
From: Whittington, David
Sent: Friday, June 7, 2024 9:48 AM
To: consultation@canterbury.gov.uk
Subject: Canterbury Draft District Local Plan to 2040 (Regulation 18)

Dear Planning Policy,

Thank you for your email dated 5th June 2024 allowing further time to send comments regarding your Regulation 18 Local Plan.

Overall, we support your plan but just have a couple of minor comments which you may wish to consider. These relate to Self-Build and Water Efficiency:

Self-build and Custom Housebuilding: Policy DS2 - Housing mix: Canterbury City Council may want to consider a percentage policy for self and custom build plots on larger sites, as well as sites providing fewer than 300 dwellings, to ensure the duty to have regard to the self-build register is met.

The Right to Build Task Force advise that *“Percentage-based policies on larger sites are an effective part of the solution to delivering more serviced plots alongside a Custom Self Build friendly approach on individual plots and smaller developments. There are now a number of local authorities who are successfully using this approach”*.

Water Efficiency: Policy DS6 - Sustainable design: Canterbury City Council may struggle to require water efficiency to be above the Building Regulation requirement. This was raised with F&HDC at Examination and the requirement was removed as a result.

Please note that these are officer comments.

If you have any queries, please feel free to contact me.

Kind regards,

David

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