other key development issues



Park and Ride provision for Canterbury

- Canterbury currently has three Park and Ride car parks providing over 1,800 spaces on three of the four main routes into the city (A28 and A2).
- The provision of a Park and Ride site that could serve the A2 north-western approach into Canterbury is a key priority of the Canterbury District Transport Action Plan (CDTAP) 'Unlocking the Gridlock'.

The proposed options for a Park and Ride facility are:

- At Harbledown (north-west of Canterbury)
- On the Wincheap retail/industrial estate (existing 600-space P&R site there, and the proposal would be to double the P&R to 1,200 spaces in a multi-storey format on virtually the same site as the existing)
- In the vicinity of Cockerling farm
- No new park and ride facility.



Other key development issues



Marina provision along the north Kent coast

- Evidence provided at the south east regional level indicates that there is a shortfall of marina provision along the north Kent coast between Ramsgate Harbour and facilities around the Medway estuary. Whilst there is no actual requirement to make such provision, the South East Plan indicates the need to support new tourist facilities along the south east coast.

There are four possible options in this regard:

- make no provision along the coast at Herne Bay and Whitstable
- focus provision at Whitstable
- focus provision at Herne Bay or
- share provision between Whitstable and Herne Bay.



Core policies to support the Core Strategy

We need to set out a number of policies that will help us achieve our objectives, as set out in the full report.



The range of suggested core policies are:

- Policy 1**
Location of development – aimed at delivering the overall development strategy of the district, supporting the district's settlement hierarchy (detailed in Options Report) and ensuring that development is focused on sustainable locations (where it is accessible by public transport, cycling and walking), mostly near or within major urban areas.
- Policy 2**
Local economy – ensure there is a flexible supply of viable and appropriate employment sites and premises in sustainable locations.
- Policy 3**
Tourism and culture – support new or improved tourism and cultural facilities or services, particularly when they contribute to the well-being and sustainability of local communities).



Core policies to support the Core Strategy



Policy 4

Town centres – retail, business and commercial leisure

Support the strengthening of town centre vitality and viability, including the maintenance of Canterbury's sub-regional role.

Policy 5

Good design and sustainability – good building design, to excel in environmental performance.

Policy 6

Climate change – how development should seek to mitigate and adapt to the likely effects of climate change, meeting sub-regional renewable energy targets.

Policy 7

Environmental assets – protect and enhance the district's strategic assets such as World Heritage Sites, listed buildings, protected wildlife sites, farmland and Areas of Outstanding Natural Beauty.



Posters



Core policies to support the Core Strategy



Policy 8
Strategic and sustainable transport – support the role of Canterbury as a regional hub and promote the implementation of the Canterbury District Transport Action Plan and Local Transport Plan for Kent.

Policy 9
Housing scale and distribution – setting out the annual housing requirement, establish principles for distribution and identify strategic sites.

Policy 10
Housing mix and affordability – ensure that proposals for housing should contribute to creating mixed and balanced communities.

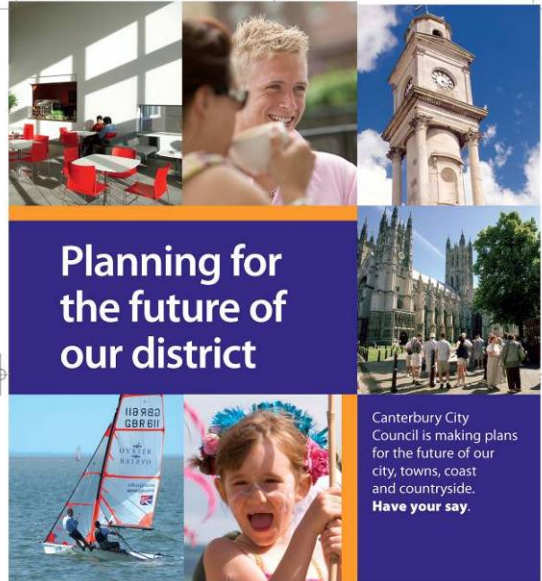
Policy 11
Open space, recreation and sport – ensure good quality and well maintained open space, recreation and sport facilities as part of creating balanced and healthy communities.

Policy 12
Quality of life and access to facilities – essential for sustainable communities.

Policy 13
Support the implementation of the core strategy – ensuring that social and community infrastructure is provided by way of development masterplans and planning briefs.



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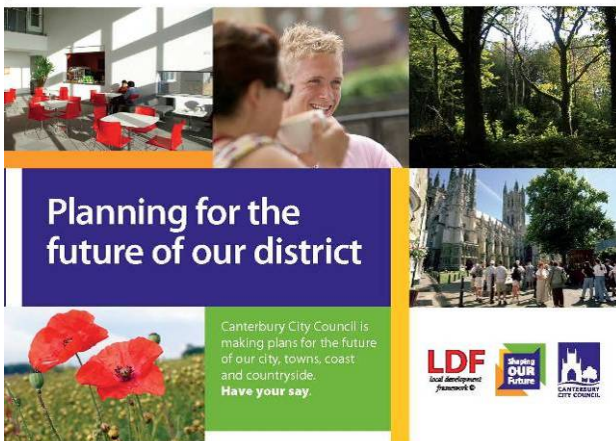
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Post cards



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- Commenting online by visiting www.canterbury.gov.uk/ldf
- Visiting your local council office or library to view a copy of the summary or full report

The consultation closes on Friday 12 March 2010.

Poster: LDF Final.qxd 04/02/2010 10:15 Page 1

Example letter

Date: 21/01/10
Your Ref:
Our Ref: General 2 13817
Ask for: Planning Policy
Direct dial: 01227 862199
Direct fax: 01227 379059
E-mail: planning.policy@canterbury.gov.uk

Address

Dear Consultee,

Canterbury District Local Development Framework - Core Strategy Options Report January 2010 (Regulation 25)

I am writing to inform you that Canterbury City Council has prepared a Core Strategy Options Report which, together with the associated Sustainability Appraisal, is now out for consultation from **21 January until 5pm 5 March 2010**. The Core Strategy will provide the overall spatial strategy for the Canterbury District for the period until 2026. The Strategic Housing Land Availability Assessment (SLHAA) initial assessment of sites report is also available for viewing.

We are seeking your views on the Core Strategy Options Report and the Sustainability Appraisal and the City Council is encouraging people to view the documents and to comment on them on-line using our consultation website, <http://canterbury-consult.limehouse.co.uk/portal>. Alternatively, comments can be made on the official form which is available from:

- The Planning Policy Website (www.canterbury.gov.uk/planningpolicy)
- The libraries or Council offices mentioned over the page
- On request from the Planning Policy Team on 01227-862199

Your comments must be received by **5pm 5 March 2010**. The City Council may not be able to consider representations received after this date.

The documents have also been made available for inspection at the following deposit points and on the Council's website www.canterbury.gov.uk/planningpolicy from 21 January 2010. A list of the background documents is also available.

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- Whitstable (Divisional office), 57 Harbour Street, Whitstable - 8.45am to 4.45pm
- Kent County Council Offices, Invicta House, Maidstone 9am – 5pm

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- Sturry Library, Chafy Crescent, Sturry, Canterbury
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- Whitstable Library, 31-33 Oxford Street, Whitstable
- The Mobile Library

A Statutory Notice will be placed in the Kentish Gazette for two consecutive weeks (21 and 28 January 2010).

If you have any queries regarding the Core Strategy Options Report please contact the Planning Policy Team on 01227 862199, email planning.policy@canterbury.gov.uk or visit the Council's website www.canterbury.gov.uk/planningpolicy for further information.

Yours faithfully

Adrian Verrall

Mr Adrian Verrall

Planning Policy Manager
Planning Policy Team
Regeneration & Economic Development

Members email

Canterbury District Local Development Framework – Core Strategy Options Report January 2010.

The Core Strategy Options Report January 2010 and Sustainability Appraisal are out to public consultation from 21st January until 5th March 2010. The Strategic Housing Land Availability Assessment (SHLAA) initial assessment of sites report is also available for viewing.

Copies of the Core Strategy Options Report, Sustainability Appraisal and the Strategic Housing Land Availability Assessment (SHLAA) report are available in each of the group rooms. A list of all the background documents has also be placed in the rooms, please contact Planning Policy ext 2199 if you wish to view any of the background documents. A copy of the letter that has been sent to all consultees is also included for your information.

The documents have been made available for inspection at the following deposit points and on the Council's website www.canterbury.gov.uk/planning-policy

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- On request from the Planning Policy Team on 01227-862199

Comments must be received by **5pm 5th March 2010.** The City Council may not be able to consider representations received after this date.

Comments Form

CORE STRATEGY OPTIONS REPORT

COMMENTS FORM

January 2010

For Official Use Only

Reference No.

Comment No.

Please use this form to set out your comments on the Core Strategy Options Report, using a separate sheet for each representation. You may photocopy this form or obtain further copies free of charge from the Planning Policy team on 01227 862199 or via the website www.canterbury.gov.uk/planningpolicy. All comments received are available for public inspection and therefore **cannot** be treated as confidential.

Section 1: Contact Details	
Name: Organisation (if applicable):	Address:
Telephone:	
Email:	Representing:
Agent's Name:	Agent's Address:



Please read the guidance notes on the reverse of this form, before completing.



Please return all completed forms by **5pm on 12th March 2010** to:
Planning Policy Team, Regeneration and Economic Development, Canterbury City Council,
Military Road, Canterbury, Kent CT1 1YW

Email: planning.policy@canterbury.gov.uk
Online submission at <http://canterbury-consult.limehouse.co.uk/portal> or via
www.canterbury.gov.uk/planningpolicy

Section 3: Sustainability Appraisal	
If your comment relates to the Sustainability Appraisal, please indicate the page number, paragraph, table or appendix number to which your comment relates.	
Page Number Please indicate page number	Paragraph Number Please indicate paragraph number
Table Please indicate table number	Appendix Number Please indicate Appendix number
Summary of Comment 	
Please indicate the change you are seeking which could address your concerns. 	

Please return all completed forms by **5pm on 12th March 2010** to:
 Planning Policy Team, Regeneration and Economic Development, Canterbury City Council,
 Military Road, Canterbury, Kent CT1 1YW

Email: planning.policy@canterbury.gov.uk
 Online submission at <http://canterbury-consult.limehouse.co.uk/portal> or via
www.canterbury.gov.uk/planningpolicy

APPENDIX 2

Table showing the Council’s responses to the summary of main issues raised in representations to the Core Strategy Options document consultation

Chapter objective /	Headings / Main issues	Council Response
Chapter 1	Introduction	
Sustainability Appraisal objective 5	REPLACE WITH: To conserve and enhance landscape and to protect and maintain vulnerable cultural and landscape heritage including architecture, archaeology and areas of tranquil countryside. REPLACE WITH: To protect, improve, enhance, create and connect priority habitats and other landscapes for both people and wildlife and to protect and maintain vulnerable assets (including built and historic)	Document has completely changed its nature and content due to new Government legislation and guidance (ie NPPF).
Sustainability Appraisal objective 10	REPLACE WITH: To create more vibrant, cohesive and mixed town and rural centres and to promote sustainable living.	AS ABOVE
Sustainability Appraisal objective 11	ADD: High quality to design	AS ABOVE
ADD OBJECTIVE	To protect the quality and character of individual settlements and communities	AS ABOVE
ADD OBJECTIVE	Addressing the contribution of the Higher and Further Education sector in the District	AS ABOVE
	<i>Main Issues raised</i>	
1	Incomplete evidence base. Transport Assessment, VISUM multi-modal transport model, SFRA and full SHLAA for example should be available upfront to inform both Options and comments. Evidence base for environmental objectives and policies not as clearly reflected in the document as that for other landuses.	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website.
2	Online consultation process and forms complex and unwieldy. Consultation period should be extended to min of 8 weeks given scale of issues covered in the Document.	Consultation period on next stage (draft Local Plan) has been extended to 10 weeks.
3	Reference made to Parish Plans and Village Design Statements supported.	Noted
4	More references needed to local residents in references to stakeholders; more acknowledgement of citizen involvement and promotion of local engagement.	Covered in Consultation Statement
5	Conflicting dates given for lifetime of Core Strategy with both 2026 and 2030 included in text.	Document has completely changed its nature and content due to new Government

		legislation and guidance
6	Acknowledgement and reference needed to air quality and pollution issues.	AS ABOVE
7	Not enough detail in the Sustainability Objectives including information on how conflicts between them would be resolved. Suggest reference to Higher Education, given prominence in this District.	AS ABOVE
8	Glossary needed of planning terms.	Will be included in final Local Plan
9	More references to the importance of sport and physical activity needed linking with other Council strategies and targets.	Document has completely changed its nature and content due to new Government legislation and guidance
10	Landscape Character and Biodiversity Assessment considered to be of an exceptional standard.	Noted
11	References needed to Kent Downs AONB Management Plan.	Included in draft Local Plan
12	Suggest a need for a dedicated SPD and/or policy on Higher and Further Education sector.	Policy included in draft Local Plan
Chapter 2	Portrait of the District	
	<i>Main Issues raised</i>	
1	More detail required on transport and related issues including inclusion of references to walking, cycling and cycle routes	Included in draft Local Plan and maps
2	More analysis needed of the changes in farming practices, the importance of agriculture to the economy and landscape of the District. Greater emphasis upon its protection promoted.	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website.
3	Not enough consideration given to the recent expansion in student numbers in the District, particularly in Canterbury itself, and the HFE sector.	The issue of student housing is addressed in the Local Plan and the Housing Strategy.
4	More acknowledgement of the archaeological heritage and historic significance of the city and World Heritage Site of Canterbury needed	Included in draft Local Plan
5	Recognition of the need for more affordable family homes welcomed but more evidence needed to add weight	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website.
6	Further investigation of demographic patterns and trends needed	AS ABOVE.
7	Reference should be included to the statutory Duty of Regard on the Council to take account of the need to conserve and enhance the Kent Downs AONB in the District	Included in draft Local Plan
8	More detail required on landscape and wildlife designations to reflect their role and importance. Suggest that map differentiate in colour between national and international sites.	Most included in draft Local Plan maps
Consultation Question 1	Are there any other key issues that you believe are essential to describe the Canterbury District as it is today?	
	<i>Main Issues raised</i>	
1	More detail on transport and related issues eg congestion and health problems, cycling and walking infrastructure, the impact of High Speed Rail link.	Included in draft Local Plan and background documents
2	More detail on landscape and wildlife designations, including in Map 1, to reflect their role and importance	Included in draft Local Plan
3	Need to make greater reference to water – provision and potential shortages during lifetime of Core	In the draft local plan there is a section on

	Strategy	Water Quality, Water Efficiency and Water Supply. A section on water efficient, water quality and water supply is included.
4	Further investigation of demographic patterns eg distribution of population across settlements and growth in student population and its implications	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website.
5	More analysis of the district's environment and importance of agriculture to the economy and landscape of the District, and greater emphasis upon its protection	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website. Policy to be included in draft Local Plan.
6	More analysis of issues specific to Whitstable	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website. Whitstable specific policies in draft local plan.
7	More detail on the archaeological heritage and historical significance of Canterbury including consideration of the context of the World Heritage sites	Included in draft Local Plan.
8	References needed to young people and their well-being and to primary and secondary education provision and initiatives as well as tertiary education	Included in draft Local Plan.
9	Add in reference to the spiritual life of the District	Support for community and cultural facilities is provided in draft Local Plan
10	Not clear whether work has been undertaken on the justification for retention of existing local landscape designations	Landscape appraisal AS ABOVE for district been undertaken and being consulted on
Chapter 3	Strategic Policy Background	
	<i>Main Issues raised</i>	
1	More clarification and interpretation of Canterbury's Regional Hub status needed including its role in the provision of regionally based housing requirements, the exact nature of the "focus on Canterbury", and its implications eg scale of new housing and major retail development needed	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website.
2	Objections to the weight attached to the East Kent Community Strategy and questioning of its democratic mandate	Document has completely changed its nature and content due to new Government legislation and guidance
3	Development needs of Whitstable should be mentioned	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website. Whitstable specific policies included in draft local plan.
4	More explanation of the background and status of documents eg the Canterbury Futures Study and the lifetime of saved policies of the 2006 Local Plan required	Evidence base and website has been further developed in production of draft Local Plan. See Planning Policy website.
5	References needed to national strategies for climate change and renewal energy production such as the Climate Change Act 2008 and the 2009 White Paper.	Included in draft Local Plan.

Chapter 4	The Future of the District	
	<i>Main Issues raised</i>	
1	Support for the aim of creating Sustainable Communities	Noted
2	Support for the 'green economy' concept but more clarity as to what the phrase means and work required. Core Strategy will need to reflect national goals of reduction in greenhouse emissions. Reference to the Kent Downs AONB Renewable Energy Position Statement suggested. Promote support for local heat and energy production.	Document has completely changed its nature and content due to new Government legislation and guidance. Renewable energy and Combined Heat and Power are encouraged in the draft Local Plan.
3	More explanation of the Futures Study and clarification of the stakeholders who were involved in its preparation needed.	See consultation statements
4	Acknowledgement sought that the impacts of an older population are broader than merely health related	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website. Whitstable specific policies in draft local plan. A range of issues has been assessed and provided for.
5	Support for the Knowledge Economy.	Noted
6	Confirmation required that the 5 alternative scenarios in the Futures Study were tested through sustainability appraisal	Yes and document has completely changed its nature and content due to new Government legislation and guidance
7	Conflicts apparent between the Future Study's outcomes and between the Vision and other strategies	Document has completely changed its nature and content due to new Government legislation and guidance
8	Include support for other sustainable rural businesses (not just tourism) particularly those which support the distinctiveness of the District	Included in draft Local Plan
Chapter 5	Strategic Vision for the District	
	<i>Main Issues raised</i>	
1	Agricultural land should be protected	Policies included in draft Local Plan.
2	Vision for Herne Bay supported	Noted
3	Not enough consideration to implications of recent expansion in student numbers	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website. Whitstable specific policies in draft local plan.
4	Stronger role needed for Whitstable	Noted
5	High quality built environment should be an objective	Document has completely changed its nature and content due to new Government legislation and guidance
6	Vision doesn't match the realities of recession and is not locally specific	AS ABOVE
7	Too many objectives	AS ABOVE

8	Importance of green infrastructure network needs to be included	Included in draft Local Plan.
9	Clearer linkages needed in document with and between objectives	Document has completely changed its nature and content due to new Government legislation and guidance
10	“beating heart of East Kent” and “distinctiveness of village life” phrasing meaningless	Noted
11	Need references to supporting businesses	Included in draft Local Plan
12	Specific objective requiring the conservation and enhancement of the Kent Downs AONB and its setting needed	Included in draft Local Plan
13	Improve provision of safe cycle networks	See Transport Strategy
Consultation Question 2	Do you agree that the range of Objectives are correct? If you don't agree, what other Objectives or changes to existing Objectives would you suggest?	
1	Too many objectives. Not all appear to be genuinely strategic. Likely to present problems in measuring achievement. Could some of these objectives be more appropriately expressed as sustainability objectives that help inform choices rather than represent delivery outcomes? Could others be regarded as expressing a means to an end rather than the end itself? Is there a risk that with 23 strategic objectives, the plan might lose focus?	Document has completely changed its nature and content due to new Government legislation and guidance
2	The core strategy should provide for a 15 year housing land supply from the date of adoption. We wonder which objectives and critical success factors best support that need.	Document has completely changed its nature and content due to new Government legislation and guidance
3	Creation of jobs for local people should be mentioned	Included in draft Local Plan.
4	Assessment of alternative future economic growth scenarios needed	Document has completely changed its nature and content due to new Government legislation and guidance
5	Perceived problems associated with recent increases in student numbers needs to be addressed	This is being dealt with at corporate level.
6	No development at south Canterbury	Noted
7	Protect highest grade agricultural land	Policies included in draft Local Plan.
8	Encouragement of tourism offer at odds with recent museum closures	Noted
9	Need for a survey of villages to identify affordable housing needs	Regularly undertaken and figures fed into Council/local plan policy
10	Need to strengthen references to renewable energies	Included in draft Local Plan
11	Regeneration of Herne Bay supported	Noted
12	Additional objectives suggested include retail, renewable energy delivery, and provision of safe cycle networks.	Document has completely changed its nature and content due to new Government legislation and guidance
Issue 1	Knowledge economy objectives 1-3	
Objective 1	Objection to description of Canterbury having a “catalyst” role in East Kent – this is a role assigned	Document has completely changed its nature

	to the Ashford Growth Area	and content due to new Government legislation and guidance
Objective 2	ADD support for businesses which in themselves support the distinctiveness of the District and to traditional employment. Would welcome definition of “cultural and creative industries” in a Glossary.	Document has completely changed its nature and content due to new Government legislation and guidance
Objective 3	Concerns expressed about the capacity of the City to absorb an additional third level institution.	Noted
Issue 2	Experience economy objectives 4-8	
Objective 4	ADD “extends and enhances” after “safeguards”	Document has completely changed its nature and content due to new Government legislation and guidance
Objective 5	ADD “sustainable” before tourism. This objective is at odds with plans to close museums in the District. Concerns about impact of increased visitor numbers on protected environments.	Document has completely changed its nature and content due to new Government legislation and guidance
Objective 6	Support cultural facilities as an important element of successful town centres. Resist closure of museums.	Noted
Objective 7	Role of sport in enhancing economy supported, Regeneration of Herne Bay supported	Noted
Objective 8	ADD reference to Whitstable Concerns about the adequacy of measures to protect European sites from recreation pressure in the Herne Bay area	Document has completely changed its nature and content due to new Government legislation and guidance
Issue 3	Green economy objectives 9-13	
Objective 9	ADD objective specifically requiring the conservation and enhancement of the Kent Downs AONB and setting. ADD “conserve” after “protect” ADD aim TO create and extend. ADD BMV land after agricultural Natural England, Kent Wildlife Trust and Environment Agency support	Document has completely changed its nature and content due to new Government legislation and guidance
Objective 10	Seek Code for Sustainable Homes Level 6 in new development	Draft Local Plan requires Level 4 and a range of other environmental/sustainable interventions.
Objective 11	ADD “high quality” before design Seek Code for Sustainable Homes Level 6 in new development Renewable energy should be specifically referred to Environment Agency support	Document has completely changed its nature and content due to new Government legislation and guidance
Objective 12	ADD “throughout the District” Environment Agency support	AS ABOVE
Objective 13	ADD “and landscapes” after “heritage” and “and natural” before “environment” What are “real benefits”? Suggested that replaced with “improvements” Seek to protect the setting of Canterbury City with Green Belt status	AS ABOVE
Issue 4	Sustainable community objectives 14-21	

Objective 14	ADD "high quality sustainable" before alternatives Include reference to the desire for housing to be located close to existing employment Highways Agency support	Document has completely changed its nature and content due to new Government legislation and guidance
Objective 15	ADD "including green infrastructure" after provision Needs to specifically acknowledge need to reduce greenhouse gas emissions and that the objective does not just relate to new development. Highways Agency and Kent Wildlife Trust support	AS ABOVE
Objective 16	It is unclear whether this falls within the remit of a Core Strategy.	AS ABOVE
Objective 17	ADD reference to provision of specialist accommodation. Increased provision of affordable housing supported.	AS ABOVE
Objective 18	Council has an obligation to provide pitches for gypsies and travellers.	Included in draft Local Plan.
Objective 19	ADD "and expand" after enhance, and "provision" after "open space" ADD reference to outdoor sports facilities and Public Rights of Way Environment Agency and Kent Wildlife Trust support	Document has completely changed its nature and content due to new Government legislation and guidance
Objective 20	Needs to be redrafted to make more spatial Refer to working with others to achieve objectives ADD reference to indoor and outdoor sports facilities	AS ABOVE
Objective 21	ADD reference to need to provide cycle routes and links ADD requirement for green infrastructure provision ADD social care ADD "by means of forward funding mechanisms" ADD reference to indoor and outdoor sports facilities	AS ABOVE
Issue 5	Infrastructure - Objectives 22-23	
Objective 22	ADD requirement for green infrastructure provision South East Water, Highways Agency and Environment Agency support	Document has completely changed its nature and content due to new Government legislation and guidance
Objective 23	ADD requirement for green infrastructure Environment Agency support	AS ABOVE
Chapter 6	Development requirements	
	Main Issues raised	
1	Widespread agreement that transport is the key issue to be resolved in relation to Canterbury. Need to encourage cycling and walking strongly supported.	Noted
2	More clarity is needed on future needs of higher education sector	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website.
3	Relationships between the Visions and the Spatial Implications is not clear and frequently unrelated	Document has completely changed its nature and content due to new Government legislation and guidance

4	The housing requirement (derived from the SE Plan) is too high. Why is a housing figure assigned to Canterbury but not to Herne Bay, Whitstable or the rural areas?	Large scale housing provision has been proposed at the 3 main centres and Sturry/Hersden and infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan
5	Objections to new slip roads to A2 and to an additional Park & Ride facility which respondents consider needs more evaluation	Additional slip road and park and ride facilities required to reduce congestion in city centre.
6	Concerns that student housing is increasingly dominant and that it is not counted as part of housing numbers	Addressed in draft Local Plan and is being dealt with at corporate level.
7	More parking facilities needed especially at Canterbury West rail station as a result of High Speed rail services	The draft local plan and transport strategy aim to reduce parking in the City centre through the provision of better bus services, park and rise and cycling routes.
8	What is “eco-standard” and “Canterbury standard” housing?	Document has completely changed its nature and content due to new Government legislation and guidance
9	Vision for rural areas should include services as well as houses and jobs. References needed to parish plans and village design statements	Included in draft Local Plan.
10	Protection of Best Most Versatile agricultural land supported.	Noted
Consultation Question 3	Development requirements: 1. Do you think this document captures the broad development requirements for the District? 2. If not, what would you add to/remove from the suggested requirements?	
1	More research and evidence required on transport	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website.
2	Alternative modes of transport to the car including improved public transport provision should receive more emphasis	Included in draft Local Plan
3	Objections to new slip roads to A2	Additional slip road and park and ride facilities required to reduce congestion in city centre.
4	Needs to be greater emphasis on the benefits of green infrastructure and public open space	Included in draft Local Plan
5	Concerns about approach to student accommodation	Student accommodation is addressed in draft Local Plan and at a corporate level
6	Both support and disagreement received for the vision’s concentration of housing in Canterbury	Noted – Canterbury is the major hub in the district.

7	Need better infrastructure strategy to support increased population	Noted – infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan.
8	Other development projects already in hand, including Football Hub, should be identified	Included in draft Local Plan
9	Revise approach to employment land and accommodation	Economic Land Review undertaken
10	More analysis and strategy on health needs and facilities	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website.
11	More emphasis on need for provision of renewable energy sources	Included in draft Local Plan
12	Concerned about absence of SFRA and lack of reference to one	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website. Includes a SFRA
Chapter 7	District Settlement Hierarchy	
	<i>Main Issues Raised</i>	
1	The creation of sustainable mixed communities is supported	Noted
2	A sequential approach to the allocation of development sites is supported but support also expressed for development of previously developed land in villages before greenfield urban extensions	Noted
3	Objections to Settlement Hierarchy as defined in Options Report as out of date	Document has completely changed its nature and content due to new Government legislation and guidance
4	Concerns about the sustainability trap faced by smaller villages	Noted
5	Reference to sequential approach to development in Flood Risk Areas is needed and to climate change issues	Climate change chapter included in draft Local Plan.
6	Object to lack of reference to Hilltop Community Design Statement	A range of community initiatives have been provided for.
Consultation Question 4	Do you agree with the settlement hierarchy identified on Table 3?	
1	Hersden should be classified as a larger village	It is now defined as a larger village
2	Need to refer to special status of Broad Oak/ Sturry	Included in Local Plan
3	Need to ensure delivery of a mix of house sizes	Requirement for development briefs on larger sites to address range of issues.
4	Need to explain the position of Chestfield and Yorkletts	Chestfield is considered part of Whitstable and Yorkletts is another smaller village that uses Whitstable as its service area.
5	Need to define “well served”	Will be included in final Local Plan
6	Include Herne and Broomfield and Chestfield in larger villages category	They form extensions to the coastal towns and them as their service areas.

7	Move Barham down a tier	Would be difficult to justify with the quantity of services available.
8	Need to clarify that not all settlements in the "large villages" category will be subject to greenfield land releases	Document has completely changed its nature and content due to new Government legislation and guidance
9	Need to clarify the evidence base for the categories of villages	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website
10	Little distinction should be made between the three urban areas of Canterbury, Herne Bay and Whitstable in allocating development	They are considered the 3 major urban areas of the district
11	Concerns about development which could affect the Blean SAC	Noted
12	Need to acknowledge role of Parish Plans in shaping settlement strategy	A range of community initiatives have been provided for.
13	Regeneration at Herne Bay supported	Noted
Chapter 8	Chapter 8: Strategic Development Options	
	<i>Main Issues Raised</i>	
1	Objections to development at South Canterbury	Extensive studies have shown a need for jobs and houses for families. Infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan
2	Need to reduce pace of change	Evidence gathered for the draft Local Plan indicates that there is a need for additional housing to meet local housing need and to support the diversification of the local economy
3	Equal approach to detail of each option needed	Document has completely changed its nature and content due to new Government legislation and guidance
4	Methodology as set out in Options Report is subjective and crude – 4 options are dismissed immediately	AS ABOVE
5	Flood risk not considered equally. Flooding constraints refer to all options not just 3a	AS ABOVE
6	Concerns over capacity of transport infrastructure	Will be addressed in draft local plan, traffic modelling and transport plan
7	Inconsistency in dealing with strengths and weaknesses of different options	Document has completely changed its nature and content due to new Government legislation and guidance
8	New settlement option is not treated seriously or comparably	AS ABOVE

9	Need to disperse development more evenly	Infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan
10	Other options raised, particularly Hersden, Blean and Aylesham (which lies outside the jurisdiction of the City Council in Dover District)	Infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan
Consultation Question 5	Do you agree with the strengths and weaknesses associated with each option?	
Consultation Question 6	1. Do you agree with the conclusions relating to the combination of options requiring further testing at the next stage as set out in this Chapter? 2. If not, which option, or combination of options, would you prefer? 3. Are there any other realistic “reasonable alternatives” that should be tested?	
1	Development should follow the existing ‘spokes’ routes into and out of Canterbury city	Development sites need to be considered against a wide range of criteria, including access to transport .
2	Need for transport impact study at Sturry	Being undertaken as part of draft local plan development
3	Need to protect historic settlement patterns	Noted
4	Propose the use of MoD land in the District including at Howe Barracks	Part of site to be included as a development opportunity site.
5	Tackle bringing back into use of existing vacant properties	Housing Section deals with this.
6	Universities should build on campuses and free up housing	Student accommodation provision is Included in draft Local Plan.
Option 1	City centre infill and development in the wider urban areas of Canterbury, Herne Bay and Whitstable	
1	Support for brownfield first approach	Noted
2	Object as will result in loss of open space and will have detrimental impact on air quality	Any development would have to address these issues
3	Clearer information needed on how this Option would improve urban environment	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website.
4	City infill should be a component of all Options	Noted – there are few brownfield sites left.
5	This option would restrict choice	Noted
6	Disagree with ‘green’ indicator for deliverability as such sites usually uncertain in deliverability	Document has completely changed its nature and content due to new Government legislation and guidance
Option 2	City centre infill and development in the wider urban areas of Canterbury, Herne	

	Bay and Whitstable	
1	Suggest Option changed to sustainable settlement expansion	Document has completely changed its nature and content due to new Government legislation and guidance
2	Development of brownfield sites supported	Noted
3	Object as will result in loss of open space and will have detrimental impact on air quality	Any development would have to address these issues
4	Clearer information needed on how this Option would improve urban environment	Document has completely changed its nature and content due to new Government legislation and guidance
5	City infill should be a component of all Options	AS ABOVE
6	Extend this Option to embrace brownfield opportunities in larger villages	AS ABOVE
	Option 3a Canterbury Urban extension (dispersal)	
1	Considerable support for this dispersal Option combined with maximising use of brownfield land (including at Hersden)	infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan
2	Support as Option will not be wholly dependent on new infrastructure but rather will lead to maximum benefit from existing infrastructure and adjacent local services	Pressure will still be put on existing infrastructure
3	Will facilitate the integration of smaller sites with existing urban fabric and communities	Noted
4	Dispersion Option unlikely to generate necessary new infrastructure	infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan
5	Flooding constraints apply to all options	Any development would have to address these issues
6	Will not assist in coastal investment and regeneration	Agreed
7	Concerns that this Option will significantly increase traffic congestion	Agreed, infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan
	Option 3b Canterbury Urban extension (single site)	
1	High levels of objections received under this Option to proposed development at South Canterbury	Noted – There is an identified need in Canterbury for housing and infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan
2	If large urban edge developments proposed the impact on adjacent rural areas of large urban edge developments should receive greater emphasis	Requirement for development briefs on larger sites to address range of issues.
3	This option would encourage private car usage.	Traffic modelling is being undertaken to assess this.

4	Infrastructure should determine the location of development not the other way round	There is an identified need in Canterbury for housing and infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan
5	This Option would represent urban sprawl.	Noted
6	Too few large sites could result in delivery of housing problems.	There are few brownfield sites left and infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan
7	This option would damage the landscape setting of the city.	Any development would have to address these issues
8	The environmental impact of this Option is at odds with its 'green' rating	Noted
9	Positive economic impacts on Canterbury city of this option cited need to be clarified	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website.
10	Would restrict choice for new home buyers	There is an identified need in Canterbury for housing
11	Will have the worst transport implications of the options with all future residents required to cross the city to access rail services	Traffic modelling is being undertaken to assess this.
12	Will lead to the loss of best and most versatile agricultural land.	Will result in the loss of a small amount of Grade 1 Agricultural land.
13	Has advantages in terms of its capacity to deliver new infrastructure but likely to be hard to integrate with existing urban area.	Requirement for development briefs on larger sites to address range of issues.
Option 3c Canterbury Urban extension (plus development at Herne Bay)		
1	Need to demonstrate whether the distribution of development under this Option and associated scale of development at individual locations could provide sufficient support for the delivery of infrastructure referred to.	infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan
2	Strong objections to extension of built up areas onto greenfield land	There is an identified need in the district for housing and infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan
3	Concern regarding impact of this Option on European protected sites.	Requirement for development briefs on larger sites to address the range of issues
4	Support for development at Herne Bay.	Noted
Option 4 Urban extensions at Herne Bay and Whitstable		
1	Likely to have significant negative impact on the Swale SSSI, SPA and Ramsar site.	Requirement for development briefs on larger sites to address the range of issues

2	Poor fit with strategic planning objectives including for the city as a regional hub.	Noted
3	Problems with past coastal developments being purchased predominantly as holiday homes.	Noted
4	Serious transport problems in Whitstable.	Traffic modelling is being undertaken to assess this.
5	There is a lack of employment facilities in coastal towns to support any increase in housing.	Requirement for development briefs on larger sites to address range of issues including employment provision
6	Development at Herne Bay supported.	Noted
7	SFRA required to inform this Option.	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website. Includes a SFRA
8	Option is confusing. Development should be centred on sites within defined urban boundaries before urban extensions.	There are few brownfield sites left and infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan
Option 5	Larger villages around Canterbury	
1	Objections made to the omission of Hersden from larger villages category.	Now included in larger villages
2	Objections to the inclusion of possibility of limiting this Option to only one "well-served" village.	Noted
3	Previously developed land in or adjacent to larger villages should be given priority for development over greenfield extensions.	There are few brownfield sites left and infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan
4	Likely to result in significant effects on European designated sites.	Agreed
5	Would not support strategic role of the Canterbury City	Agreed
6	Would not contribute to urban regeneration.	Agreed
7	Supported as would reinforce economic viability and vitality of larger villages.	Residents are more likely to travel future to work, school and services.
8	This Option would have less impact on traffic congestion in the city than other options.	Traffic modelling is being undertaken to assess this but is likely to travel future to work, school and services.
9	Concerned about impact of this Option on village character	Would result in loss of compact rural villages
Option 6	Dispersal across the District	
1	Likely to have significant negative impact on European designated sites.	Agreed
2	Poor fit with strategic planning objectives including for the city as a regional hub.	Agreed
3	Likely to be detrimental to village character	Agreed
4	The positive impact of well-planned housing development on viability of smaller communities in the District should be given weight.	This has to be balanced against environment impacts provision of services/facilities and

		the need for housing in/close to the larger centres.
5	Support larger number of smaller developments.	infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan
Option 7	New settlement	
1	Difficult to comment as this is not treated seriously as an Option in this document – no strengths and weaknesses are identified and no potential location/s identified.	Document has completely changed its nature and content due to new Government legislation and guidance
2	All Options should be described in sufficient detail to allow for meaningful comment.	Document has completely changed its nature and content due to new Government legislation and guidance
Consultation Question 7	1. Do you agree with the options set out in relation to the provision of park and ride at Canterbury? 2. Are there any other realistic “reasonable alternatives” that should be tested?	
	Almost three quarters of responses objected to a park & ride facility at Harbledown (74%). The doubling of the existing facility at Wincheap received the most support – though one in ten did not want any further park and ride provision. Six alternative sites were proposed by respondents. Of these Brenley Corner received 10 promotions, the Victoria Hotel site on the London Rd and the Dunkirk airstrip 3 each, while the Blean area and an upgrade of the existing New Dover Rd were suggested in 2 comments each.	Noted, Harbledown safeguarding site has been re assessed and relocated in draft local plan. Some of the alternative sites are outside of the district.
Consultation Question 8	1. Do you agree with the options set out in relation to the provision of marina facilities? 2. Are there any other realistic “reasonable alternatives” that should be tested?	
	Of the four Options proposed, Herne Bay emerged as having the most support though the numbers responding were statistically low. A third of respondents to this question asked where was the evidence of need for a marina. Respondents also raised concerns that the Options Report proposed policies for the provision of park and ride, marina and football hub facilities but there was no commensurate commitment to an accessible walking and cycling network in the District. Only one alternative site was proposed, outside the District in the neighbouring Borough of Swale at Oare/ Faversham on the Swale.	Policies provided in draft Local Plan
	Football hub	
	Few responses were received on the proposal to create a Football Hub in the District with five objections, four supports and one comment. The proposals thus drew almost equal support and objection, with the provision of additional sports facilities in the City receiving support while the process by which this issue has already been progressed being objected to and leading to concern that it was therefore not a matter for inclusion in the Core Strategy.	Progress has been made on provision of additional sports facilities including the football hub being publicly consulted on.

Chapter 9	Core Policies	
Consultation Question 9	Do you agree with the scope of Proposed Core Policies and do you think it will support the overall vision for the area? If not, what would you propose to add/remove? Please indicate the policy to which your comment relates.	
Core Policy 1	Location of development	
1	Concern about any large extensions at Canterbury; planning approach should be more sensitive.	Document has completely changed its nature and content due to new Government legislation and guidance
2	Point 4 should place emphasis on Canterbury City. Policy should support the role of Canterbury as a regional hub.	Document has completely changed its nature and content due to new Government legislation and guidance. However, the draft Plan does broadly follow this approach.
3	Settlement expansion needs to include Canterbury, Whitstable and Herne Bay – the Strategic Housing Market Assessment should assist with determining appropriate distribution.	Included in draft Local Plan, although little land capacity available at Whitstable
4	Policy should recognise the importance of making development accessible to walking, cycling and public transport.	Included in draft Local Plan
5	Point 5 too vague – what is “identified community need”?	Document has completely changed its nature and content due to new Government legislation and guidance
6	Policy should also include reference to education.	AS ABOVE
7	A sustainable location policy which will assist in identifying sites and facilitate investment planning is supported and considered appropriate to a Core Strategy.	AS ABOVE
8	Support for sequential approach but reservations about development in coastal towns due to impact on European habitat network	Requirement for development briefs on larger sites to address the range of issues
9	Add reference to transport assessment and travel plans	Included in draft Local Plan
Core Policy 2	Local economy	
1	Power of the knowledge economy should not be underestimated. Its development needs to be dovetailed with other services, particularly transport and housing.	Noted – policies included in draft Local Plan
2	Need to review adopted sites and employment clusters in the Local Plan.	Economic Land Review undertaken
3	Support for development of a high specification business park and protection of employment sites / properties	Noted
4	Support the identification of need for digital infrastructure	Noted
5	Make stronger reference to the ‘Green Economy’ including support for rural businesses	Included in draft Local Plan.
6	Office and light industry is well accommodated at the coast, and there is small office space at Canterbury. Any more in the city will create traffic problems.	Noted – although infrastructure/employment land would be provided by larger developments hence the proposed development sites in the draft Local Plan

7	Make reference to growth of education facilities at part d.	Document has completely changed its nature and content due to new Government legislation and guidance
8	There should be greater emphasis on economic growth, not the knowledge economy. Land use for business should take priority.	Included in draft Local Plan
9	Policy should distinguish between B Class employment uses and other employment floorspace and the extent to which this is to be provided through strategic sites or a subsequent site allocations document	Included in draft Local Plan
Core Policy 3	Tourism and culture	
1	Encouraging tourists welcomed. Promote a greater emphasis on economic growth through tourism. Support and encourage tourism. More hotels are needed.	Noted
2	Policy should not be excessively prescriptive by restricting hotel development to specific (allocated) locations or zones.	Document has completely changed its nature and content due to new Government legislation and guidance
3	Encourage the upgrading and extension of existing accommodation stock, including affordable staff accommodation.	Noted
4	Do not place an embargo on provision of caravan sites in the future. Small-scale static caravan sites may be a beneficial diversification.	Policy included in draft local plan
5	Recognise the potential business and economic benefits that conference facilities can bring to an area, converting visitor trips into staying trips.	Noted
6	A policy adopting a more 'open' view of tourism accommodation, and providing opportunities for new high quality facilities (where these can be achieved without harmful impacts, or with improvements) may be required.	Policies included in draft Local Plan
7	Self-catering accommodation is considered to have particular growth potential. Rural self-catering is particularly beneficial to the local economy.	Noted - Policy included in draft local plan
8	Need to balance recreational tourism and nature conservation of designated sites.	Policies included throughout draft local plan
9	Tourism providers should ensure that designs are inclusive. Encourage greater accessibility to tourism facilities and services for people with disabilities.	Policies on accessibility included throughout draft local plan
10	AMEND a) to add "to support the distinctiveness of the District".	Document has completely changed its nature and content due to new Government legislation and guidance
Core Policy 4	Town centres	
1	Possible that not all retail need could be accommodated in Canterbury City Centre and locations to meet need will have to be identified, with first preference for the town and city centres followed by well-linked/sustainable locations elsewhere in the urban areas, including regeneration areas.	Where a local need is identified and other criteria met, policies in the draft local plan will allow for retail uses away from the core areas. This is subject to criteria, including sequential approach. A new shopping area at Wincheap is proposed.
2	Policy CP4 should either be expanded or a separate policy provided relating to retailing, business	Document has completely changed its nature

	and commercial leisure developments which may need to be, or would be appropriately located, outside town centres.	and content due to new Government legislation and guidance
3	Core Policy 4 could go further in seeking retail growth at Herne Bay that would assist in sustainable economic growth.	Document has completely changed its nature and content due to new Government legislation and guidance
4	Unlikely that Canterbury city centre will need an expansion of existing retail provision in the near future. There are about 50 empty shops, it is likely that the economic recession will be prolonged, that more shopping will be carried out on-line.	Noted – Policies in the draft local plan allow for a range of active uses where appropriate. The draft plan allows for a new shopping area at Wincheap due to a forecast need for new floorspace
5	If Canterbury is to develop out -of-town self-sustaining mixed communities then surely these will need their own retail facilities.	Requirement for development briefs on larger sites to address the range of issues
6	Future site allocations should take the constraints of Canterbury City Centre into account and also assess whether retail need can be met in other locations in the city, particularly where there are existing concentrations of retail and sustainable transport links, for example in the Wincheap regeneration area.	Noted
7	ADD to policy AN emphasis on provision of sustainable transport infrastructure.	Document has completely changed its nature and content due to new Government legislation and guidance
8	Impact on Dover should be considered within retail hierarchy.	Cross boundary discussions have taken place to ensure the views of neighbouring districts have been collected. Consultation will continue.
9	Policy should emphasise the importance of small independent traders.	Noted
Core Policy 5 Good design and sustainability		
1	Principle of Policy CP5 is supported.	Noted
2	Care must be taken with the detailed wording to ensure that policy requirements are not unduly onerous or unrealistic.	Document has completely changed its nature and content due to new Government legislation and guidance
3	Sustainable Construction SPD should remain an essential element of the policy framework.	Remains a background document and material consideration
4	Policy would be strengthened by inclusion of a requirement to achieve a minimum score of 14 out of 20 using the Building For Life criteria. Building for Life is the national standard for well designed homes and neighbourhoods.	Local Plan now contains a policy for Lifetime homes standards
5	ADD clause regarding environmental enhancements within development design. Refer to Biodiversity Appendix of Kent Design.	Document has completely changed its nature and content due to new Government legislation and guidance
6	The importance of good design and related matters of local character and distinctiveness are not prominent in the Core Strategy as currently drafted. Policy should be amended to give prominence	Included in draft Local Plan.

	to the need for design to reflect place and distinctiveness	
7	Amend evidence base to include village design statements completed in the District and the Kent Downs Landscape Design Handbook.	Reference included in the draft Local Plan and these are on the Council website
8	ADD reference to landscape design, not just buildings	Document has completely changed its nature and content due to new Government legislation and guidance
9	Incorporate water efficiency standards, Access to Natural Greenspace Standards (ANGST), Secured by Design and Green infrastructure as pre-requisite in new developments.	Requirement for development briefs on larger sites to address the range of issues
10	Policy should refer to existing historic character of proposed development sites.	Included in draft Local Plan.
11	Need to elaborate on the design principles and criteria that will underpin assessment of high quality and environmental performance of development proposals	Included in draft Local Plan.
Core Policy 6	Climate change	
1	Policy should acknowledge that achieving a modal shift, especially towards cycling and walking is needed to mitigate against climate change.	Included in draft Local Plan.
2	Consideration should be given to maximising on-site renewable energy generation, connection to CHP networks, off-site generation and contribution to an offset fund to provide clarity for developers.	Included in draft Local Plan
3	The City Council neglect to mention the detrimental Climate Change impact of reservoir development. An independent and impartial study should be commissioned to determine the impact of greenhouse gas emissions.	This would be dealt with at the planning application stage
4	Strong agreement that a Policy along the lines suggested is necessary.	Noted
5	The need to address climate change issues needs to underpin the whole Core Strategy, and such is the importance of this issue consider that this should be the first Core Policy.	Document has completely changed its nature and content due to new Government legislation and guidance, but a chapter on climate change has been included in the draft local plan.
6	This Policy should endorse the "Woking" model of local heat and energy generation.	Noted – information included in draft local plan
7	Care must be taken with the detailed wording to ensure that policy requirements are not unduly onerous or unrealistic .	Noted
8	This policy is weak, the issues are identified but no actions associated with them appear.	Document has completely changed its nature and content due to new Government legislation and guidance but a chapter on climate change has been included in the draft local plan.
9	Support a policy setting out standards according to the Code for Sustainable Homes.	Noted
10	Supportive of the expansion of the Blean Complex, the provision of Sustainable Urban Drainage Systems, the protection of water resources and the provision of habitat corridors to aid species migration.	Noted

11	ADD reference to the Kent Downs AONB Renewable Energy Position Statement	Document has completely changed its nature and content due to new Government legislation and guidance
12	Policy could make reference to protecting protected landscapes of SSSIs and AONBs from effects of climate change.	The landscape character and biodiversity appraisal seeks to identify habitat networks that will help increase resilience to climate change
Core Policy 7 Strategic assets		
1	Importance of a policy protecting the District's Strategic assets is acknowledged.	Noted
2	Policy should refer to the importance of landscapes and protection of existing city setting.	Included in draft Local Plan.
3	Council should apply to gain Green Belt status to the city surroundings to prevent urban sprawl. This would protect both setting and landscape and would provide areas of wildlife and recreation.	The Council proposes to retain the AHLV at Canterbury in the draft plan
4	Policy should incorporate a degree of flexibility to allow consideration of the release of some 'greenfield' land to meet broader development requirements.	Included in draft Local Plan.
5	Care must be taken with the wording of the policy to ensure that requirements do not go beyond what is reasonable in terms of National and Strategic Planning requirements.	Noted
6	Strategic assets also include: AONB, seaside, salt marshes and chalk soils, local district museums, the Westgate Towers, the City Walls and Tower House etc outside Canterbury's World Heritage Site, and Crab and Winkle line.	Included in draft Local Plan.
7	Policy needs to be strengthened to reflect the need to protect the open countryside.	Included in draft Local Plan.
8	It is noticed that no specific mention is made of the essential need to maintain green gaps between towns, town and village and between villages. Prevent 'infill' in green areas.	Included in draft Local Plan.
9	Biodiversity protection for sites where known species, floral and fauna and proper land management must be made a strong policy. Policy should actively seek opportunities to achieve a net gain in biodiversity across the district.	Included in draft Local Plan.
10	This is an excellent policy. The aims should fully protect nationally & locally designated sites as well as establishing and protecting the strategic network throughout the urban and rural environment. Further measures may be needed to ensure protection of European sites but the creation, enhancement & connection of the BOAs will ensure that the natural habitats & species will be better protected from the effects of climate change & development.	Included in draft Local Plan.
11	ADD "management" after "protection" in first sentence and "conservation and enhancement" after "protection" in e)	Document has completely changed its nature and content due to new Government legislation and guidance
12	ADD reference to duty of regard for the AONB to 9.46 and to point f)and add reference to Green Infrastructure	AS ABOVE
13	ADD reference to retention of SLAs and AHLVs which can serve as buffers for the setting of the AONB	AS ABOVE
14	Need to co-ordinate with neighbouring councils on green infrastructure network shared protected landscapes	Discussions have been undertaken

15	Commend recognition of multi-functional green space and role it can play in climate change adaptation and health.	Noted
16	Not clear whether local landscape designations are to be retained.	Included in draft Local Plan. The draft plan, however uses the term Area High Landscape Value for all local landscape designations.
17	Need to make clear the weight given to local landscape designations as to national and international designations.	Included in draft Local Plan.
18	ADD River Stour and bathing waters as important strategic assets.	Document has completely changed its nature and content due to new Government legislation and guidance
Core Policy 8 Transport		
1	In light of pledges to reduce emissions, provide a more balanced equality of opportunity for transport users, and an increased choice of transport options, it is extremely disappointing to see that these are not reflected as the key aims. The policy should be reworded to prioritise sustainable transport	Document has completely changed its nature and content due to new Government legislation and guidance
2	Measures to reduce car dependence and provide alternative non-car travel modes must be adopted if air quality problems are to be taken seriously. Need to see some proposals on lessening the air pollution on the inner ring road. CCC should be taking steps to reduce CO2 emissions, primarily through discouraging private car use. A major failing within the LDF is the complete lack of provision of alternative forms of transport, such as: a) Improve rail service, including Canterbury to both Whitstable and Folkestone; b) An extensive local rail service, or tram service for areas adjacent to Canterbury; c) Support existing and proposed cycle routes, incl Crab and Winkle line; d) More bus priority measures and improved bus services; e) Housing should be linked to transport routes and location of schools, employment etc; f) Promotion of strategic multi-user transport routes g) Promote Green Travel plans more vigorously, incl working from home; h) Provide cycle hire points i) A greatly improved and integrated public transport provision j) City circle bus services or even an outer loop; k) Provision of attractive low energy alternatives for the future; l) Direct bus links between the two railway stations in the City m) All developments to provide pedestrian access to the existing footway network. n) Proper provision for walking and cycling.	Many items included in draft Local Plan and draft Transport Strategy.
3	The strategy overly relies on infrastructure improvements that will facilitate greater use of the private motor car. Improvement of the A2 Canterbury junctions together with associated demand management measures including additional park & ride provision" appears to conflict with PPG13 and proposed Policy CP8 which seeks to promote a more sustainable transport system.	Noted
4	Objection to the Park & Ride provisions included the following reasons: destruction of Grade 1	Additional slip road and park and ride

	agricultural land; destruction of landscape heritage close to a medieval village and historical site; more through traffic in Harbledown, Rough Common and Chartham Hatch; use land which is in AHLV, SLA, and SNCI; air, noise and light pollution would have a deleterious effect upon the health of the village, and Vernon Holme School pupils; would increase road traffic and car dependence.	facilities required to reduce congestion and pollution in city centre. Requirement for development briefs on larger sites to address the range of issues
5	<p>Objections to A2 slip roads :</p> <ul style="list-style-type: none"> a) Do not improve the local traffic problem for those accessing the city centre. b) Additional slip roads on the A2 will increase traffic flows into the city, causing bottlenecks and encourage drivers to use narrow country lanes c) Any road space/ capacity created on the Ring Road by the A2 Slips will be of a temporary nature. Many would want to cross the city via the A2. d) Is at odds with the aim to reduce carbon emissions and improve air quality. e) It will increase pollution and oil dependence. 	Additional slip road and park and ride facilities required to reduce congestion and pollution in city centre.
6	<p>Supports for A2 Slip Roads :</p> <ul style="list-style-type: none"> (a) Large numbers of cars have to trawl round the ringroad in order to get past Canterbury centre; (b) There need to be a way of getting to the north side of Canterbury . (c) A2 slip roads at Wincheap are necessary to serve new development in the Wincheap Industrial Estate area. (d) Canterbury is regularly gridlocked. The use of cars esp for older people must be accepted and roads built. Develop roads around the hub 	Noted
7	Concerned that the Council has produced their plans for housing allocation without the benefits of the results of the VISUM transport modelling.	Noted - Evidence base has been further developed in production of draft Local Plan. See Planning Policy website
8	The Council should consider the wider implications of growth upon the network beyond the Canterbury District Council boundary and that this be reflected in future documents and sustainability appraisal, in particular Brenley Corner.	Discussions have been held with adjacent LA's and highway providers
9	Highways Agency would expect the Core Strategy to set out the requirement for Transportation Assessments or Transport Statements to be undertaken as part of any development proposal.	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website
10	Kent Downs AONB Unit would seek the promotion of strategic multi-user transport routes providing they are of very high quality design and landscaping and management.	Noted
Core Policy 9	Housing scale and distribution	
1	Object to development to south of Canterbury - consider alternative and brown field sites to meet the housing targets (e.g. Hersden).	There are few brownfield sites left and infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan
2	Locate housing on previously developed land in or adjoining the larger villages ahead of large greenfield urban extensions.	There are few brownfield sites left and infrastructure can only be provided by larger developments hence the proposed

		development sites in the draft Local Plan
3	Return of the existing housing stock to the use for which it was originally intended before continuing to allow the boundaries of the city to expand into the countryside.	There is little available housing stock that is not utilised for accommodation. In the district as a whole there are 773 empty homes in total. However, only about 200 are long-term empty, and these are empty for a variety of reasons (recent completions: second/ holiday homes; properties in probate). Empty homes cannot be counted against the housing land requirement.
4	When location and scale of development are identified, impacts to the European networks must be factored into the final selection process.	Evidence base has been further developed in production of draft Local Plan. See Planning Policy website
5	Parts (c) and (b) should be swapped, if the preferred option for new housing sites is to focus on one or more Strategic Sites, with the land supply supplemented by other, lesser scale development opportunities.	Noted
6	Oppose the inclusion of the Simon Langton Girls' School site in future development plans, on account of the loss of the amenity of open space, and the high traffic generation on the Old Dover Road, as well as the loss of the agricultural land which would inevitably be used in constructing its replacement.	There are few brownfield sites left and infrastructure can only be provided by larger developments hence the proposed development sites in the draft Local Plan. Requirement for development briefs on larger sites to address the range of issues
7	Any significant housing development in or around historic city should involve master-planning to ensure we plan for communities rather than dwelling units.	Requirement for development briefs on larger sites to address the range of issues
8	Council has an obligation to provide more pitches for gypsies and travellers. In advance of DPD will this policy establish criteria for locations?	Included in draft Local Plan.
9	This Policy (or CP1) should establish relationship between strategic housing requirement and residual provision required.	Document has completely changed its nature and content due to new Government legislation and guidance
10	Needs reference to densities.	Document has completely changed its nature and content due to new Government legislation and guidance
Core Policy 10	Housing mix and affordability	
1	This policy is specifically aimed solely at affordable housing and student accommodation. Needs to address private housing need, mix, type or size.	Document has completely changed its nature and content due to new Government legislation and guidance
2	Whilst the evidence base identifies a future growth in the number of older persons the proposed policies do nothing to address such an identified housing need which is going to become more	Included in draft Local Plan.

	acute.	
3	The student population puts large amount of pressure on existing housing in the area, particularly near Universities. Further analysis needs to be undertaken to address the need for additional purpose built student units/houses. Any new student units should be accompanied by local facilities.	Student accommodation provision is Included in draft Local Plan
4	It is now possible for the Council to limit the number of HMO's and this should be made part of the Council's policy to protect local housing. The rundown appearance of some of these HMO's reduces the quality of life for everyone. It is unacceptable that approximately 9,000 students live in family homes and this number is set to rise.	Student accommodation provision is Included in draft Local Plan and is being dealt with at a corporate level
5	Provision of additional residences within the university campuses has the potential to release a significant number of properties within the private rented sector thus helping to alleviate some of the wider housing issues that the District is facing.	Student accommodation provision is Included in draft Local Plan
6	The issue of student accommodation would be better dealt with as part of a proposed new specific policy on further and higher education.	Student accommodation provision is Included in draft Local Plan
7	Contributions from developers on affordable housing are a current national topic, and more mention of affordable housing is needed throughout the Core Strategy, together with a policy to make it clear that the Council will require such housing as a main plank of all residential development proposals, and that it will insist upon compliance with all agreements entered into.	Included in draft Local Plan.
8	This policy should reflect the recommendations of the SHMA	SHMA fed into draft Local Plan policies.
Core Policy 11	Open space, recreation and sport	
1	The Core Strategy should encourage water based recreation (unless there is a clear nature conservation conflict) where it does not conflict with other recreational uses or would harm residential or other amenity or the overall character of the area.	Coastal investment and visitor attractions included in draft Local Plan
2	The Core Strategy should make adequate provision for new or existing significant regional sporting venues to redevelop or expand to meet future needs.	Included in draft Local Plan.
3	Would be useful to define "good quality" and add reference to benefits of natural green space on both biodiversity and health.	Document has completely changed its nature and content due to new Government legislation and guidance
4	Welcome the aim that states "aspire to protect and enhance the existing quality of our open space and promote its usage". There should be more proactive and imaginative use of open spaces available to local residents for non-profit making events e.g. community concerts during the daytime, and skateboard parks. This should be recognised in the aims of CP11.	Document has completely changed its nature and content due to new Government legislation and guidance
5	The absence of open space and parks is one of the city's great weaknesses which should be emphasised. Parks would be an asset to locals and visitors.	Noted
Core Policy 12	Quality of life and access to facilities	
1	Welcome the recognition that accessible and good quality services and facilities are essential for sustainable communities and quality of life.	Noted

2	Support b) in seeking to achieve a fair society where increased social mobility is encouraged.	Noted
3	Support the provision of a church to give a place of worship for new development and help provide a broader range of community services.	Noted
4	Quality of life is unlikely to be achieved simply by offering "access to services" especially when there are no guarantees that any services will actually be provided on either of the single site developments under consideration. The policy should embrace such things as quiet, appearance and community development.	Noted – There is a requirement for development briefs on larger sites to address the range of issues
5	Develop a standard for planning for community facilities to ensure full consultation with the key stakeholders from the outset, to ensure that the concepts generated have the highest likelihood of being accepted by the whole community.	Requirement for development briefs on larger sites to address the range of issues
6	Suggest this Policy is placed more prominently as currently the ordering places tourism issues, descriptively at least, ahead of quality of life of existing communities.	Noted
7	Encouragement of promotion of local sustainable produce would be welcomed here.	Noted
8	This policy could be more closely linked to securing developer contributions.	Requirement for development briefs on larger sites to address the range of issues
Chapter 10	Implementation	
	Main Issues	
1	Securing necessary funding for infrastructure becoming increasingly important. Support CIL.	Noted. Draft Local Plan includes proposals for the use of s106 Agreements and CIL.
2	CIL should not go towards road improvements (including A2 slip roads) but instead towards other infrastructure including the police, social, sports and health facilities.	CIL has to be clearly defined
3	CIL should support primarily low energy sustainable transport measures and not just roads and car parks.	CIL has to be clearly defined
4	If the principles of sustainable development are to be upheld then infrastructure adequacy should determine the location of development rather than relying on funding from developers.	Noted – public finance for infrastructure limited and we have a growing aging population that needs to be provided for.
Consultation Question 10	1. In terms of the options identified for further testing, what additional infrastructure would be required? 2. Do you agree that the CIL, or a similar mechanism is necessary to ensure that necessary infrastructure is provided in a timely fashion?	
1	CIL should be used to provide sustainable transport modes, use of public transport, cycleways, and not A2 slip roads or more Park & Ride facilities	CIL has to be clearly defined and will be consulted on later
2	CIL should be used to provide social facilities, sports facilities and contributions towards policing services.	CIL has to be clearly defined and will be consulted on later
3	Support expressed for the CIL as a means of ensuring necessary infrastructure is provided in a timely manner. CIL needs to be enforceable	Noted
4	Important that Green Infrastructure given equal importance with other infrastructure requirements	Included in draft Local Plan.
5	Development Briefs and Master Plans should be dealt with separately in the Core Strategy to	Agreed – but they will have to require

	CIL/Developer Contributions	CIL/S106 to ensure appropriate development.
6	Important that infrastructure requirements include impact on adjoining rural areas and that funding and partner commitment are established before development starts.	Agreed - Requirement for development briefs on larger sites to address the range of issues
7	An Infrastructure Delivery Plan is needed.	Noted
8	Need for Core Strategy to specifically state that new development will be required to make the necessary contributions towards physical and social infrastructure including education.	Document has completely changed its nature and content due to new Government legislation and guidance
9	Recommend the use of Manual for Streets as a basis for creating new, and improving existing, infrastructure.	Included in draft Local Plan and will be included in development briefs.

APPENDIX 3

Attendees at stakeholder conference 18.7.12

Title	Initial	2nd Name	Position	Organisation representing
Mr	J	Cooper	Commercial Director	Stagecoach in East Kent
Ms	N	Peak		South East Trains
Mr	M	Ellerby		Network Rail
Mr	K	Bown		Highways Agency
Mr	N	Betts		c/o Nasons of Canterbury
Mr	S	Fawke		SPOKES
Mrs	R	Goudie		KCC Highways
Mr	I	Wild		Ramblers Association
Mr	R	Evison	Chair of Parish Councils Assoc	Hackington Parish Council
Mr	P	Topley	Chair	Sturry PC
Cllr	B	Flack		Blean PC
Mrs	J	Larkinson	Chair	Harbledown PC
Mr	M	Gallagher	Chair	Littlebourne PC
Mr	T	Wilmshurst	Chair	Bridge PC
Mr	R	Palmer	Chair	Petham PC
Dr	A	Nicholson	Chairman	Bekesbourne with Patribourne Parish Clerk
Mr	A	Harvey		Herne & Broomfield PC
Mr	J	Elliott		Local Environment Partnership
Miss	G	Mitri		Environment Agency
Mr	B	Lloyd		CPRE Kent
Ms	L	Mason		Crime prevention officer
Mr	P	Bennett		Archaeological Trust
Brig	J	Meardon		Cathedral
Mr	R	Seijo		Whitstable Improvement Trust
Mr	R	Page		Green Party
Prof	J	Pahl		Canterbury Society
Prof	C	Church		Hilltop Community
Mr	W	Burnett		South Canterbury Residents Assoc
Mr	G	Cox		Whitstable Society
Mr	D	Eburne		H/Bay & District Residents Assoc.
Mr	C	Graham	Chair	Barton Residents Association
Mrs	S	Langdown		St Stephens Residents Association
Mr	A	Thomas		Market Way Area Residents Assoc
Mr	M	Rundell		Wincheap Society
Mr	F	Whitemore		Oaten Hill Society
Mr	P	Court		Home Builders Federation
Mr	D	Banfield		Barrett Developments
	K	Putnam		Ward Homes
Mrs	D	Healy		Hyde Housing
Mr	S	Nunn		Moat Housing
	S	Richards		Orbit
Mr	A	Heys		TCHG
Mr	C	Moore		Homes & Communities Agency
Mrs	M	Homer	Director of Community Services	Thanet District Council
Mrs	B	Cooper		KCC
Mr	S	Bone-Knell		Kent Fire & Rescue

Mr	R	Alderton	Head of Planning & Development	Ashford Borough Council
Mr	M	Ebbs		Dover District Council
Mr	C	Lewis		Shepway District Council
Mr	P	Raine		Swale Borough Council
Mr	S	Thomas		Thanet District Council
Mr	J	Beattie		Amberley Associates of East Kent
Mr	P	Barrett		Barretts of Canterbury Ltd
Mr	B	Jones		Canterbury City Partnership
Mr	J	Watts		Lenleys
Mr	C	Relf		Reeves
Mr	A	Ridings		Think Agency Ltd
Mr	P	Scutt		Whitefriars Management Centre
Mr	T	Le Lean	Chair of Canterbury4Culture	Year One Consulting
Mr	A	Davies		Kent Invicta Chamber
Mr	P	Goodwin		Herne Bay Town Partners
Mrs	S	Sirkia Weaver		Homestart Canterbury and Coastal
Mr	A	Krutnik		Canterbury District Community Alliance
Mr	M	Walling		EMIC
Mrs	L	Ndawula	Trustee	EMIC
Prof	R	Norman		CANDIFA
Ms	R	Stankovick		Agewise
Mr	B	Russ		Pensioners Forum
Ms	A	Boote		EKLGBT Network
Dr	J	Sexton	Consultant in Public Health - Associate Director - Canterbury & Swale	Eastern & Coastal Kent PCT
Mrs	A	Mogridge	Head of Health and Wellbeing	Kent Community Health Trust
Mr	R	Kendall		Canterbury & District Community Alliance
Dr	A	Bowhay	Senior Partner	University Medical Practice
Ms	J	Bostock	Nurse Practitioner	
Mr	G	Oates	Chairman	Polo Farm
Mr	A	Balsdon	Director of Sport	Christ Church
Mrs	S	Pellegrino		DAP/Access Collaboration Ltd
Mr	C	Potter		DAP
Mr	K	Bloxham		DAP/Skanska
Mr	J	Ward		Kent Association for the Blind
Ms	A	Bodemeaid		Kent Association for the Blind
Mrs	C	Jackson		CantAbility
Mrs	D	Lovecchio		CantAbility
Ms	J	Wiles		KCC
Mrs	C	Barron		UKC
Mr	A	Ironside		CCCU
Prof	K	Mander		UKC
Mrs	C	Owen	Principal	Herne Bay High School
Mrs	S	Fitzpatrick	Team Leader	Spires Academy
Mr	D	LeBreton	Chair of Governors	Wickhambreaux Primary School

APPENDIX 4

Record of Consultation and Engagement with Key Stakeholders and Public Bodies

Date – When
Consultees – Who was there/target audience
Role/purpose – What was intended to gain from the consultation/meeting
Outcome – the result in 1 sentence
Location – Where the event/meeting held, notice placed
Format - What was the type of consultation, ie meeting, exhibition, presentation, workshop, Question & answers session, discussion, informal or formal

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
11 th Jan 2010	Canterbury Partnership Board	Briefing/Q&A on draft Core Strategy to be published	Ongoing engagement in the consultation process	Canterbury	Briefing/Q&A
13 th Jan 2010	Canterbury District Transport Steering Group	Briefing/discussion on draft Core Strategy to be published	Ongoing engagement in the consultation process	Canterbury	Briefing/discussion
18 th Jan 2010	Kent Invicta Chamber Economic Development Group	Briefing/discussion on draft Core Strategy to be published	Ongoing engagement in the consultation process	Canterbury	Briefing/discussion
26 th Jan 2010	Press Briefing	Briefing/Q&A on published draft Core Strategy	Articles published in local press at start of consultation	Canterbury	Briefing/Q&A
28 th Jan 2010	DaSTS, A2/M2 study workshop	Workshop/discussion for relevant bodies regarding future plans use of A2/M2 corridors	Ongoing engagement in the development of a strategic approach to A2/M2	Maidstone	Briefing/discussion
28 th Jan 2010	Langton & Nackington Residents Association	Briefing/Q&A on published draft Core Strategy	Ongoing engagement in the consultation process	Canterbury	Briefing/Q&A
8 th /9 th Feb 2010	LDF Exhibitions	Public exhibitions about the draft Core Strategy in various locations around the district	Ongoing engagement in the consultation process	Various locations around the district	Exhibition

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
10 th Feb 2010	Hilltop Community Association	Briefing/Q&A on published draft Core Strategy	Ongoing engagement in the consultation process	Canterbury	Briefing/Q&A
15 th , 16 th , 19 th Feb 2010	LDF Exhibitions	Public exhibitions about the draft Core Strategy in various locations around the district	Ongoing engagement in the consultation process	Various locations around the district	Exhibition
18 th Feb 2010	Littlebourne Parish Council	Meeting to advise Parish Council on progress on Local Plan preparation; and to discuss neighbourhood planning and relationship to Local Plan	Ongoing engagement in the consultation process	Littlebourne	Briefing/discussion
23 rd Feb 2010	Canterbury 4 Business Associates	Briefing/discussion on published draft Core Strategy	Ongoing engagement in the consultation process	Canterbury	Briefing/discussion
23 rd Feb 2010	Broad Oak Reservoir statement of Common Ground	Meeting to discuss issues of common ground in relation to the Draft Water Resources Management Plan	Agree position on Broad Oak Reservoir	Canterbury	Discussion
24 th Feb 2010	Canterbury West Steering Group	Discussion with Network rail, South Eastern and Solum development partners	Joint development and outcome objectives	Canterbury	Discussion
3 rd March 2010	Lee Evans Partnership	Meeting to discuss sites proposed for the draft Core Strategy	Additional work to be undertaken by agents in relation to sites	Canterbury	Discussion
8 th March 2010	PCT and various local groups involved in health-related issues	Health Impact Assessment Workshop to consider health impact issues for Core Strategy	Actions for various relevant bodies linked to Core Strategy development	Canterbury	Workshop/discussion
9 th March 2010	Kent County Council/Jacobs	Meeting to discuss approach to transport modelling for the Core Strategy process	Actions to establish base-line data for modelling	Canterbury	Discussion
19 th March 2010	Canterbury West Steering Group	Discussion with Network rail, South Eastern and Solum development partners	Joint development and outcome objectives	Canterbury	Discussion
23 rd March 2010	GOSE	Meeting to discuss LDF progression; evidence base issues, etc	City Council to take relevant work forward as part of next stage of LDF work	Canterbury	Discussion

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
30 th March 2010	Brownfield Land Assembly Company	Meeting to discuss means of bringing forward brownfield land as part of a wider planning strategy	Ongoing	Canterbury	Discussion
9 th April 2010	Kent Planning Policy Forum	Meeting with other Kent planning policy officers to discuss joint working on policy issues; and current policy developments	Councils to continue joint working on various issues	Maidstone	Discussion
13 th May 2010	Kent & Medway NHS Trust/Tribal	Discussion on future development of St Martin's Hospital site	Agents to work with Council on joint development brief	Canterbury	Discussion
24 th May 2010	Canterbury West Steering Group	Discussion with Network rail, South Eastern and Solum development partners	Joint development and outcome objectives	Canterbury	Discussion
26 th May 2010	Kent Wildlife Trust	Meeting to discuss review of Local Wildlife Sites	KWT to provide brief for phased sites reviews and carry out any necessary site reviews	Maidstone	Discussion
11 th June 2010	Mike Goddard	Meeting to discuss submitted SHLAA sites	Additional work to be undertaken by agents in relation to sites	Canterbury	Discussion
14 th June 2010	Kent County Council	Meeting to discuss transport options to be tested through modelling	Development of options for modelling	Canterbury	Discussion
15 th June 2010	Barton Willmore	Meeting to discuss submitted SHLAA sites	Additional work to be undertaken by agents in relation to sites	Canterbury	Discussion
25 th June 2010	KPOG Meeting, Medway	Meeting with KCC and neighbouring authorities	Shared best practice and shared policy approaches across Kent	Kent	Discussion
30 th June 2010	John Showler/ tabacon/LXB	Meeting to discuss submitted SHLAA sites	Additional work to be undertaken by agents in relation to sites	Canterbury	Discussion
6 th July 2010	Hollamby Estates	Discuss a number of sites at Herne Bay for possible inclusion in the Core Strategy	Additional work to be undertaken by agents in relation to sites	Canterbury	Discussion

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
16 th July 2010	Hobbs Parker/BDB Planning	Joint meeting to discuss site at Sturry/Broad Oak for possible inclusion in the Core Strategy	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
22 nd July 2010	East Kent Local Planning Authorities	Meeting to discuss development of an East Kent strategy for the delivery of green infrastructure	Additional work to be undertaken by LPAs to develop next steps	Dover	Discussion
23 rd July 2010	Meeting with Land Securities/Sainsbury's	Kingsmead	Discussion of potential outcomes	Canterbury	Discussion
23 rd July 2010	Devine Homes	Thanet way site, Whitstable	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
8 th Sept 2010	Met with George Wilson and Mike Goddard	Millstrood Road/Thanet Way.	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
10 th Sept 2010	KPPF	Discussion on matters of common interest – Government guidance, shared evidence base/policy approaches, shared study methodologies.	Part of ongoing series of meetings to develop shared understanding/approach to different policy issues	Maidstone	Discussion
27 th Sept 2010	Meeting with Land Securities/Sainsbury's	Kingsmead	Discussion of potential outcomes	Canterbury	Discussion
07 Oct 2010	Canterbury District Transport Steering Group	Discussion of various transport issues, including those related to development of Core Strategy	Part of ongoing series of meetings to engage with local transport interests in development of Core Strategy	Canterbury	Discussion
19 th Oct 2010	Student Community Group	Meeting to present the Councils developing proposals for policies to restrict new HMOs at Canterbury	Various groups to participate in forthcoming consultation	Canterbury Guildhall	Presentation and Q&A
5 th Nov 2010	Pentland Homes	Meeting to discuss potential future development of SHLAA site at Thanington	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
10 th Nov 2010	Meeting with Simon Langton Girls School	To discuss development plans for school	Additional work to be undertaken by the school in relation to site	Canterbury	Discussion

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
18 th Nov 2010	Canterbury West Steering Group	Discussion with Network rail, South Eastern and Solum development partners	Joint development and outcome objectives	Canterbury	Discussion
09 th Dec 2010	Canterbury Christchurch University College	Meeting to discuss strategic planning for CCUC and emerging future accommodation requirements	Discuss future scenarios	Canterbury	Discussion
19 th Jan 2011	Murray Preston	Discuss former Colliery site at Hersden	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
2 nd Feb 2011	Kent Planning Policy Forum	Meeting to discuss possible shared approaches to assessing "objectively-assessed" development needs	Continue to develop joint approach	Invicta House, Maidstone	Round-table discussion
10 th Feb 2011	Corinthian Land	Discuss possible plans for SHLAA site at South Canterbury	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
16 th Feb 2011	Michael Roberts and Richard Blythe from Oakhurst	Discuss Rhodus Town, Canterbury	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
18 th Feb 2011	KPOG	Meeting with KCC and neighbouring authorities	Shared best practice and shared policy approaches across Kent	Kent	Discussion
8 th March 2011	Mick Drury and James Brett, BDB Design	Discuss Chaucer School	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
6 th April 2011	Porta Planning	Discussed Bodkin Farm, Whitstable	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
7 th April 2011	Kent Planning Officers' Group	Meeting to discuss a suggested common methodology for Kent LPAs for determining future development requirements (including KCC and neighbouring authorities)	Ongoing process to agree methodology	Maidstone	Discussion
7 th April 2011	Sturry Parish Council	Meeting to advise Parish Council on progress on Local Plan preparation; and to discuss neighbourhood planning and relationship to Local Plan	Ongoing discussion regarding potential Local Plan sites	Canterbury	Discussion

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
13 th May 2011	Kent Planning Officers' Group	Meeting to discuss a suggested common methodology for Kent LPAs for determining future development requirements (including KCC and neighbouring authorities)	Ongoing process to agree methodology	Maidstone	Discussion
16 th May 2011	Meeting with Land Securities/Sainsbury's	Kingsmead	Discussion of potential outcomes	Canterbury	Discussion
8 th June 2011	Canterbury District Transport Steering Group	Meeting with local transport operators and sustainable transport groups to advise on progress on Local Plan preparation; and to discuss future transport strategy for the district	Commitment to link Local Plan and Local Transport Strategy	Canterbury	Discussion
9 th June 2011	Kent Planning Officers' Group	Annual monitoring review and practice meeting with KCC and other District Councils	To ensure continued consistency in monitoring best practice across Kent	Maidstone	Discussion
13 th June 2011	Canterbury Christchurch University College	Meeting to discuss future accommodation requirements and aspirations and to advise the College on progress on Local Plan preparation	CCUC to provide additional information on developing strategy	Canterbury	Discussion
30 th June 2011	Kent College	Meeting to discuss future school requirements and aspirations and to advise the College on progress on Local Plan preparation	Kent College to provide additional background information	Canterbury	Discussion
7 th July 2011	Harbledown Parish Council	Meeting to advise Parish Council on progress on Local Plan preparation; and to discuss neighbourhood planning and relationship to Local Plan	Ongoing discussion regarding potential Local Plan sites	Canterbury	Discussion
18 th July 2011	Range of local stakeholders and statutory bodies	Workshop to present proposed objectives and actions in the Council's Corporate Plan, and to advise on how the Corporate Plan links to the Local Plan	Broad stakeholder support expressed for the draft Corporate Plan	Canterbury	Discussion
3 rd August 2011	Kent County Council/ Nathaniel Lichfield & Partners	Meeting with KCC/NLP to agree detailed methodology for the Development Requirements Study (KCC demography and economic projections team present)	Agreed methodology for DRS	Canterbury	Discussion

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
7 th Sept 2011	Canterbury District Transport Steering Group	Meeting with local transport operators and sustainable transport groups to advise on progress on Local Plan preparation; and to discuss future transport strategy for the district	Ongoing discussion regarding possible future development requirements and links to transport	Canterbury	Discussion
14 th Sept 2011	Site Proposers, KCC, Jacob Babbie	Workshop and Q&As on the transport modelling for the Local Plan	To inform work on future development proposals for the Local Plan	Maidstone	Discussion
21 st Sept 2011	Whitstable Society	Presentation regarding the development of the Local Plan, the DRS and other related work	CCC to continue to involve Society as Plan progresses	Whitstable	Presentation/Q&A
13 th October 2011	Kent County Council	Progress meeting with Nathaniel Lichfield & Partners for the Development Requirements Study (KCC demography and economic projections team present)	KCC providing background information for Study	Canterbury	Discussion
21 st Oct 2011	KPOG	Discussion on matters of common interest – Government guidance, shared evidence base/policy approaches, shared study methodologies.	Part of ongoing series of meetings to develop shared understanding/approach to different policy issues	Medway	Discussion
1 st Decem ber 2011	East Kent Green Infrastructure meeting	Meeting of East Kent LPAs to assess possible impacts from planned futures development on the East Kent Special Protection Areas, under the Habitat Regulations	Ongoing work to ensure adequacy of green infrastructure planning across district boundaries in East Kent	Dover	Discussion
7 th Decem ber 2011	Canterbury District Transport Steering Group	Meeting with local transport operators and sustainable transport groups to advise on progress on Local Plan preparation; and to discuss future transport strategy for the district	Ongoing discussion regarding possible future development requirements and links to transport strategy	Canterbury	Discussion
7 th Dec 2011	Canterbury for Business/City Centre Partnership	Wincheap viability presentation	To inform local business about developing work for the Wincheap Regeneration Area	Canterbury	Presentation/Q&A
13 th Dec 2011	Mike Goddard/Quinn Estates	Herne Bay Golf Club	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
14 th Dec 2011	Corinthian Land	Mountfield Park, South Canterbury.	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
11 th Jan 2012	Kent County Council	Future spatial planning issues for KCC	Part of ongoing series of meetings with KCC	Canterbury	Discussion
12 th Jan 2012	North Kent Environment Planning Group	Meeting to assess possible impacts from planned futures development on the North Kent Special Protection Areas, under the Habitat Regulations	Agree findings of ecological studies	Medway	Discussion
2 nd Feb 2012	East Kent Local Planning Authorities	Meeting with South East Water, Southern Water and Environment Agency to discuss surface water management issues across East Kent	Agreement to continue discussions and develop shared approaches to surface water management issues	Canterbury	Discussion
27 th Feb 2012	KPOG seminar	CIL Training and Kent-wide discussion about implementation of CIL charging schedules	Overall CIL viability methodology to be agreed through KPOG	Ashford	Presentation/discussion
19 th March 2012	North Kent Environment Planning Group	Meeting to assess possible impacts from planned futures development on the North Kent Special Protection Areas, under the Habitat Regulations	Continuing studies to ensure adequacy of green infrastructure planning across district boundaries in North Kent	Medway	Discussion
26 th March 2012	Harbledown Parish Council	Meeting to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan	Canterbury	Discussion
4 th April 2012	Bridge Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan	Canterbury	Discussion
11 th April 2012	Meeting with Land Securities	Kingsmead	Discussion of potential outcomes	Canterbury	Discussion
20 th April 2012	East Kent Planners meeting	Meeting to discuss shared Local Plan evidence base, cross-boundary issues (housing, employment , transport)	Part of ongoing series of meetings with neighbouring authorities to discuss matters of shared interest	Canterbury	Discussion
21 st April 2012	City Council Members	Briefing on outcomes from Development Requirements Study and Public Opinion Research	Members able to input views on study outcomes	Canterbury	Presentation/Q&A/discussion

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
30 th April 2012	George Wilson, David Jarman, Carl Elliott	Discussed Estuary View, Whitstable	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
1 st May 2012	Hillreed Homes	Discuss proposed SHLAA sites at Hersden	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
4 th May 2012	Canterbury Partnership	Briefing on Local Plan progress and outcomes from Development Requirements Study and Public Opinion Research	Part of ongoing series of meetings with Canterbury Partnership on local Plan progress	Canterbury	Briefing/Q&A/discussion
10 May 2012	CABE Design Council	Design and Local Plan – Review Panel	CABE to produce report of discussion and findings	London	Presentation/Q&A/discussion
14 th June 2012	East Kent LPAs	Retail & Employment study	Consultants to contact LPAs on different issues to inform study	Dover	Presentation/Q&A/discussion
18 th June 2012	Range of local and statutory stakeholders, including neighbouring Councils and KCC	Local Plan conference to inform delegates on the outcomes from Development Requirements Study and Public Opinion Research	Delegates able to input views on study outcomes	Canterbury	Presentation/Q&A/discussion
20 th June 2012	KPOG	Travellers Planning Meeting to discuss possible shared approaches to Gypsy & Traveller studies	Cooperation to continue as studies develop	Swale	Presentation/discussion
22 nd June 2012	Canterbury 4 Business	Briefing to delegates regarding Local Plan issues and the outcomes from Development Requirements Study and Public Opinion Research	CAB delegates able to raise issues and comment on emerging studies	Canterbury	Presentation/Q&A/discussion
27 th June 2012	HCA	Meeting to discuss housing and development aspects of Local Plan work	Part of ongoing series of meetings with HCA to discuss housing and development matters	Canterbury	Discussion
28 th June 2012	Hollamby Estates	Strode Farm, Herne	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
28 th June 2012	Devine Homes	Thanet Way site, Swalecliffe.	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
2 nd July 2012	Kingston Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan	Canterbury	Discussion
11 th July 2012	Kent Association of Local Councils	Meeting with Parish councils to discuss emerging Local Plan issues	Part of ongoing series of meetings with Parish Councils to discuss Local Plan matters	Tyler Hill	Discussion
13 th July 2012	Sigma planning	Discussed SHLAA site at Littlebourne	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
17 th July 2012	Meeting with Harvest Partnership	Kingsmead	Discussion of potential outcomes	Canterbury	Discussion
18 th July 2012	Wickhambreaux Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan issues	Canterbury	Discussion
26 th July 2012	Herne and Broomfield Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan issues	Canterbury	Discussion
6 th Sept 2012	Bridge Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan issues	Canterbury	Discussion
7 th Sept 2012	KPPF	Discussion on matters of common interest – Government guidance, shared evidence base/policy approaches, shared study methodologies.	Part of ongoing series of meetings to develop shared understanding / approach to different policy issues	Maidstone	Discussion
10 th Sept 2012	Bekesbourne Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan issues	Canterbury	Discussion
17 th Sept 2012	Corinthian Land	Meeting to discuss South Canterbury SHLAA proposals	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
20 th Sept 2012	Littlebourne Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan issues	Canterbury	Discussion

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
21 st Sept 2012	East Kent LPAs	East Kent Green Infrastructure Strategy	Ongoing work to ensure adequacy of green infrastructure planning across district boundaries in East Kent	Dover	Discussion
2 nd October 2012	Kent County Council	Liaison meeting with KCC service departments regarding Local Plan proposals and service delivery –schools, highways, adult education	Part of ongoing series of meetings with KCC to link Local Plan proposals with KCC service delivery	Maidstone	Discussion
4 th October 2012	East Kent Planners meeting	Gypsy and Traveller site provision	Discussion regarding review of Gypsy & Traveller study and implications for future site provision	Canterbury	Discussion
8 th October 2012	Hillreed Homes	Discussed land North of Hersden	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
8 th October 2012	Natural England	Meeting to discuss Local Plan issues, including implications of Habitat Regulations	NE advice to inform Local Plan preparation	Ashford	Discussion
9 th October 2012	Hobbs Parker/BDB Planning	Discussed land at Broad Oak, Sturry.	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
17 th October 2012	MHP Partnership	Discussed the former colliery site, Hersden	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
18 th October 2012	Kitewood Estates	Discussed the Hillborough Site	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
18 th October 2012	Barton Willmore	Discussed the Herne Bay Golf club site	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
19 th October 2102	VLH Associates	Discussed Strode Farm, Greenhill.	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
23 rd October 2012	PINS/Planning Advisory Service	Local Plan discussion regarding PINS requirements; duty to cooperate, etc	Advice to inform Local Plan preparation	London	Discussion

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
25 th October 2012	Bridge Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan issues	Canterbury	Discussion
8 th Nov 2012	Network Rail	Meeting to discuss potential development proposals and relationship to rail services	Agreement on general principles. Additional work to be done as Local Plan progresses	Canterbury	Discussion
12 th Nov 2012	George Wilson/Rummey	Meeting to discuss Hoplands Farm SHLAA site	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
26 th Nov 2012	MoD Estates	Meeting to discuss potential future use of Howe Barracks	To seek agreement on a way forward for developing proposals for the site	Canterbury	Discussion
28 th Nov 2012	Corinthian Land, KCC Highways, Highways Agency	Meeting to discuss transport modelling and A2 Bridge junction in relation to Local Plan	Continue discussions to ensure HA involvement/ agreement to modelling process	Canterbury	Discussion
30 th Nov 2012	South East Water	Briefing for local authorities on Water Resources Management Plan	To seek the views of local authorities about the research and consultation for the draft WRMP	Maidstone	Briefing/discussion
4 th Dec 2012	National Grid	Meeting to discuss Inter-connector Project and relationship with Local Plan	Part of ongoing series of meetings with National Grid regarding Inter-connector Project	Canterbury	Discussion
7 th Dec 2012	Canterbury District Transport Steering Group	Meeting to discuss emerging Transport Strategy	To seek views of CDTSG members on emerging principle for Transport Strategy and relationship to Local Plan	Canterbury	Discussion
12 th Dec 2012	Pentland Homes	Meeting to discuss Thanington SHLAA site	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
19 th Dec 2012	East Kent LPAs	Local Plan progress and the emerging Plan proposals	Seek LPAs views on emerging strategy and relationship to their Local Plans	Canterbury	Presentation/ Discussion
9 th Jan 2013	Herne and Broomfield Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan issues	Canterbury	Discussion
18 th Jan 2013	Southern Water	Briefing on Water Resources Management Plan for SWS area	LPAs to input development information and comment on SWS proposals	Thanet Council	Presentation/ Discussion

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
24 th Jan 2013	CCAC	Presentation to CCAC regarding heritage and design aspects of emerging Local Plan	Seek CCAC views on emerging Local Plan policy	Canterbury	Presentation/ Discussion
25 th Jan 2013	East Kent LPAs	East Kent Green Infrastructure meeting – next steps on study work	Gap analysis to be undertaken	Dover	Discussion
30 th Jan 2013	Kent County Council	Local Plan discussion regarding future KCC service delivery in relation to new development	Part of ongoing series of meetings with KCC to link Local Plan proposals with KCC service delivery	Canterbury	Discussion
04 th Feb 2013	DCLG	Meeting to discuss Local Plan progression and key issues	CCC to advise CLG on Local Plan progression	London	Discussion
7 th Feb 2013	Hollamby Estate	Discuss Strode Farm SHLAA site	Additional work to be undertaken by agents in relation to site	Canterbury	Discussion
14 th Feb 2013	East Kent LPAs/ Salford University	GTAA Study Meeting	To ensure agreement on parameters and methodology of study	Shepway Council	Presentation/ Discussion
27 th Feb 2013	Meeting with KCC	CIL discussion	Potential future alignment of CIL and social infrastructure priorities	Canterbury	Discussion
5 th March 2013	National Grid/TEP	Meeting to discuss relationship between Inter-connector Project and Local Plan proposals	Meetings to continue as Local Plan progresses	Canterbury	Discussion
14 th March 2013	Canterbury Prison	Meeting to discuss potential future use of Prison site	Set up conservation appraisal of the site	Canterbury Prison	Discussion
18 th March 2013	MoD Estates	Meeting to discuss potential future use of Howe Barracks	Agents to provide additional information on proposals	Canterbury	Discussion
21 st March 2013	East Kent LPAs & consultants	East Kent Green Infrastructure Strategy meeting	Ongoing work to ensure adequacy of green infrastructure planning across district boundaries in East Kent	Dover	Discussion
10 th April 2013	Hobbs Parker/BDB Planning	Meeting to discuss site proposed for inclusion in the draft Local Plan	Additional information to be provided by agents in relation to site	Canterbury	Discussion
25 th March 2013	Corinthian Land	Meeting to discuss site proposed for inclusion in the draft Local Plan	Additional information to be provided by agents in relation to site	Canterbury	Discussion

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
11 th April 2013	Kent County Council	Meeting to discuss sites proposed for inclusion in the draft Local Plan, and education, transport and other service issues	Agreement to continue discussions and develop shared approaches to service issues where possible	Canterbury	Discussion
12 th April 2013	KPOG	Discussion on matters of common interest – Government guidance, shared evidence base/policy approaches, shared study methodologies.	Part of ongoing series of meetings to develop shared understanding / approach to different policy issues	Medway	Discussion
15 th April 2013	Met with the Kentish Gazette	Update on progress, where we are with the Local Plan.	Newspaper articles to follow	Canterbury	Briefing/Q&A
3 rd May 2013	Kent Planning Policy Forum	Discussion on matters of common interest – Government guidance, shared evidence base/policy approaches, shared study methodologies.	Part of ongoing series of meetings to develop shared understanding / approach to different policy issues	Maidstone	Discussion
8 th May 2013	Council Member Briefing	Briefing on the contents of the draft Local Plan	Ensure members are aware of the contents of the Local Plan that is going out for consultation	Canterbury	Briefing
10 th May 2013	Members of Parliament Briefing	Briefing on the contents of the draft Local Plan	Ensure members are aware of the contents of the Local Plan that is going out for consultation	Canterbury	Briefing

APPENDIX 5

List of Member Working Group Meetings, Briefings and Events.

Meeting dates for the Local Plan Steering Group since January 2010

Meeting dates
24 May 2013 2.00 pm
18 Apr 2013 9.15 am
7 Mar 2013 9.15 am
29 Jan 2013 8.30 am
18 Dec 2012 8.30 am
14 Nov 2012 2.15 pm
16 Oct 2012 2.15 pm
22 Sep 2012 9.00 am
27 Jul 2012 2.15 pm
25 Jul 2012 11.45 am
19 Jun 2012 2.15 pm
22 May 2012 2.15 pm
17 Apr 2012 2.15 pm
20 Mar 2012 2.15 pm
27 Jan 2012 10.30 am
22 Nov 2011 2.15 pm
1 Nov 2011 2.15 pm
3 Oct 2011 2.00 pm
20 Sep 2011 2.15 pm
21 Jul 2011 9.30 am
9 Jun 2011 2.30 pm
2 Mar 2011 2.00 pm
15 Nov 2010 2.15 pm

Executive Committee Report and Minutes for Draft Local Plan

Executive committee 30 May 2013 front page – full documents are available:
<http://democracy.canterbury.gov.uk/moderngov/ieListDocuments.aspx?CId=114&MId=9163&Ver=4>

Agenda Item 6

Page 4

Subject:	Canterbury District Local Plan (2011-2031) – Preferred Option draft for consultation
Director/Head of Service:	Chief Executive
Decision Issues:	These matters are within the authority of the Executive
Decision type:	Key
Classification:	This report is open to the public.
CCC Ward(s):	All
Summary:	<p><i>This report sets out the issues to be considered in preparing a draft Local Plan for consultation. It also sets out recommendations relating to the level of development that should be adopted, and the allocation of sites for housing, employment, retail and other uses. This Local Plan covers the period until 2031.</i></p> <p><i>The minutes from the Overview Committee meeting on 13 May 2013 are appended to this report.</i></p>
To Resolve:	<p>(A) To publish the draft Local Plan (Preferred Option version) for consultation purposes for a period of eight weeks, together with the Sustainability Appraisal and Habitat Regulations Assessment.</p> <p>(B) That delegated authority be granted to the Head of Planning & Regeneration, in conjunction with the Local Plan portfolio holder, to agree any final amendments to the Sustainability Appraisal of the draft Plan, which do not alter the overall findings and recommendations of the Appraisal;</p> <p>(C) To publish the Canterbury Landscape Character & Biodiversity Appraisal for consultation purposes for a period of eight weeks, with a view to its adoption as a Supplementary Planning Document (SPD) to the Local Plan.</p> <p>(D) That the Head of Planning & Regeneration be granted delegated authority, in conjunction with the Local Plan Portfolio Holder, to make such minor and technical changes to the draft Plan, or to clarify the Plan, as necessary prior to consultation, that do not affect the overall policy direction of the draft Plan or the key development decisions.</p>
Next stage in process	Once this period of consultation is complete, the

Executive minutes 30 May 2013 for draft local plan – document located at <http://democracy.canterbury.gov.uk/moderngov/ieListDocuments.aspx?CId=114&MId=9163&Ver=4>

The decisions set out in these minutes will come into force, and may then be implemented, on the expiry of three working days after the publication of the decision, unless the decision is subject to call-in.

Date of publication: Monday, 3 June 2013

CANTERBURY CITY COUNCIL

**Minutes of a special meeting of the EXECUTIVE
held on Thursday, 30 May 2013 at 6.30 pm
at The Guildhall, Westgate, Canterbury**

Present: Councillor Gilbey, Leader of the Council
Councillor Bellamy
Councillor A Cook
Councillor Doyle
Councillor Glover
Councillor Howes
Councillor Lee
Councillor Vickery-Jones
Councillor Westgate

**Other Members present
for the meeting** Councillor Austin
Councillor Baldock
Councillor Eden-Green
Councillor Flanagan
Councillor Wratten

**E18 CANTERBURY DISTRICT LOCAL PLAN (2011-2031) - PREFERRED OPTION
DRAFT FOR CONSULTATION**

(Prior to the consideration of this item the following persons spoke on the item:-

1. Mr I Bull (Agent for Pentland Homes)
2. Mr M Harris (on behalf of LANRA)
3. Miss J Tyler
4. Professor R Norman
5. Reverend M Walling (Chair of Barton Road Residents' Association)
6. Mr D Kemsley (on behalf of Oaten Hill and District Society)
7. Mr C Church (on behalf of the Southern Canterbury Alliance)
8. Professor Shaughnessy
9. Mr P Welch
10. Mr D Eburne
11. Mr M Farrell
12. Mr M Butler
13. Mr J Baker
14. Mr Little
15. Mr R Cooke
16. Reverend Paul Wilson
17. Mrs J Larkinson (Harbledown and Rough Common Parish Council)
18. Parish Councillor S Birch (Chairman of Sturry Parish Council)
19. Councillor Austin
20. Councillor Baldock
21. Councillor Flanagan
22. Councillor Eden-Green

The Executive Members considered the report of the Chief Executive which set out the issues to be taken into account in preparing a draft Local Plan for consultation. It was noted that the report had already been considered at the meeting of the Overview Committee on 13 May and had been recommended to the Executive for consultation. The minutes of that meeting, which set out the Committee's comments and recommendations, were appended to the report for this meeting.

The report also set out recommendations relating to the level of development that should be adopted and the allocation of sites for housing, employment, retail and other uses. The Local Plan covered the period until 2031.

In addition, the final draft Plan, including development sites (and draft policies), was the subject of a final Sustainability Appraisal and Habitat Regulations Assessment (Appropriate Assessment).

The Sustainability Appraisal and Habitat Regulations Assessment of the final draft Plan had now been received. The assessment broadly supported the proposed distribution and allocations of development in the Plan. In particular, it was recommended that the policies which allocate larger development sites should include a clause that development, whether alone or in combination, should not have an adverse effect on international wild life sites. The assessment also recommended that some caveats should be added to policies in relation to air quality, noise and similar issues.

The Council was required to consult on the Sustainability Appraisal and Habitat Regulations Assessment in parallel with the Local Plan consultation. Once the consultation was completed, the Council would need to consider what changes needed to be made to the draft Plan arising from the Sustainability Appraisal work.

The report set out the following options:-

- (1) consult on the draft Plan as presented to Members (subject to any minor, technical amendments, or minor changes to policies or proposals) or
- (2) consult on the draft Plan, but with significant amendments to policies or proposals.

The Head of Planning and Regeneration took the Executive through the issues raised in the report and made the following points:-

1. He outlined the statutory framework for the preparation of the Local Plan.
2. The need for the Plan to be evidenced based and in particular the requirement for the Plan to set out the development needs of the district.
3. The report set out the evidence which the Council had gathered. He drew attention to the various surveys and studies.
4. Increasingly the Planning Inspectors were applying much weight to the Sustainability Appraisal. They were looking at 3 main areas of concern – environment, social and economic factors.
5. The report set out the rationale for the main development allocation strategy.
6. It was considered appropriate to allocate some large sites which he indicated was the best way to provide infrastructure, community facilities and also to provide for the formation of communities.
7. The Local Plan referred to the proposed new sites.
8. Indicative layouts for the large sites had been provided which showed some ideas for the potential development of the sites.
9. The package of sites at Hillborough, the former golf course, Strode Farm and Greenhill, Herne Bay would underpin and promote regeneration in Herne Bay.
10. There would be employment opportunities through the allocation of those sites and also new community facilities.
11. With a combination of these sites plus the site at Hersden the Council was trying to fund new transport infrastructure from Herne Bay into Canterbury and the development allocations would allow the pooling of contributions to support the provision of the infrastructure required.
12. A site was also being proposed at Hersden. The comments of a public speaker about the impact of development on listed buildings in Hersden had been

- noted. As the consultation progressed, ideas could be put forward to further support the safeguarding of sites.
13. A major site had also been put forward for the Sturry / Broad Oak area. This site had been recommended by a Planning Inspector at a previous local inquiry. In particular, the allocation of the site provided an opportunity to look at traffic congestion at Sturry.
 14. In putting forward the development proposal it might bring relief to large areas at Broad Oak and a section of Sturry Hill. The idea for the treatment of the level crossing is a possibility. A new road infrastructure could bring benefits in terms of the public realm.
 15. The major allocation at south Canterbury was set out in the Plan and this was seen as a way of extending the city in a sustainable way. A major amount of development had been identified in order to provide transport infrastructure and sustainable transport into the city and provide social infrastructure for the new community.
 16. The siting of other major developments on the edge of urban areas provided an opportunity for people to travel to and from those areas without using their cars.
 17. The Plan also addressed a major problem about the affordability of homes in the district and particularly at the city of Canterbury.
 18. It also supported economic development.
 19. There were good examples around the city where through the provision of accommodation there is very high quality employment.
 20. Canterbury was seen as a regional hub.
 21. The scale of development provides an opportunity for Canterbury to fulfil its potential.
 22. The draft Local Plan responded to some real concerns which had been raised during the first stage of the consultation regarding the Options document.
 23. A green gap would be safeguarded between the south side of the proposed development at south Canterbury and the villages to the south.
 24. The draft Local Plan was not just about housing numbers. There were other sections which dealt with retail development and employment land.
 25. There were also issues about affordable housing, the Universities, tourism, the historic environment, landscape, habitat protection and open space.
 26. The Local Plan was the third Plan which the Council had prepared. .
 27. Policies from the previous Plan were being taken forward and, in particular, a series of policies to support the historic environment of the district, protecting the natural environment, stressing the quality of design in new development. Policies were also being put forward to tackle transport issues, employment and community facilities.
 28. A balanced approach was required towards development.
 29. Details about the Examination of the Plan were set out in the report. It was important to consider this issue at this stage.
 30. The Examination stage in the process would be crucial in terms of how the document is formulated.
 31. The Inspector for the Examination stage would be appointed independently. The Inspector would choose what evidence they wished to receive.
 32. The National Planning Policy Framework required the evidence base to show clearly what the Local Plan was trying to achieve and how plan proposals responded to the evidence.
 33. The guidance required a period of 6 weeks for consultation, but the Council was proposing a period of 8 weeks.
 34. Following the consultation period the Council would need to assess the responses and consider whether any changes were needed to the draft Local Plan.

35. The revised Local Plan would then have to be published for a further round of consultation before it is submitted to the Planning Inspector for Examination. At that stage the deliverability of the Plan would be tested.
36. The comments made during the consultation stage would be made available to the Planning Inspector who would deal with the Inquiry and decide what evidence should be considered and which issues should be scrutinised.
37. It was hoped that the Inquiry would be held during the summer in 2014 and by the end of that year the report of the Inspector might be available.
38. The report of the Inspector would be binding on the Council.
39. He drew attention to an additional proposal about an area of search for a Canterbury eastern by-pass. A plan showing the area had been published. This proposal had been included in the consultation about the draft Local Plan.

The Leader indicated that the proposed eight-week period for the consultation would be extended by two weeks. This was supported by the other Executive Members when making the decisions at the meeting and the revised consultation period is reflected in resolution (a) below.

Having considered the comments of the public speakers and the issues now reported, the Executive Members -

RESOLVED –

- (a) That the draft Local Plan (Preferred Option version) be published for consultation purposes for a period of ten weeks, together with the Sustainability Appraisal and Habitat Regulations Assessment.
- (b) That delegated authority be granted to the Head of Planning and Regeneration, in conjunction with the Local Plan Portfolio Holder, to agree any final amendments to the Sustainability Appraisal of the draft Plan, which do not alter the overall findings and recommendations of the Appraisal.
- (c) That the Canterbury Landscape Character & Biodiversity Appraisal be published for consultation purposes for a period of ten weeks, with a view to its adoption as a Supplementary Planning Document (SPD) to the Local Plan.
- (d) That the Head of Planning and Regeneration be granted delegated authority, in conjunction with the Local Plan Portfolio Holder, to make such minor and technical changes to the draft Plan, or to clarify the Plan, as necessary prior to consultation, that do not affect the overall policy direction of the draft Plan or the key development decisions.

Reasons for the decisions

1. The evidence base for the Local Plan is comprehensive and follows the requirements of Government guidance.
2. The draft Plan follows as closely as possible the recommendations of the Sustainability Appraisal and Habitat Regulations Assessment, subject to particular issues raised in the main report.
3. Option 2 is not recommended since it is likely that this would involve a departure from the evidence base or Government guidance, which would undermine the "soundness" of the draft Plan at Examination. It would also be likely to lead to significant delay to publication of the draft Plan for consultation purposes.