

**Canterbury District
Green Party Review of
the 2024 Draft CCC Plan
Key Takeaways Review**

The Plan is to add 30% to CCC's population – the same as the last Tory plan

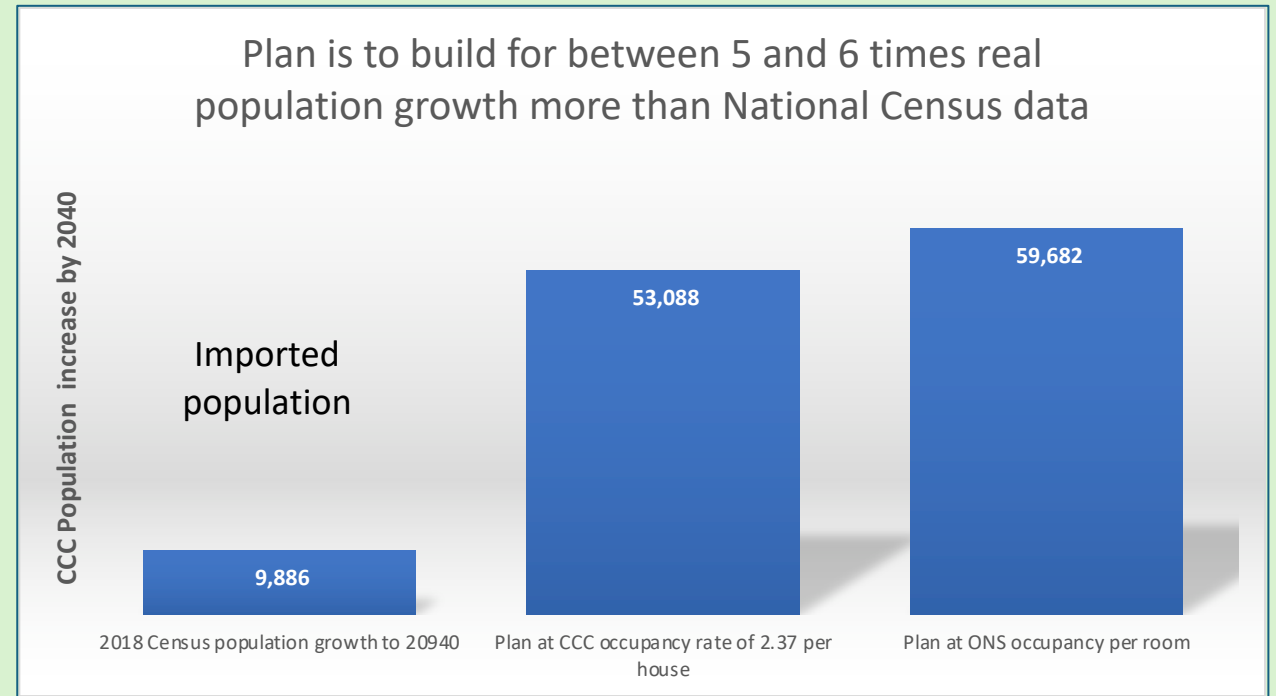
The 2018 Census says CCC's population will grow by 9,886 people to 170,000 by 2040 in 8,281 households – **1.2** people per household.

The Plan is for 22,400 houses

At CCC's occupancy rate of **2.37** per house that is 53,000

At ONS occupancy per room, 60,000 people

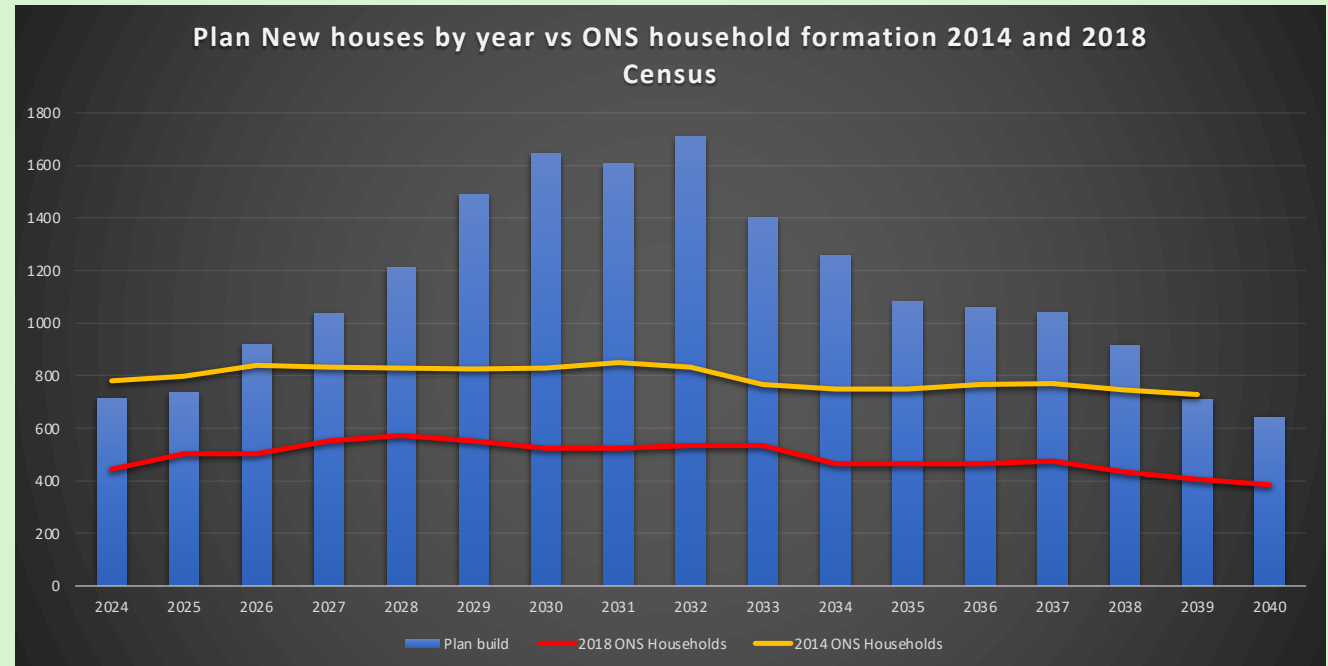
220,000 people instead of 170,000 !



The Plan is to build for 6x the population predicted in the Census. It is a plan for others, not the citizens of CCC. The Housing mix should be drastically revised

The Plan permits way more houses than demonstrated need or Census growth

- It continues to hugely overbuild over need shown in the Census – that is a national policy issue.
- The houses that in part make up the excess are nominally for social need. Yet these are the houses that don't get built (only **358** affordable homes since 2020).
- Outsourcing social and affordable housing to private developers does not work.



The council should seek a claim to reduce the obligation to use 2014 Census as a basis. It is clearly out of proportion to existing real population and household growth

The problem is the housing mix – it’s a Developer’s Charter as with the last Plan – must be changed

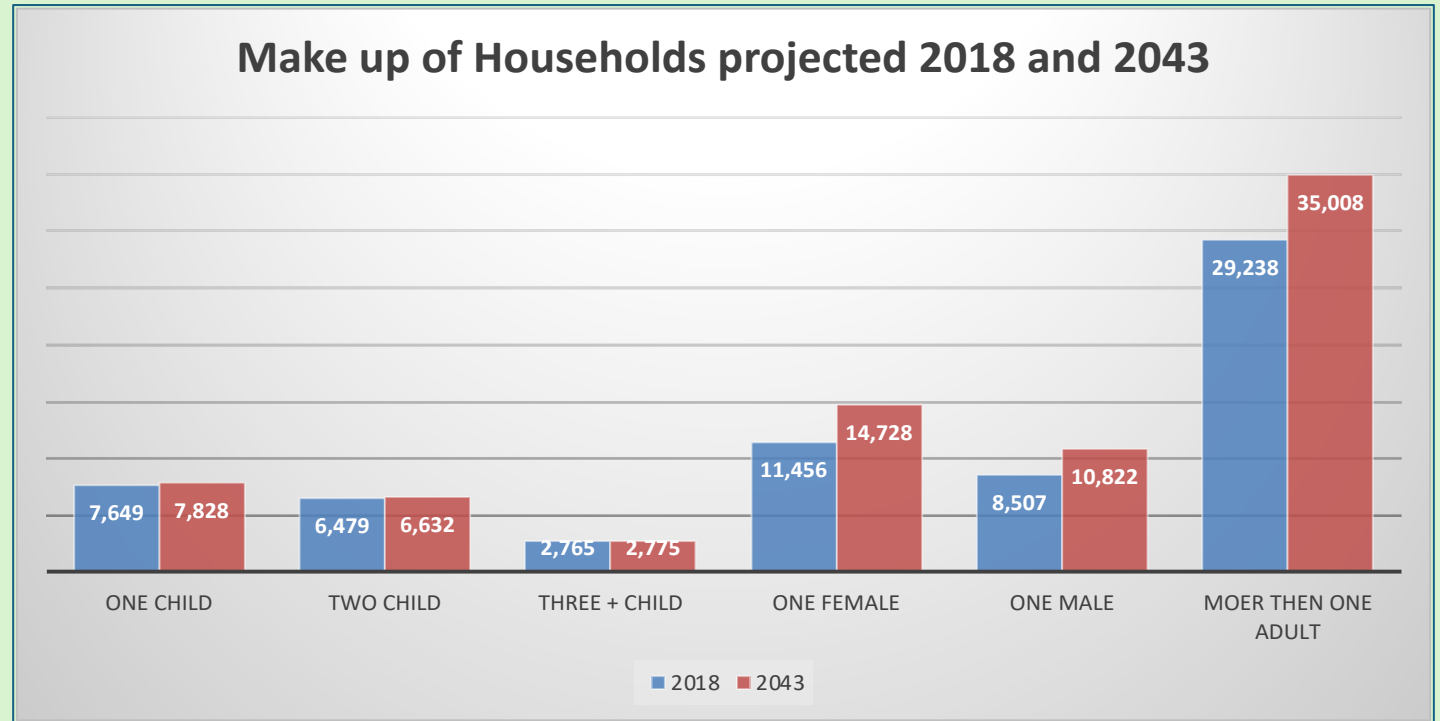
- 70% of the homes planned are 3-bedrooms and above;
- Census says we need an average of 1.2 per household – The Plan is for **double** that;
- These are the houses developers want to sell, not the houses our community needs;
- Housing mix is a council choice, not a government-imposed rule;
- Our population is getting older, families are smaller and we already have occupancy rates that show we have too few people in too many large houses

Source: Plan data for new homes

New Plan	Bed	Canterbury	Whitstable	Herne Bay	Rural North	Rural South
Allocation	1	4%	5%	5%	4%	4%
	2	24%	34%	34%	23%	24%
	3	46%	42%	42%	41%	44%
	4	26%	19%	19%	32%	28%
			100%	100%	100%	100%
Houses		6,375	1,880	164	76	834
New Plan Houses	1	255	94	8	3	33
	2	1,530	639	56	17	200
	3	2,933	790	69	31	367
	4	1,658	357	31	24	234
			6,375	1,880	164	76
		6888	677	3043	800	53
Existing Approvals Houses	1	276	34	152	32	2
	2	1,653	230	1,035	184	13
	3	3,168	284	1,278	328	23
	4	1,791	129	578	256	15
			6,888	677	3,043	800
Total Houses	1	531	128	160	35	35
	2	3,183	869	1,090	201	213
	3	6,101	1,074	1,347	359	390
	4	3,448	486	609	280	248
			13,263	2,557	3,207	876

It builds the wrong houses for the wrong people in the wrong place

- All the need is in small homes for the old, rental and affordable sectors.
- CCC's area of overcrowding is in Canterbury itself.
- 82% of sites proposed are on greenfield with scant existing transport infrastructure.
- 70% of the Plan is for 3+ bedrooms. These are for affluent people, mostly from outside the District.

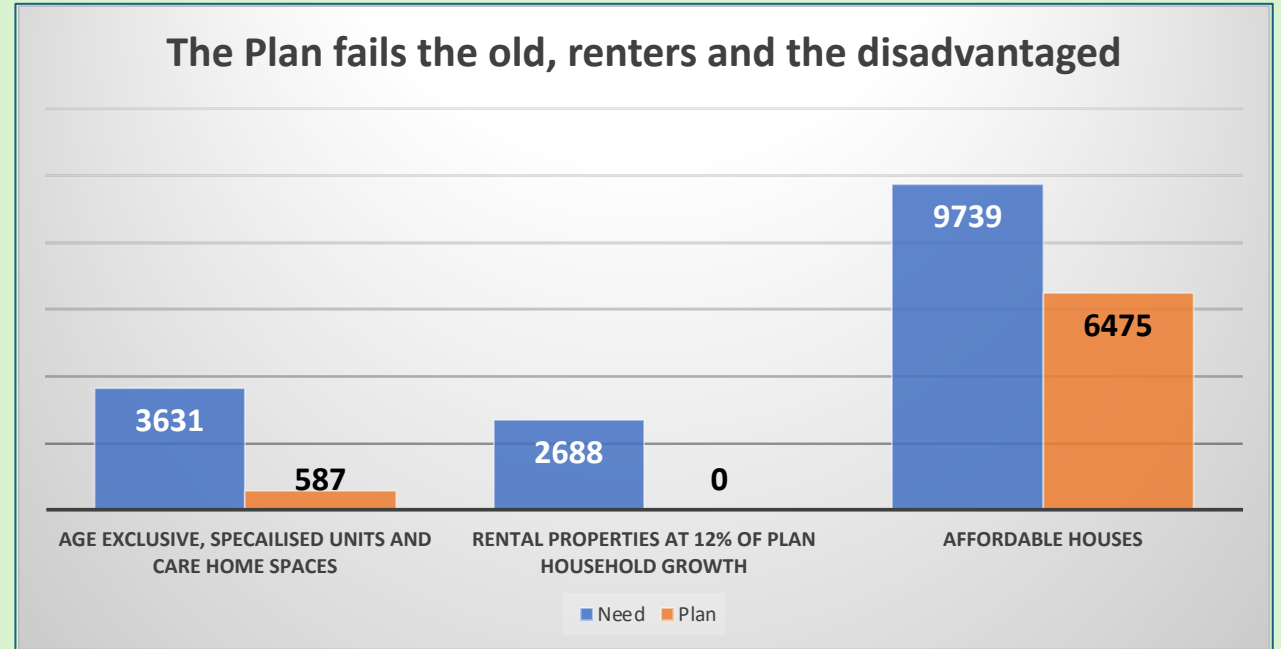


The Census says there will be no more children in CCC in 2040 than today. The expenditure on schools planned of £115m is for children of people from London and elsewhere. It can't be the District's job to plan for other areas citizens.

It fails the elderly, renters and the less advantaged

- Over 65's make up 42% of our population by 2040, most in single person households. The Plan hugely misses focusing on their needs.
- 34% of households are renters. 44% of households added 2011 to 2021 were renters. The Plan says 12% of new houses should be private rent. It builds none but hopes developers will.
- The Plan continues hoping private developers will build social rent and affordable houses. It hopes they will do that and still anticipates not meeting need by 33%.

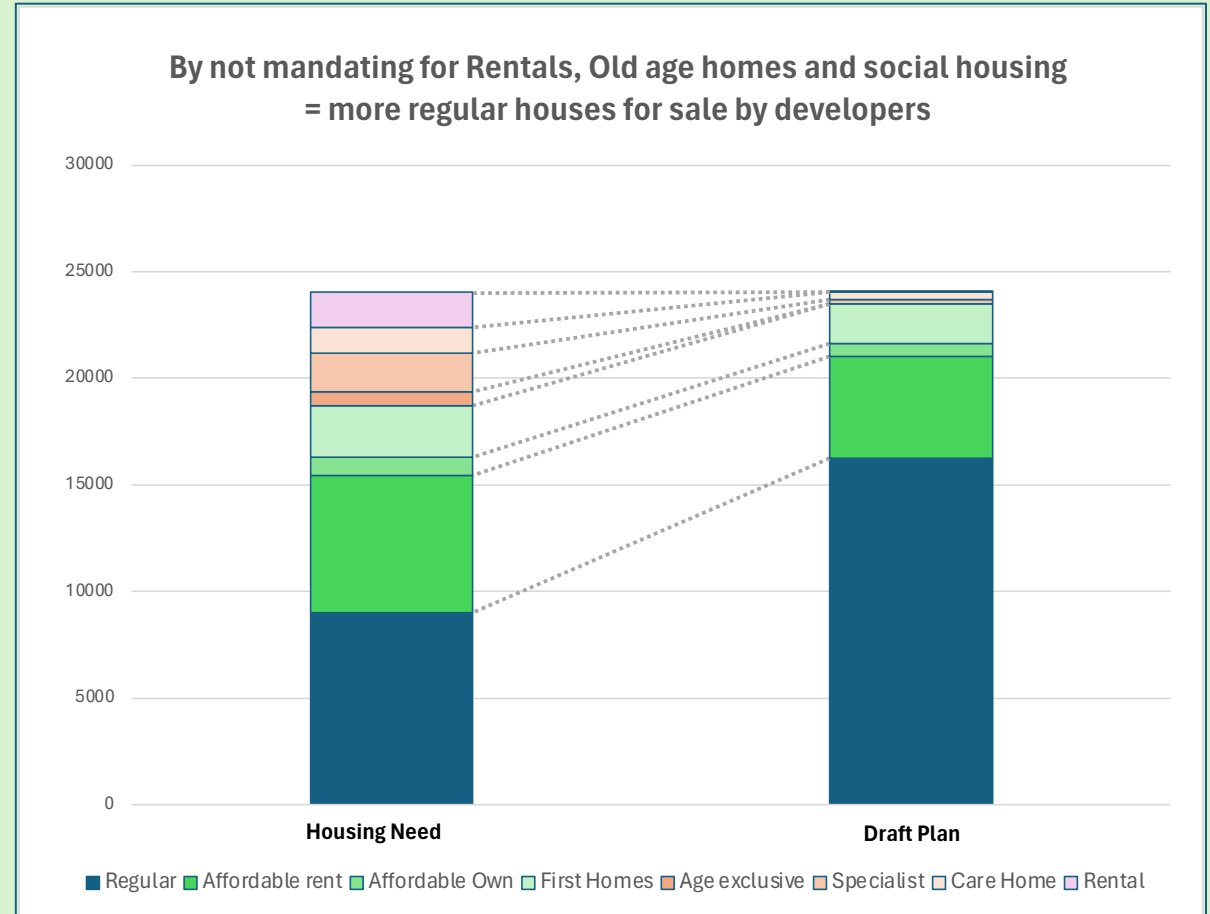
Source: Excerpt from Development Plan



Only 358 affordable houses have been built since 2020. Depending on private developers to build affordable homes is not working

Failing to provide for old and needy = more houses for sale for profit

- Plan shortfall on elderly provision is **3,043** homes
- Plan shortfall on allowing builders to allocate 30% of houses to affordable vs the need of 41% is **2,524** homes
- Plan shortfall on rentals by not requiring as opposed to asking developers for rental provision, is **1,694** homes
- The result of not mandating required development is to permit developers to build **7,261** more homes for sale – **81%** more than Housing Need Assessment would suggest



It does nothing about sewage – in the Stour Valley or on the North Coast

- The entire housing program on North Coast or on the Stour depends on sewage provision.
- Approvals are being given for housing based on hope that the sewage capacity to be there when the houses come.
- The Plan contains **no** costs for what must be millions of pounds investment and does not state who will fund it or when.
- The Plan is essentially silent on North Coast impact and how it will be treated

Project cost in £m	Cost	Funding Source
New capacity Canterbury Waste Water Plant	£2.3m	Southern Water
Treatment for phosphorous and nitrogen for all Stour sites	No data	Southern Water
Upgrade storm surge overflows Westbere, Swalecliffe and Canterbury	No data	Developer
New treatment works at Merton Park	No data	Developer
New treatment works north of Hollow Lane	No data	Developer
New treatment works at University of Kent	No data	Developer
New treatment works at Littleburne	No data	Developer
Reinforcement of sewage infrastructure	No data	Developer
Provision of wetland to offset where infrastructure is not enough	No data	Unknown

The government requires more than half water pollution to be ignored as it is presumed the investment will happen as a water company obligation. Even accepting this unlikely statement then the Plan is suggesting housing projects get approved without a clear route to delivery of still needed infrastructure to treat incremental waste.

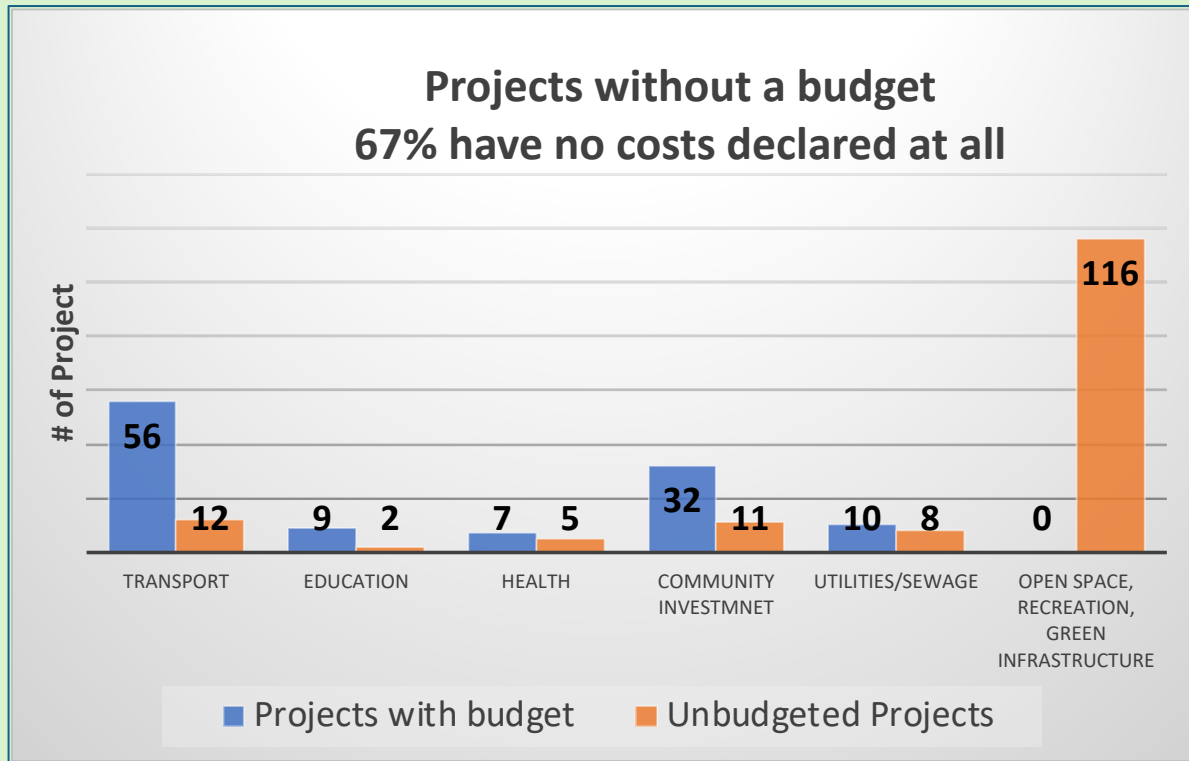
We are choking on air pollution – the Plan is silent on how we get there

- Per the Air Quality Action Plan Canterbury emissions are close to the limit allowed by law;
- In Wincheap a reduction of 16.4% is needed to comply with the law;
- Yet traffic levels are increasing – by 4% since 2018. To keep compliant with the law we need a 30% reduction in traffic;
- The Plan adds 40-50,000 more people than projected by census – these will add thousands of cars to the roads – see the infrastructure plan's investment in new roads – these are not factored in the Plan;
- The Plan is silent on how we are going to reach WHO standards – this needs a reduction by 78.5% on current levels !
- The Plan is silent on electrification of the council fleet, adding charging and moving district private electric cars from <5% of the fleet to nearly 100% by 2030(see Council Climate Change paper)

It is neither green nor sustainable

- The Stour Valley developments all require a huge investment in treatment infrastructure – the Plan is silent on delivery or funding;
- The North Coast developments will add to existing pollution – the Plan is silent as to whether housing will be stopped if Southern Water fail to invest;
- The focus of the Plan is on huge greenfield sites that will be resource hungry, car-focused, cause traffic and pollution – to really be a bus driven policy you have to change where and what houses are built and stop building for cars;
- We are at the edge of legal emissions – the Plan is silent on how we will maintain air quality, especially when it plans to add 30% to population;
- The Plan is largely silent on implementation of renewable energy on council properties, changing its source of supply, on conversion away from gas, or electrification of transport – both council and private;
- There is no carbon accounting for the immense human impact of the Plan. The assessment of its impact on the required route to zero is essentially an afterthought.

It is an enormous unfunded wish list, not a budget



- 167 out of 230 projects have no budget.
- None of the sewage projects on the Stour have a budget.
- 116 out of 116 open space projects have no budget
- The projects listed needing developer funding of £270m – projects disclosed cover 620ha – if they pay the full CIL of £187 per m2 that = £120m maximum.
- It is a fantasy list – good for publicity but not a plan.

Category in £m	CIL	S106	CL/S106 Mix	Other
Tranport	£ 42.00	£ 60.00	£ 35.00	£ -
Education	£ -	£ 115.00	£ -	£ -
Health	£ -	£ 6.60	£ 10.00	£ -
Community Investment	£ -	£ -	£ 3.50	£ -
Utilities	£ -	£ -		£ 282.00
Budget spend	£ 42.00	£ 181.60	£ 48.50	£ 282.00

The Plan is a choice made by your council

