**Draft Canterbury District Local Plan to 2045**

# **Chapter 1: Spatial Strategy for the District to 2045**

| **Policy** | **Number of written comments** |
| --- | --- |
| SS1: Environmental strategy for the district | 370 |
| SS2: Sustainable design strategy for the district | 291 |
| SS3: Development strategy for the district | 552 |
| SS4: Movement and transportation strategy for the district | 746 |
| SS5: Infrastructure strategy for the district | 282 |
| Other comments | 196 |

## Policy SS1: Environmental strategy for the district

| **Comment** | **Number of comments** |
| --- | --- |
| Protect open green space | 118 |
| The plan has negative effects on the environment | 48 |
| Too many houses | 41 |
| Increase biodiversity commitment | 39 |
| Save farmland | 21 |
| Improve infrastructure | 18 |
| Save wildlife | 18 |
| Concern of increase in traffic | 16 |
| Increase tree cover at new developments | 14 |
| Make new homes sustainable | 11 |
| Agree with this policy | 11 |
| Lack of detail | 10 |
| Disagree with plan | 10 |
| Object to EMC | 6 |
| Object to circulation plan | 5 |
| Approve of new allotment plots | 2 |
| Only build for local need | 1 |

All of the representations made on this policy have been analysed and considered. Based on feedback and the Local Housing Need, the number of new homes planned for has been reduced and a number of allocations removed from the draft Local Plan. Therefore, the provision of new open spaces and sports and recreation facilities within the policy has been updated to reflect the change in allocations.

Having considered the representations made throughout the Local Plan consultation the emphasis of the Transport Strategy has been changed away from road building, towards a public transport and active travel approach. Therefore, the Eastern Movement Corridor and circulation plan are no longer being proposed.

Old Park and Chequer’s Wood habitat is important within the district and as such it has been added to the last point within the policies to enable its improvement.

Two additional points have been added to the policy. The new point 4, is in relation to protection of heritage assets and the historic environment. This has been moved from SS2 as the council understands the historic importance of our local environment and that they are intrinsically linked.

The new point 8 is about flood risk and that proposals that increase the risk of flooding will be refused. While this has always been an important part of the Local Plan, the council considers it is appropriate to reflect this within the Environmental Strategy for the district.

## Policy SS2: Sustainable design strategy for the district

| **Comment** | **Number of comments** |
| --- | --- |
| Too many houses | 36 |
| Protect world heritage status | 31 |
| Support net zero | 25 |
| Improve Infrastructure | 24 |
| Protect green space | 20 |
| Should be for less than 300 homes | 20 |
| Ensure all new homes are of quality standard | 18 |
| Policy lacks detail | 17 |
| Protect Old Park and Chequers Wood | 17 |
| New builds should be self efficient | 16 |
| Disagree with plan | 15 |
| Agree with policy | 8 |
| Improve public transport | 8 |
| Improve sewage | 7 |
| Object to circulation plan | 5 |
| Improve existing buildings | 4 |
| Concern of increase in traffic | 4 |
| Protect farm land for growing food | 4 |
| Plant more trees | 3 |
| More information needed on villages | 3 |
| Concern of increased risk in flooding | 2 |

All of the representations made on this policy have been analysed and considered. Based on feedback and the Local Housing Need, the number of new homes planned for has been reduced and a number of allocations removed from the draft Local Plan.

Having considered the representations made throughout the Local Plan consultation the Transport Strategy has been changed to be a bus-led strategy with improvements to sustainable and public transport. Therefore, the Eastern Movement Corridor and circulation plan are no longer being proposed.

Point 1, and associated supporting text, in relation to the district's heritage assets has been moved to SS1 as part of the Environmental Strategy to highlight the historic environment's importance across the district.

The new Point 1 (formerly Point 2) has been expanded to include commercial development, in response to representations received, and include efficient use of land, in response to representations received and the priorities of the NPPF.

## Policy SS3: Development strategy for the district

| **Comment** | **Number of comments** |
| --- | --- |
| Too many houses | 192 |
| Stop destroying villages | 106 |
| Save green land | 102 |
| Government targets have decreased | 68 |
| Improve infrastructure | 63 |
| Disagree with plans | 61 |
| Build homes for the local need | 35 |
| Concern of increase in traffic | 32 |
| Disagree with EMC | 31 |
| Save wildlife | 17 |
| Support the policy | 17 |
| Improve sewage infrastructure | 16 |
| Have more social housing | 15 |
| Protect the world heritage site | 13 |
| Build more affordable housing | 11 |
| Improve public transport | 10 |
| Disagree with circulation plan | 10 |
| Concern of flooding risk | 9 |
| Concern of increase in pollution | 7 |
| Stop building student homes | 6 |
| Build more homes for the elderly | 5 |
| Sustainable travel is not realistic | 3 |
| Build to enhance existing communities | 3 |
| Agree with rural service centres | 3 |
| Attract more businesses to provide jobs for locals | 2 |
| Save farm land for food produce | 2 |

All of the representations made on this policy have been analysed and considered. Based on feedback and the Local Housing Need, the number of new homes planned for has been reduced and the needs for business and employment space has been modified. Accordingly a number of allocations have been removed from the draft Local Plan.

The number of pitches for gypsy and traveller accommodation has been increased in light of the updated Gypsy and Traveller Accommodation Assessment (2024).

In response to the comments on the settlement hierarchy, the council has updated the Rural Settlement Study (2024) and, although this hasn’t resulted in any substantive changes to the categorisations of settlements, it has updated the evidence base which informs the assessment.

Having considered the representations made throughout the Local Plan consultation the Transport Strategy has been changed to be a bus-led strategy with improvements to sustainable and public transport. Therefore, the Eastern Movement Corridor and circulation plan are no longer being proposed.

Point 2 of the policy has been amended to reflect the deletion of the former SDA at East Canterbury, and now includes additional text to reflect the proposed new rural settlement on land to the north of the University of Kent campus. Similarly, Point 4 has been amended to reflect the deletion of the Cooting Farm Garden Community proposal.

Point 3 of the policy has been amended to make specific reference to the new secondary schools including sixth form provision. Point 5 of the policy has been amended to make specific reference to the services and facilities within designed Village Centres.

In view of the various comments regarding development in the countryside, point 7 has been amended to ensure that built development is only permitted in specific circumstances.

## Policy SS4: Movement and transportation strategy for the district

| **Comment** | **Number of comments** |
| --- | --- |
| Disagree with circulation plan | 234 |
| Disagree with ring road in Rough Common | 138 |
| This will not solve traffic issues | 86 |
| Disagree with Eastern Movement Corridor | 68 |
| Improve public transport | 63 |
| Circulation plan will make journeys longer | 37 |
| Too many houses | 31 |
| Protect the environment | 25 |
| Agree with sustainable travel | 23 |
| Circulation plan will increase pollution | 22 |
| Sustainable travel is unrealistic | 22 |
| Stop destroying green space | 16 |
| Circulation plan will put people off visiting | 8 |
| Improve overall infrastructure in the district | 6 |
| Disagree with Wincheap Gyratory system | 5 |
| Agree with Canterbury circulation plan | 5 |

All of the comments on the circulation plan have been considered and, taking into account the weight of objection to that proposal, the council is now pursuing a different approach. Therefore, the Eastern Movement Corridor and circulation plan are no longer being proposed.

A sustainable transport strategy is now proposed in response to the many respondents who requested improved public transport and enhancements to sustainable travel. The emphasis of the proposed transport strategy is on improvements to bus services and infrastructure as well as improvements to the walking and cycling network to encourage active travel.

Developers will be required to demonstrate how their proposed sites can contribute to sustainable transport, not only to mitigate their own impact but to benefit the whole district.

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## Policy SS5: Infrastructure strategy for the district

| **Comment** | **Number of comments** |
| --- | --- |
| Infrastructure improvement is priority | 88 |
| Improve sewage & water supply | 66 |
| Too many houses | 37 |
| Improve infrastructure before building houses | 36 |
| Who will pay for these changes? | 24 |
| Save green land | 17 |
| Agree to build more health care facilities | 16 |
| Not enough NHS staff for a new medical centre | 15 |
| CCC is not responsible for these changes | 13 |
| Lack of detail | 12 |
| Concern of increase in traffic | 11 |
| Only build for local need | 10 |
| Object to EMC | 9 |
| Agree to build more schools | 9 |
| Improve leisure facilities | 9 |
| Disagree with circulation plan | 6 |
| Disagree with policy | 4 |
| Improve public transport | 3 |
| Not enough staff for new schools | 2 |

All of the representations made on this policy have been analysed and considered. Based on feedback and the Local Housing Need, the number of new homes planned for has been reduced and therefore the amount of infrastructure needed has reduced proportionately.

Point 2 of the policy has been amended to require four new primary schools, in line with advice from KCC as Education Authority, and the need for improvements at other health facilities has been highlighted within the policy.

Having considered the representations made throughout the Local Plan consultation the Transport Strategy has been changed to be a bus-led strategy with improvements to sustainable and public transport. Therefore, the Eastern Movement Corridor and circulation plan are no longer being proposed.

## Other comments

| **Comment** | **Number of comments** |
| --- | --- |
| Disagree with the plan | 61 |
| Think about existing residents | 28 |
| Too many houses | 26 |
| Concern of overpopulation | 22 |
| Lack of detail | 16 |
| Disagree with ring road | 15 |
| Stop destroying the environment | 11 |
| Agree with the plan | 9 |
| Disagree with circulation plan | 6 |
| Improve sewage facilities | 6 |
| Disagree with community hubs | 5 |
| Improve public transport | 4 |

All of the representations made on this policy have been analysed and considered. Based on feedback, the number of new homes planned for has been reduced and a number of allocations removed from the draft Local Plan.

Having considered the representations made throughout the Local Plan consultation, the Transport Strategy has been changed to be a bus-led strategy with improvements to sustainable and public transport. Therefore, the Eastern Movement Corridor and circulation plan are no longer being proposed.