

Draft Canterbury District Local Plan to 2045

Questions that must be answered are marked with a red asterisk (*)

1. **Are you responding as...? *** Please tick one box only

A resident of the Canterbury district

A visitor to the Canterbury district

A worker in the Canterbury district

A business, organisation or community group, please provide the name:

X A city, county, parish or town councillor, please specify:

Canterbury City Council councillor, please provide your name:

____Nick Eden-Green_____

Kent County Council councillor, please provide your name:

Parish or town council councillor, please provide your name and the name of the parish or town council: _____

An MP

Other, please specify: _____

2. **Which part/s of the draft Local Plan would you like to comment on?**

Please tick all that apply

X Chapter 1: Spatial Strategy for the District to 2045

X Chapter 2: Canterbury

X Chapter 3: Whitstable

X Chapter 4: Herne Bay

X Chapter 5: Rural Areas

X Chapter 6: District-wide Strategic Policies

X Chapter 7: Development Management Policies

X Sustainability Appraisal of the draft Local Plan

X Sustainability Appraisal of the Call for Sites X

Habitat Regulation Assessment

Chapter 1: Spatial Strategy for the District to 2045

Policy SS1: Environmental Strategy for the district

You will need to read the enclosed policy before answering this question.

1. **To what extent do you agree or disagree with the proposed approach set out in Policy SS1?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
Tend to disagree
- Strongly disagree
- Don't know

1a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

The level of growth proposed is both unrealistic and unnecessary. The ONS prediction for UK population growth to 2045 is 5.8% or slightly above this to allow for lower growth in Wales and Scotland. The population growth in our district is about 47,700 to 2045 to include dwellings not yet built. The existing population is 157,400. The proposed level of new housing, on the basis of 2.1 persons per house, is about 40,000 or 26% over the adjusted UK figure. There is no rationale in the strategy for this.

You claim Canterbury Focus A as being favoured by more than the other options. True, because it was considered the 'least worst' of the Canterbury focused proposals. Doubtless for the reason it proposed the smallest number of houses. However, this plan is not for 9000 houses as in Canterbury Focus A but for 13000 houses and thus almost the same as Canterbury Focus Option B.

Consequently, the identification of Canterbury as the prime area for growth is not substantiated from the consultation conducted in 2020 which indicated that 8.6% agreed a Canterbury focus and 65.8% disagreed. If the consultation process is to have any meaning then we must accede to what people say.

The area most in need of economic support is Herne Bay. If housing growth brings with it economic growth then that is the area where we should be seeking to build.

Thus this strategy is faulty in terms of both rationale and what the consultation process indicated.

1b. **Do you have any other comments on Policy SS1?** If so, please write in below

Policy SS2: Sustainable Design Strategy for the district

You will need to read the enclosed policy before answering this question.

2. **To what extent do you agree or disagree with the proposed approach set out in Policy SS2?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

2a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

The 2017 Local Plan and this draft Plan propose approximately 21,000 dwellings on the eastern, southern and western outskirts of the city on over 30 uncoordinated sites. They stretch from Hersden through Sturry, Broad Oak, Littlebourne Road, South Canterbury and out to Thanington with the draft Local Plan adding sites further out into Littlebourne and Adisham. Thus over two thirds of the 29,000 dwellings proposed in the 2017 Plan and the new draft Plan are on the southern side of the city. This is exactly where we already suffer the greatest traffic congestion problem.

None of these sites is of sufficient size to be truly self-sustaining in terms of frequent public transport, adequate range of shops, doctor, dentist, sports and social facilities etc. They will be built by competing developers with no master plan or cooperation between developers.

Consequently residents in these outer urban fringe housing estates will seek most of their needs from the Canterbury city centre. They are too distant for people to walk or cycle so they will go to the city by car. Bypasses are irrelevant to their needs because it is the city centre which is their objective. This can only add to our already dire traffic problems.

The zoning idea is not viable (see later). The various road schemes proposed are not fully costed nor fully funded.

This level of development can only adversely impact the heritage assets of the City. Given that this is our prime economic asset, we are actually damaging, not enhancing, our local economy.

2b. **Do you have any other comments on Policy SS2?** If so, please write in below

Policy SS3: Development Strategy for the district

You will need to read the enclosed policy before answering this question.

3. **To what extent do you agree or disagree with the proposed approach set out in Policy SS3?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

3a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Re point 2, the Canterbury focus is not wanted by the majority of consultees and worsens the traffic situation and damages our main economic driver as has been stated under 2a above.

To suggest that the 30+ sites in the existing and proposed Local Plans can be built on "garden city principles" betrays a lack of understanding of how garden cities work. Garden cities are planned communities, self-sustaining and nowadays built on a "15 minute city" plan. They need to be of a sufficient critical mass to support a range of facilities to be self-sustaining. These include those listed in 2a above. A random unconnected and uncoordinated series of estates on the urban fringe will not lead to sustainable communities on garden city principles.

If we are to meet the housing numbers proposed then the solution is a new community of 15,000+ dwellings on a site which uses spare capacity in our existing transport network. This will require proper town planning principles to be applied. An example is Ebbsfleet where 15,000 dwellings are proposed. The area already benefits from the High Speed rail link, M2 and M25 motorways and the river. Ebbsfleet has been awarded £530m from central government for infrastructure improvement. We are looking to build double that number of dwellings with no promise of central government money for infrastructure.

3b. **Do you have any other comments on Policy SS3?** If so, please write in below

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Policy SS4: Movement and Transportation Strategy for the district

You will need to read the enclosed policy before answering this question.

4. **To what extent do you agree or disagree with the proposed approach set out in Policy SS4?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

4a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

As has been demonstrated residents from these outer fringe housing estates will seek the city centre as their destination of choice. Bypasses will not generally be relevant to them. In any event the funding for these various improvements does not appear to be in place. The figure shown is £234m but many of the schemes simply have no figure against them at all. Given that much of this infrastructure change will not take place until 2040 or after no allowance appears to have been made for inflation. In short we have no idea of the costs. Nor is the source of finance clear. Thus there is a real risk the houses will be built without the infrastructure.

Policy SS4 is misleading as it does not mention the "zones" detailed in the Transport Topic Paper. This appears to be based on the Ghent model. Ghent is a totally different city with a totally different culture. It is approximately 8 times larger than Canterbury, has an extensive tram network, 9 park and ride sites, numerous city centre car parks and is flat as opposed to Canterbury which has generally rising land to the south. Cycling from the outer suburbs is unrealistic in Canterbury given the distance and the lie of the land.

Movement between the zones proposed in the Topic Paper will effectively divide Canterbury into a series of ghettos and make for longer journeys.

The loss of city centre car parking risks the already fragile retail economy in the centre. Given that our car parks are well used indicates their popularity. Relocating the coach park to a park and ride site will mean tourists having to take a bus and a coach to get to the city making the journey difficult and more lengthy. This will be unpopular and reduce tourism which we are trying to rebuild post Brexit and post covid.

The reliance on park and ride presumes that we can afford to run more park and ride sites on a 24/7 basis. Note that we have recently closed one park and ride site on the grounds of cost so this aspiration has to be questioned.

Although not mentioned under 2(g) the coast bound off-slip from the A2 at Wincheap appears to have been deleted (draft Infrastructure Delivery Plan para 10.7). This means that residents moving to new houses in Thanington and travelling from London or the

coast will have to travel around the ring road and Wincheap. Thanington will grow from approximately 1050 dwellings to over 3,000 under the 2017 and new draft Plan and the previously identified requirement for the slip road now appears to be lost. There is no logic to this. There will be no mitigation to the traffic. This slip road must be reinstated as it was a requirement for agreeing the Thanington site in the 2017 LP. Certainly no further expansion in Thanington can be sanctioned without it.

This highlights the fundamental problem with this local plan as well as with the existing one. Infrastructure is promised but not detailed. The houses are consented and will be built but the road infrastructure not provided because when looked at in detail it is unfeasible. Site 11 under SP3 in the current local plan for 1150 dwellings specifically includes the new slip road. How will the traffic from this development be handled? Clearly, the relief road in the new draft plan will not be built until after this housing is occupied, if indeed it will be built at all given the costs mentioned above.

A similar situation is likely to arise over Mountfield Park and is now happening regarding the Wincheap Relief Road. All infrastructure schemes must be detailed, costed and fully funded before any dwellings are consented and the infrastructure must actually be provided.

Point 4 of the strategy is merely a wish. There is no clarity as to how this can be achieved.

4b. **Do you have any other comments on Policy SS4?** If so, please write in below

Policy SS5: Infrastructure Strategy for the district

You will need to read the enclosed policy before answering this question.

5. **To what extent do you agree or disagree with the proposed approach set out in Policy SS5?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

5a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

A number of these policies are indeed desirable.

Policy point 1 has already been explored above. The new infrastructure proposed has not been costed and there is no clarity as to how it can be provided ahead of development. Indeed, given that it is not fully costed or that the funds are necessarily available, there is a real risk that the development will take place without the infrastructure.

Policy point 2(e). It is highly unlikely that a new hospital will be provided given recent statements from the NHS so the two sites currently identified are likely to be redundant.

Policy point 2(f). The shopping and community facilities need to be properly planned to cover a range of housing estates where they are adjacent to one another or close by. The experience of a single site at Thanington being split between three developers shows that any concept of sustainability has been lost and there is a real risk that this will be repeated under the new Plan.

5b. **Do you have any other comments on Policy SS5?** If so, please write in below



6. **Do you have any other comments on Chapter 1: Spatial Strategy for the District to 2045?**
If so, please write in below

A large, empty rectangular box with a thin black border, intended for the user to write their comments on Chapter 1: Spatial Strategy for the District to 2045.

Chapter 2: Canterbury

Policy C1: Canterbury City Centre Strategy

You will need to read the enclosed policy before answering this question.

1. **To what extent do you agree or disagree with the proposed approach set out in Policy C1?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

1a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Policy point 8. The historic city, including the World Heritage Site, is the district's greatest single economic asset. It is the reason for the popularity of the city both in terms of residents and tourists. Effectively doubling the size of the city largely on the southern side which is where the World Heritage Site is located will seriously and adversely affect this economic and social asset let alone compromise the World Heritage Site. The proposal to locate 21,000 dwellings on the southern approaches to the city is inconsistent with this policy.

Policy point 11. The Canterbury Circulation Plan is wholly unrealistic given the quantum of building proposed in the southern suburbs. See comments above. Walking and cycling aspirations bear no relationship to the desired cycling and walking distances suggested by the Department for Transport. Public transport of a genuinely accessible nature (ie.at least a 15 minute service) will not be viable from a range of unplanned unconnected and relatively small housing estates.

1b. **Do you have any other comments on Policy C1?** If so, please write in below



Policy C2: 43 to 45 St George's Place

You will need to read the enclosed policy before answering this question.

2. **To what extent do you agree or disagree with the proposed approach set out in Policy C2?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

2a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

2b. **Do you have any other comments on Policy C2?** If so, please write in below

Policy C3: Canterbury City Centre Regeneration Opportunity Areas

You will need to read the enclosed policy before answering this question.

3. **To what extent do you agree or disagree with the proposed approach set out in Policy C3?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

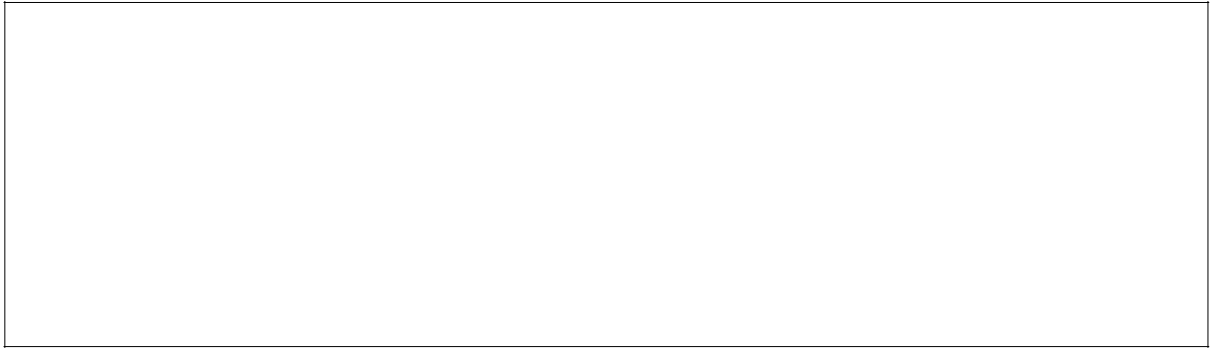
3a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Policy point 2.3. Canterbury should not be the focus of growth (see above).

Policy point 2.4. The consolidated growth on the southern side is neither wanted according to earlier consultation or is desirable from the comments earlier. The link road will certainly aid the removal of cross-city traffic on the A28, but will add to journey times of those accessing the city. The Circulation Plan is unrealistic (see above). The new hospital is unlikely to be funded and built. Given that the hospital will almost certainly remain in its current location (albeit possibly enhanced) access to it will be very much more difficult given the likely strictures to enable the 'fast' bus route.

The redevelopment of sites 1, 3, 7, 11 is welcomed. The redevelopment of sites 2, 4, 5, 8, 9, 12, 13 is questioned as these are popular car parks supporting an active city centre.

3b. **Do you have any other comments on Policy C3?** If so, please write in below



Policy C4: Canterbury Urban Area

You will need to read the enclosed policy before answering this question.

4. **To what extent do you agree or disagree with the proposed approach set out in Policy C4?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

4a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Policy point 2. The Circulation Plan will not necessarily lead to “a significant reduction in short trips”. There is no evidence for this. It is likely to turn short trips into long trips and turn neighbourhoods into ghettos.

Policy point 3. Generally agreed, but see the Wincheap Society 2020 Vision document on how this might be achieved. The Wincheap bypass needs to be part of this Plan removing traffic from Wincheap main road.

Policy point 4. The reduction in off-campus student accommodation is welcomed. There is strong evidence to suggest that there is now over-provision. Much of the recent PBSA is badly located on areas which should have been used for residential housing.

Policy point 5. As indicated above there is unlikely to be a new hospital.

The potential new secondary school to the north of Canterbury and secondary schools on the coast as proposed in Policies W3 and HB3 are desirable, but it is inequitable that these should be funded by housing in south Canterbury.

Policy point 6. The loss of parking and problematic access to the city risk this Policy point.

Policy point 7 and Policy point 8 are to be welcomed.

4b. **Do you have any other comments on Policy C4?** If so, please write in below

Policy C5: South West Canterbury

You will need to read the enclosed policy before answering this question.

5. **To what extent do you agree or disagree with the proposed approach set out in Policy C5?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

5a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

See earlier comments on housing location to the south of Canterbury and on the hospital.

5b. **Do you have any other comments on Policy C5?** If so, please write in below

Policy C6: Land at Merton Park

You will need to read the enclosed policy before answering this question.

6. **To what extent do you agree or disagree with the proposed approach set out in Policy C6?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

6a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Policy point 1(c) (iii). The viability of a new park and ride is questioned given recent experience.

Policy point 1(c) (iv). The viability of a community hub meaning that people will not need to use their cars to access a range of facilities is questioned for a development of this size.

Policy point 2(a). A development of this size cannot be built on sustainable garden city principles.

Policy point 2(b). It is questionable whether a range of everyday needs will be viable within a 15 minute walk.

Policy point 2(f). Details on the range of facilities and viability need to be provided. Past experience of putting community facilities into small developments has shown that they are generally not viable, not taken up and thus lost.

Policy point 3. There appears to be a determination to surround the housing with a green buffer. There is a lack of integration with existing development and this will only mean that this housing estate will be a separate enclave from its surrounding community.

Policy point 4(d). The viability of the park and ride is questioned.

Policy point 4(e). The fast bus link passes through a one-way pinch point on Nunnery Fields where it crosses the railway. It is questioned that this can actually be a fast route. Changes to traffic signalisation indicated in the Mountfield Park planning application suggests that access to the hospital will be particularly problematic.

Policy point 5(f). Given that the hospital is unlikely to be provided, how many more houses will be added to this site?

6b. **Do you have any other comments on Policy C6?** If so, please write in below

Policy C7: Land to the North of Hollow Lane

You will need to read the enclosed policy before answering this question.

7. **To what extent do you agree or disagree with the proposed approach set out in Policy C7?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

7a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Policy point 1. See earlier comments on location and housing numbers.

Policy point 2. It is unclear how this site is integrated within the Pentland and Taylor Wimpey developments in the 2017 Local Plan. The site is surrounded by a green buffer indicating a lack of integration. The whole of the Thanington sites should have been master planned with a common design code and sustainable community centre.

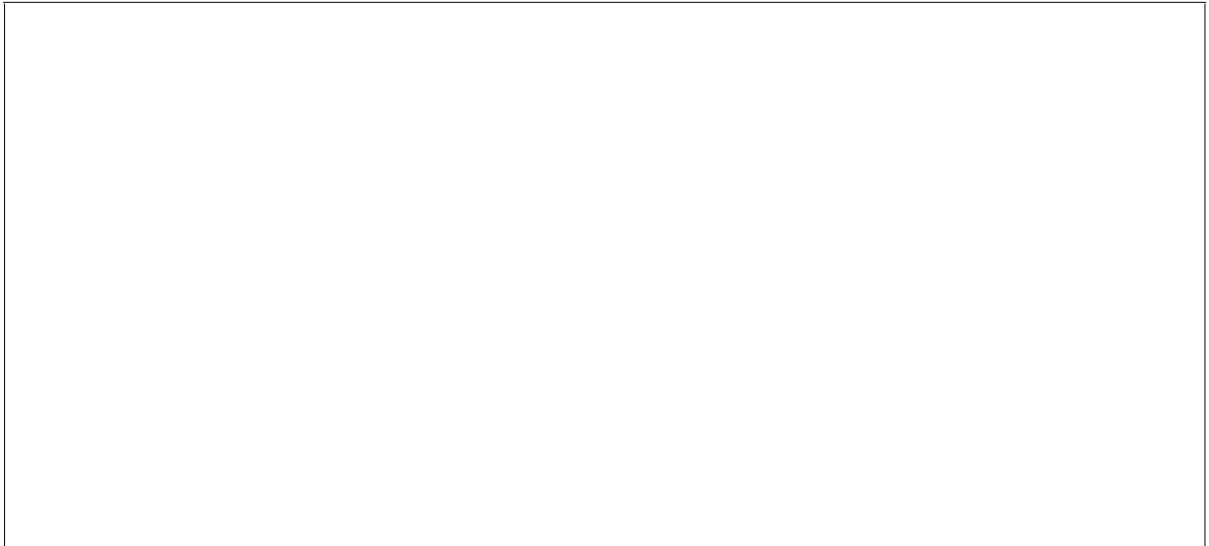
Policy point 2(d). There should be a community hub which links this site with the 2017 allocations to ensure a good range of facilities is provided.

Policy point 4. Access to this site from Hollow Lane and New House Lane is effectively impossible given the nature of these roads thus proper access should be provided prior to any development. Access to and from the purpose built two-way off-slip from Dover via the Pentland site is likely to be preferred by residents moving here. This needs to be investigated as the adjacent Redrow site has not been planned to use this access and indeed the capacity of this route has already been questioned by KCC.

The now deleted 4th slip road at Wincheap will need to be reinstated.

The loss of cathedral views is unacceptable under our heritage policies.

7b. **Do you have any other comments on Policy C7?** If so, please write in below

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Policy C8: Milton Manor House

You will need to read the enclosed policy before answering this question.

8. **To what extent do you agree or disagree with the proposed approach set out in Policy C8?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

8a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

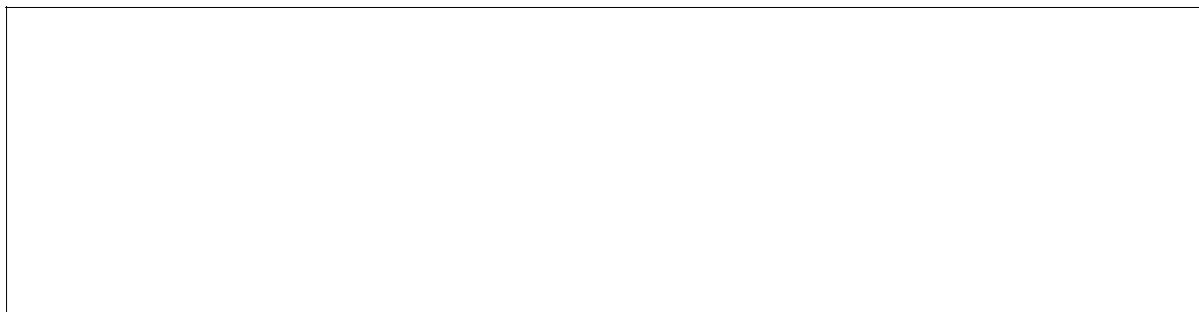
Policy point 1. See earlier comments on location. This site, together with the other sites in Thanington (C7 and C9) will treble the population of Thanington.

Policy point 2. There is no clarity on how this site will integrate with the adjacent Redrow site.

Policy point 4. This will add further to traffic on the A28 which is already running in excess of capacity.

See comments on the 4th A2 slip road under policy C7.

8b. **Do you have any other comments on Policy C8?** If so, please write in below



Policy C9: Land to North of Cockering Road

You will need to read the enclosed policy before answering this question.

9. **To what extent do you agree or disagree with the proposed approach set out in Policy C9?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

9a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Housing on this site has already been refused on the advice of KCC Highways who indicated that a lesser number of houses could not be accommodated within the transport network. Thus it is inconsistent that this could be considered for housing let alone 36 dwellings.

See also comments on policies C7 and C8.

9b. **Do you have any other comments on Policy C9?** If so, please write in below



Policy C10: South West Canterbury Link Road

You will need to read the enclosed policy before answering this question.

10. **To what extent do you agree or disagree with the proposed approach set out in Policy C10?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

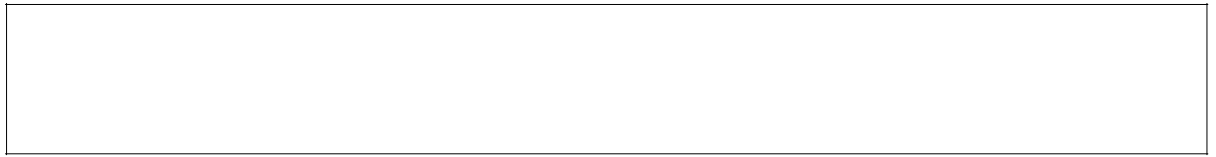
10a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Policy point 2(a). The costing and availability of finance is questioned.

Policy point 2(c). The viability of the fast bus link and the long term viability of the park and ride are also questioned.

There is nothing in the outline or detailed planning consents already granted to show the necessary alterations needed to Policy SP3 site 11.

10b. **Do you have any other comments on Policy C10?** If so, please write in below



Policy C11: East Canterbury

You will need to read the enclosed policy before answering this question.

11. **To what extent do you agree or disagree with the proposed approach set out in Policy C11?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

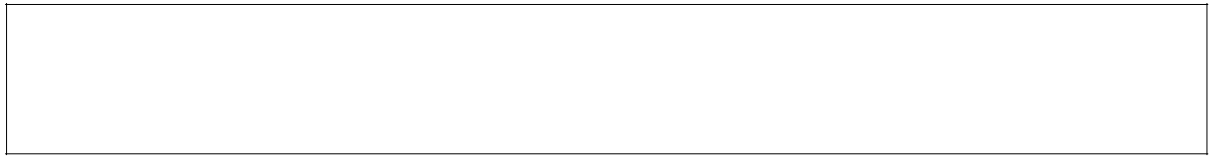
11a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Note this covers Policies C12 to C15 ie. 4 sites not 3 as in the draft.

See earlier comments about the unsuitability of locating 2177 homes in this area.

It is questioned that the Littlebourne Road will be able to cope with this increased volume of traffic. It should be noted that the 2017 Plan already allocates over 1,000 new dwellings along this road.

11b. **Do you have any other comments on Policy C11?** If so, please write in below



Policy C12: Land South of Littlebourne Road

You will need to read the enclosed policy before answering this question.

12. **To what extent do you agree or disagree with the proposed approach set out in Policy C12?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

12a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

See comments on Policy C11.

12b. **Do you have any other comments on Policy C12?** If so, please write in below

Policy C13: Land south of Bekesbourne Lane

You will need to read the enclosed policy before answering this question.

13. **To what extent do you agree or disagree with the proposed approach set out in Policy C13?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

13a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

See comments on Policy C11.

13b. **Do you have any other comments on Policy C13?** If so, please write in below

Policy C14: Land north of Bekesbourne Lane at Hoath Farm

You will need to read the enclosed policy before answering this question.

14. **To what extent do you agree or disagree with the proposed approach set out in Policy C14?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

14a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

See comments on Policy C11.

14b. **Do you have any other comments on Policy C14?** If so, please write in below

Policy C15: Canterbury Golf Course

You will need to read the enclosed policy before answering this question.

15. **To what extent do you agree or disagree with the proposed approach set out in Policy C15?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

15a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

See comments on Policy C11.

15b. **Do you have any other comments on Policy C15?** If so, please write in below

Policy C16: Canterbury Eastern Movement Corridor

You will need to read the enclosed policy before answering this question.

16. **To what extent do you agree or disagree with the proposed approach set out in Policy C16?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

16a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

See earlier comments on the funding for this bypass.

16b. **Do you have any other comments on Policy C16?** If so, please write in below

Policy C17: Becket House

You will need to read the enclosed policy before answering this question.

17. **To what extent do you agree or disagree with the proposed approach set out in Policy C17?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Strongly disagree
- Don't know
- Tend to disagree

17a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

17b. **Do you have any other comments on Policy C17?** If so, please write in below

Policy C18: Land at Station Road East

You will need to read the enclosed policy before answering this question.

18. **To what extent do you agree or disagree with the proposed approach set out in Policy C18?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

18a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

The loss of station parking is strongly questioned. We should be encouraging the use of train travel and providing appropriate parking for residents to use the train. The building of housing between a railway line and opposite a nightclub and a homeless centre is strongly questioned. The area is already highly undesirable at night and is unlikely to provide a safe or desirable quality of life for residents.

This location is urban and sustainable but unsuitable for the above reasons.

18b. **Do you have any other comments on Policy C18?** If so, please write in below



Policy C19: Land at the Former Chaucer Technology School

You will need to read the enclosed policy before answering this question.

19. **To what extent do you agree or disagree with the proposed approach set out in Policy C19?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

19a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

There needs to be clarity on the landlocked area to the east of the site.

19b. **Do you have any other comments on Policy C19?** If so, please write in below

Policy C20: Land at Folly Farm

You will need to read the enclosed policy before answering this question.

20. **To what extent do you agree or disagree with the proposed approach set out in Policy C20?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

20a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Plans for housing on this site have previously been rejected as this is effectively a further urban extension.

20b. **Do you have any other comments on Policy C20?** If so, please write in below

Policy C21: Land at Canterbury Business Park

You will need to read the enclosed policy before answering this question.

21. **To what extent do you agree or disagree with the proposed approach set out in Policy C21?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

21a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

21b. **Do you have any other comments on Policy C21?** If so, please write in below

Policy C22: Land on the eastern side of Shelford Landfill

You will need to read the enclosed policy before answering this question.

22. **To what extent do you agree or disagree with the proposed approach set out in Policy C22?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

22a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

22b. **Do you have any other comments on Policy C22?** If so, please write in below

Policy C23: Wincheap Commercial Area

You will need to read the enclosed policy before answering this question.

23. **To what extent do you agree or disagree with the proposed approach set out in Policy C23?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

23a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

The redevelopment of the Wincheap estate is desirable. It is considered important to retain the existing businesses where possible and to introduce a significant residential element and enable a Wincheap bypass. The Wincheap Society 2020 Vision document provides an excellent detailed proposal of how this may be achieved.

The current plan for a Wincheap relief road is disregarded in this Policy and a different and marginally better solution is proposed. Thus the current relief road plan should be abandoned before any money is spent because it will become entirely redundant if this scheme is adopted.

Redevelopment of the Wincheap commercial area should be along the principles of building above existing businesses with commercial activities on floors one and two with residential or business above. It could be car free or car limited given the proximity to existing public transport modes. Car parking for retail or business customers during the day could be used by residents at night. The lack of a fourth slip road serving the new housing in Thaington has been noted above. If this is not provided traffic on the A28 westbound will increase significantly. This is unacceptable.

The Wincheap bypass route should not rejoin the A28 at Simmonds Road/The Maiden's Head public house, but should go under the railway line and join the ring road at St. Andrew's Close as per earlier plans and the Wincheap Vision document.

23b. **Do you have any other comments on Policy C23?** If so, please write in below

Policy C24: Land to the south of Sturry Road

You will need to read the enclosed policy before answering this question.

24. **To what extent do you agree or disagree with the proposed approach set out in Policy C24?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

24a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

24b. **Do you have any other comments on Policy C24?** If so, please write in below

Policy C25: Canterbury Urban Area Regeneration Opportunity Areas

You will need to read the enclosed policy before answering this question.

25. **To what extent do you agree or disagree with the proposed approach set out in Policy C25?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

25a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

This is an ideal opportunity for social housing.

25b. **Do you have any other comments on Policy C25?** If so, please write in below

Policy C26: Land north of University of Kent

You will need to read the enclosed policy before answering this question.

26. **To what extent do you agree or disagree with the proposed approach set out in Policy C26?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

26a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

The movement corridor is unclear. There is no outline of the site given hence it is impossible to comment in detail.

26b. **Do you have any other comments on Policy C26?** If so, please write in below

27. **Do you have any other comments on Chapter 2: Canterbury?** If so, please write in below

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Chapter 3: Whitstable

Policy W1: Whitstable Town Centre Strategy

You will need to read the enclosed policy before answering this question.

1. **To what extent do you agree or disagree with the proposed approach set out in Policy W1?**

Please tick one box only

- Strongly agree
- X Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

1a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

1b. **Do you have any other comments on Policy W1?** If so, please write in below

Policy W2: Whitstable Harbour

You will need to read the enclosed policy before answering this question.

2. **To what extent do you agree or disagree with the proposed approach set out in Policy W2?**

Please tick one box only

- Strongly agree
- X Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

2a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Any commentary should consider advice from the Whitstable Harbour Board.

2b. **Do you have any other comments on Policy W2?** If so, please write in below

Policy W3: Whitstable Urban Area

You will need to read the enclosed policy before answering this question.

3. **To what extent do you agree or disagree with the proposed approach set out in Policy W3?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

3a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

In the course of refusing an appeal against the Council's decision to refuse planning permission for the Bodkin Farm site in 2015, the Inspector wrote: 'The designation of the Herne Bay and Whitstable Green Gap stems from the Local Plan Inquiry of 1997, where the Inspector held the long-term retention of the Green Gap separating the coastal towns of Whitstable and Herne Bay to be "an objective worthy of very strong support." The reasoning for that long-term support remains sound. The Inspector went on to note: 'the Council has successfully sought to protect the built-up areas of Herne Bay and Whitstable from coalescence through its application of a Green Gap policy, and records that this approach remains one of the Council's key objectives for both coastal towns.'

As then, the long-term retention of the Green Gap between the two towns remains essential. Further development along the Thanet Way will create a single and continuous conurbation from Herne Bay through Greenhill, Swalecliffe and Tankerton to South Whitstable.

3b. **Do you have any other comments on Policy W3?** If so, please write in below

Policy W4: South Whitstable

You will need to read the enclosed policy before answering this question.

4. **To what extent do you agree or disagree with the proposed approach set out in Policy W4?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

4a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Two major housing developments impacting on Chestfield are already under construction: - Grasmere Pasture with 300 new houses and Whitstable Heights with 400 new houses. The addition of another 1,690 new houses at Brooklands Farm will mean that the local area will incorporate an additional 2,500 to 3,500 more cars. Without significant improvement, the increased traffic will overwhelm existing roads. Only one road will be altered /upgraded (the repositioned South Street). Has the overall effect on already congested roads been modelled? In addition, the resulting pollution, deterioration in air quality and loss of biodiversity will have major impacts and be deleterious for the local environment. The existing sewage system is already unable to cope with demands placed on it and Southern Water continues to pollute the local rivers and coastal waters. Where will the sewage from the additional 1,690 homes be discharged? Has Southern Water confirmed that it has the capacity to cope with these new demands?

4b. **Do you have any other comments on Policy W4?** If so, please write in below

Policy W5: Land at Brooklands Farm

You will need to read the enclosed policy before answering this question.

5. **To what extent do you agree or disagree with the proposed approach set out in Policy W5?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

5a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

The policy suggests the design and layout of the site should be developed with 'garden city Principles'. The Town and County Planning Association guidance suggests that a Garden City needs to have a critical mass to support the infrastructure mentioned in the Plan. The principles apply only to a much larger population and are not applicable to a proposed development of 1,300 houses. The scale of the proposed development referred to in the Plan is exactly the type of 'bolt-on housing development' and urban sprawl that the Garden City approach is designed to counter.

Similarly, it would seem commercially non-viable to propose a local shopping facility on the site so close to the competition from Whitstable Tesco Extra.

Under access and transportation, the Plan proposes the early completion of slip roads on and off the A299. This will bring more traffic onto South Street, which, redirected in part, remains a narrow country road. Also, the slip roads will have the effect of introducing more traffic onto Chestfield Road, through Chestfield village and onto the Thanet Way.

5b. **Do you have any other comments on Policy W5?** If so, please write in below

Policy W6: Land South of Thanet Way

You will need to read the enclosed policy before answering this question.

6. **To what extent do you agree or disagree with the proposed approach set out in Policy W6?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

6a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

It is accepted that a park and bus facility is necessary to reduce congestion in Whitstable town centre, particularly in the busy summer months. However, the effect of additional traffic on the Thanet Way needs to be considered. Residents already complain of the difficulty of exiting Golden Hill onto the Thanet Way.

It is unclear if further local shopping facilities are viable as it is as within a 15 minute walk or short cycle ride of Tesco Extra. It seems unlikely that new food shopping outlets will be attracted to the site given that competition.

In addition to the above, please see comments at W4.

6b. **Do you have any other comments on Policy W6?** If so, please write in below

Policy W7: Land at Golden Hill

You will need to read the enclosed policy before answering this question.

7. **To what extent do you agree or disagree with the proposed approach set out in Policy W7?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

7a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Our concerns have been set out under policies W4 and W5, in particular the lack of new adequate infrastructure to support such development. If Golden Hill is downgraded to a 'green lane' it is unclear how traffic from existing properties (e.g. at Golden Hill, Eversleigh Rise, Aurelie Way and Aurum Close) will be able to access the A2990 Thanet Way. Concerns also remain about the increased volume of traffic onto the A2990 Thanet Way caused by this proposed development. Whilst we are in favour of additional road safety measures, including a crossing, the impact of further traffic congestion and consequent air pollution should be noted.

7b. **Do you have any other comments on Policy W7?** If so, please write in below

Policy W8: Bodkin Farm

You will need to read the enclosed policy before answering this question.

8. To what extent do you agree or disagree with the proposed approach set out in Policy W8?

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

8a. What changes do you think should be made and why? Please provide any evidence you have to support your suggestions

Maydowns Road runs to the south and is adjacent to the Bodkin Farm site. It is an unadopted road, maintained at the expense of the residents. The road is a single carriageway with a small turning area at the eastern end of the road. The road is unsuitable for any additional traffic.

While the proposed 'primary' vehicle access to the site will be from the Thanet Way, the presence of the secondary school will result in increased traffic, particularly at school drop off and pick up times.

Egress from Maydowns Road onto Chestfield Road is poorly-sighted and already dangerous without the increase in traffic that further development will bring.

There have been several accidents on the roundabout where Herne Bay Road meets the Thanet Way. There will be fatalities at this accident hotspot. I have been raising this issue with KCC since 2019 and asked for traffic calming measures to be installed - all to no avail. Increased traffic on the Thanet Way and a turning off into the site will cause more accidents. Finally, the Council itself refused a planning application for this site in 2015. The decision went to appeal and the refusal was upheld.

During periods of heavy rainfall there is flooding at the junction of Maydowns Road and Chestfield Road. There is a proposal to link the development at Greenhill to the sewage system in Maydowns. This has been the subject of correspondence between residents and the Parish Council with the Council Leader (who is also the local Councillor for Chestfield). The sewage infrastructure is already inadequate and the addition of 250 new dwellings will simply exacerbate the current problems.

The Council's eight original reasons for refusing planning permission included concerns about the Chestfield Roundabout; insufficient information concerning the impacts on ecology; the absence of measures to mitigate the impacts of the development on the Thanet Coast the insufficiency of the proposed affordable housing and the lack of a means to secure it; and the lack of mitigation to offset the impact of the development on other local services. All of these concerns were valid then and still stand today.

8b. **Do you have any other comments on Policy W8?** If so, please write in below

A large, empty rectangular box with a thin black border, intended for the user to write their comments on Policy W8.

Policy W9: St Vincent's Centre

You will need to read the enclosed policy before answering this question.

9. **To what extent do you agree or disagree with the proposed approach set out in Policy W9?**

Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

9a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

9b. **Do you have any other comments on Policy W9?** If so, please write in below

Policy W10: 37 Kingsdown Park

You will need to read the enclosed policy before answering this question.

10. **To what extent do you agree or disagree with the proposed approach set out in Policy W10?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

10a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

10b. **Do you have any other comments on Policy W10?** If so, please write in below

11. **Do you have any other comments on Chapter 3: Whitstable?** If so, please write in below

More opportunities need to be found for development in Whitstable. The Thanet Way corridor could be used to allow this and to remove the housing pressure on south Canterbury.

Chapter 4: Herne Bay

Policy HB1: Herne Bay Town Centre Strategy

You will need to read the enclosed policy before answering this question.

1. **To what extent do you agree or disagree with the proposed approach set out in Policy HB1?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

1a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

1b. **Do you have any other comments on Policy HB1?** If so, please write in below

Policy HB2: Herne Bay Town Centre Regeneration Opportunity Areas

You will need to read the enclosed policy before answering this question.

2. **To what extent do you agree or disagree with the proposed approach set out in Policy HB2?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

2a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

2b. **Do you have any other comments on Policy HB2?** If so, please write in below

Policy HB3: Herne Bay Urban Area

You will need to read the enclosed policy before answering this question.

3. **To what extent do you agree or disagree with the proposed approach set out in Policy HB3?** Please tick one box only

- Strongly agree
- X Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

3a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

3b. **Do you have any other comments on Policy HB3?** If so, please write in below

Policy HB4: Land to the West of Thornden Wood Road

You will need to read the enclosed policy before answering this question.

4. **To what extent do you agree or disagree with the proposed approach set out in Policy HB4?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

4a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

This could be a larger and denser development.

4b. **Do you have any other comments on Policy HB4?** If so, please write in below

Policy HB5: Land comprising Nursery Industrial Units and former Kent Ambulance Station

You will need to read the enclosed policy before answering this question.

5. **To what extent do you agree or disagree with the proposed approach set out in Policy HB5?** Please tick one box only

- Strongly agree
 Tend to agree
 Neither agree nor disagree
 Tend to disagree
 Strongly disagree
 Don't know

- 5a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

- 5b. **Do you have any other comments on Policy HB5?** If so, please write in below

Policy HB6: Hawthorn Corner

You will need to read the enclosed policy before answering this question.

6. **To what extent do you agree or disagree with the proposed approach set out in Policy HB6?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

6a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

6b. **Do you have any other comments on Policy HB6?** If so, please write in below

Policy HB7: Former Gas Holder Site

You will need to read the enclosed policy before answering this question.

7. **To what extent do you agree or disagree with the proposed approach set out in Policy HB7?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

7a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

7b. **Do you have any other comments on Policy HB7?** If so, please write in below

Policy HB8: Altira

You will need to read the enclosed policy before answering this question.

8. **To what extent do you agree or disagree with the proposed approach set out in Policy HB8?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

8a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

8b. **Do you have any other comments on Policy HB8?** If so, please write in below

Policy HB9: Former Metric Site

You will need to read the enclosed policy before answering this question.

9. **To what extent do you agree or disagree with the proposed approach set out in Policy HB9?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

9a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

9b. **Do you have any other comments on Policy HB9?** If so, please write in below

Policy HB10: Eddington Business Park

You will need to read the enclosed policy before answering this question.

10. **To what extent do you agree or disagree with the proposed approach set out in Policy HB10?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

10a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

10b. **Do you have any other comments on Policy HB10?** If so, please write in below

11. **Do you have any other comments on Chapter 4: Herne Bay?** If so, please write in below

Herne Bay is our least affluent area and badly needs further regeneration. There are opportunities for more housing in this area, particularly given the relatively lightly used Thanet Way. The emphasis of housing development should be in this area to help regenerate the town.

Chapter 5: Rural Areas

Policy R1: Land at Cooting Farm

You will need to read the enclosed policy before answering this question.

1. **To what extent do you agree or disagree with the proposed approach set out in Policy R1?**

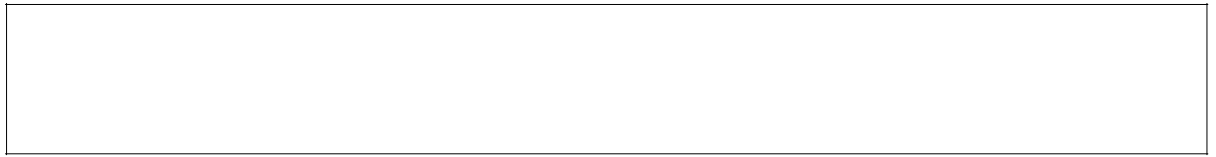
Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

1a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

This site cannot be delivered as the land is not available. It is also too small a development for a genuine garden city as there is insufficient critical housing mass to support a range of local services. Consequently residents will need to use their cars to access most of their needs.

1b. **Do you have any other comments on Policy R1?** If so, please write in below



Policy R2: Rural Service Centres

You will need to read the enclosed policy before answering this question.

2. **To what extent do you agree or disagree with the proposed approach set out in Policy R2?**

Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

2a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

2b. **Do you have any other comments on Policy R2?** If so, please write in below

Policy R3: Blean

You will need to read the enclosed policy before answering this question.

3. **To what extent do you agree or disagree with the proposed approach set out in Policy R3?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

3a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

3b. **Do you have any other comments on Policy R3?** If so, please write in below

Policy R4: Land at Mill Field

You will need to read the enclosed policy before answering this question.

4. **To what extent do you agree or disagree with the proposed approach set out in Policy R4?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

4a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

4b. **Do you have any other comments on Policy R4?** If so, please write in below

Policy R5: Bridge

You will need to read the enclosed policy before answering this question.

5. **To what extent do you agree or disagree with the proposed approach set out in Policy R5?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

5a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

We could look more positively for development in Bridge. It has the social infrastructure to support it.

5b. **Do you have any other comments on Policy R5?** If so, please write in below

Policy R6: Great Pett Farmyard

You will need to read the enclosed policy before answering this question.

6. **To what extent do you agree or disagree with the proposed approach set out in Policy R6?**
Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

6a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

6b. **Do you have any other comments on Policy R6?** If so, please write in below

Policy R7: Chartham

You will need to read the enclosed policy before answering this question.

7. **To what extent do you agree or disagree with the proposed approach set out in Policy R7?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

7a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

The access to the site is wholly unclear. The enhanced community facilities may not be commercially viable. No provision seems to be made for overstretched medical and educational facilities. There is no 'new green gap'. It is already there.

7b. **Do you have any other comments on Policy R7?** If so, please write in below

Policy R8: Land to the west of Rattington Street

You will need to read the enclosed policy before answering this question.

8. **To what extent do you agree or disagree with the proposed approach set out in Policy R8?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

8a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

See R7 above. Access to the site is unclear. There are no plans for new infrastructure or how to deal with traffic or parking in the village. These points need to be detailed first to ensure the development is actually viable.

8b. **Do you have any other comments on Policy R8?** If so, please write in below

Policy R9: Land at Ashford Road

You will need to read the enclosed policy before answering this question.

9. **To what extent do you agree or disagree with the proposed approach set out in Policy R9?**

Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

9a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

9b. **Do you have any other comments on Policy R9?** If so, please write in below

Policy R10: Milton Manor Concrete Batching Plant

You will need to read the enclosed policy before answering this question.

10. **To what extent do you agree or disagree with the proposed approach set out in Policy R10?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

10a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

This site should be returned to nature to enhance the green corridor along the river.

10b. **Do you have any other comments on Policy R10?** If so, please write in below

Policy R11: Hersden

You will need to read the enclosed policy before answering this question.

11. **To what extent do you agree or disagree with the proposed approach set out in Policy R11?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

11a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

11b. **Do you have any other comments on Policy R11?** If so, please write in below

Policy R12: Bread and Cheese Field

You will need to read the enclosed policy before answering this question.

12. **To what extent do you agree or disagree with the proposed approach set out in Policy R12?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

12a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

12b. **Do you have any other comments on Policy R12?** If so, please write in below

Policy R13: Land at Hersden

You will need to read the enclosed policy before answering this question.

13. **To what extent do you agree or disagree with the proposed approach set out in Policy R13?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

13a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

13b. **Do you have any other comments on Policy R13?** If so, please write in below

Policy R14: Littlebourne

You will need to read the enclosed policy before answering this question.

14. **To what extent do you agree or disagree with the proposed approach set out in Policy R14?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

14a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

It is questionable how much more development can take place on this side of Canterbury and in Littlebourne in particular. The other sites on the Littlebourne Road in the 2017 Local Plan and the new Local Plan will overwhelm the road network in this area. The sites are merely village extensions into the countryside and not easily accessible to the village centre.

14b. **Do you have any other comments on Policy R14?** If so, please write in below



Policy R15: The Hill, Littlebourne

You will need to read the enclosed policy before answering this question.

15. **To what extent do you agree or disagree with the proposed approach set out in Policy R15?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

15a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

See comment of R14.

15b. **Do you have any other comments on Policy R15?** If so, please write in below

Policy R16: Land north of Court Hill

You will need to read the enclosed policy before answering this question.

16. **To what extent do you agree or disagree with the proposed approach set out in Policy R16?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

16a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

See comment at R14.

16b. **Do you have any other comments on Policy R16?** If so, please write in below

Policy R17: Sturry

You will need to read the enclosed policy before answering this question.

17. **To what extent do you agree or disagree with the proposed approach set out in Policy R17?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

17a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

17b. **Do you have any other comments on Policy R17?** If so, please write in below

Policy R18: Land north of Popes Lane

You will need to read the enclosed policy before answering this question.

18. **To what extent do you agree or disagree with the proposed approach set out in Policy R18?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

18a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

18b. **Do you have any other comments on Policy R18?** If so, please write in below

Policy R19: Land at The Paddocks, Shalloak Road

You will need to read the enclosed policy before answering this question.

19. **To what extent do you agree or disagree with the proposed approach set out in Policy R19?** Please tick one box only

- Strongly agree
- X Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

19a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

19b. **Do you have any other comments on Policy R19?** If so, please write in below

Policy R20: Aylesham south

You will need to read the enclosed policy before answering this question.

20. **To what extent do you agree or disagree with the proposed approach set out in Policy R20?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

20a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

We need to know the views of Dover District Council in order to assess this site as their plans and our plans mean the two sites should be considered as one. How many houses are there on the DDC site? There needs to be a common design and a master plan for a neighbourhood centre and local facilities. Do DDC support this policy?

20b. **Do you have any other comments on Policy R20?** If so, please write in below

Policy R21: Local service centres

You will need to read the enclosed policy before answering this question.

21. **To what extent do you agree or disagree with the proposed approach set out in Policy R21?** Please tick one box only

- Strongly agree
- X Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

21a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Developments need to be considered carefully on a case by case basis. They can help revitalise a rural settlement and often infill sites are appropriate.

21b. **Do you have any other comments on Policy R21?** If so, please write in below

Policy R22: Land west of Cooting Lane and south of Station Road

You will need to read the enclosed policy before answering this question.

22. **To what extent do you agree or disagree with the proposed approach set out in Policy R22?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

22a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

22b. **Do you have any other comments on Policy R22?** If so, please write in below

Policy R23: Land adjacent to Valley Road

You will need to read the enclosed policy before answering this question.

23. **To what extent do you agree or disagree with the proposed approach set out in Policy R23?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

23a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

23b. **Do you have any other comments on Policy R23?** If so, please write in below

Policy R24: Land at Goose Farm, Shalloak Road

You will need to read the enclosed policy before answering this question.

24. **To what extent do you agree or disagree with the proposed approach set out in Policy R24?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

24a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

24b. **Do you have any other comments on Policy R24?** If so, please write in below

Policy R25: Land fronting Mayton Lane

You will need to read the enclosed policy before answering this question.

25. **To what extent do you agree or disagree with the proposed approach set out in Policy R25?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

25a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

25b. **Do you have any other comments on Policy R25?** If so, please write in below

Policy R26: Broad Oak Reservoir and Country Park

You will need to read the enclosed policy before answering this question.

26. **To what extent do you agree or disagree with the proposed approach set out in Policy R26?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

26a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

26b. **Do you have any other comments on Policy R26?** If so, please write in below

Policy R27: Land at Church Farm

You will need to read the enclosed policy before answering this question.

27. **To what extent do you agree or disagree with the proposed approach set out in Policy R27?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

27a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

27b. **Do you have any other comments on Policy R27?** If so, please write in below

Policy R28: Countryside

You will need to read the enclosed policy before answering this question.

28. **To what extent do you agree or disagree with the proposed approach set out in Policy R28?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

28a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

28b. **Do you have any other comments on Policy R28?** If so, please write in below

34. **Do you have any other comments on Chapter 5: Rural Areas?** If so, please write in below

A large, empty rectangular box with a thin black border, intended for the user to write their comments on Chapter 5: Rural Areas.

Chapter 6: District-wide Strategic Policies

Policy DS1: Affordable housing

You will need to read the enclosed policy before answering this question.

1. **To what extent do you agree or disagree with the proposed approach set out in Policy DS1?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

1a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

1b. **Do you have any other comments on Policy DS1?** If so, please write in below

Policy DS2: Housing mix

You will need to read the enclosed policy before answering this question.

2. **To what extent do you agree or disagree with the proposed approach set out in Policy DS2?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

2a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

This policy seems sensible, but we will need to allow for flexibility in some cases.

2b. **Do you have any other comments on Policy DS2?** If so, please write in below

Policy DS3: Estate regeneration

You will need to read the enclosed policy before answering this question.

3. **To what extent do you agree or disagree with the proposed approach set out in Policy DS3?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

3a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

This policy is highly desirable, but how will it be funded? Who will fund it?

3b. **Do you have any other comments on Policy DS3?** If so, please write in below

Policy DS4: Rural housing

You will need to read the enclosed policy before answering this question.

4. **To what extent do you agree or disagree with the proposed approach set out in Policy DS4?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

4a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Support this policy, but we must not allow farm sheds, corrugated barns or horse shelters put up as permitted agricultural buildings to become an excuse for permanent dwelling houses. Such agricultural buildings should be removed when they have reached the end of their useful life and the site returned to countryside.

4b. **Do you have any other comments on Policy DS4?** If so, please write in below

Policy DS5: Specialist housing provision

You will need to read the enclosed policy before answering this question.

5. **To what extent do you agree or disagree with the proposed approach set out in Policy DS5?** Please tick one box only

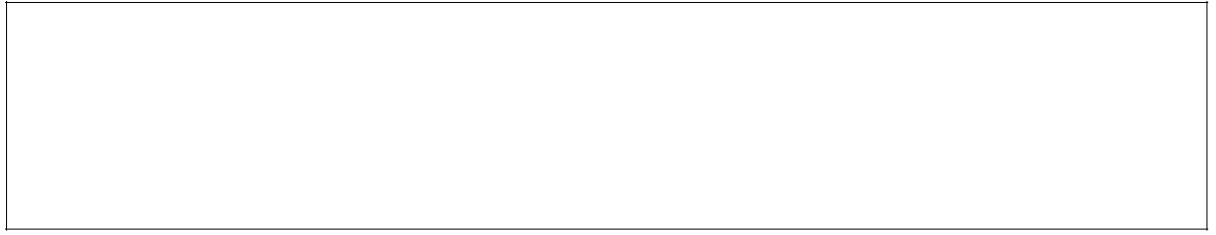
- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

5a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Purpose-built student accommodation should always have a full time manager, appropriate indoor and outdoor leisure space, long term provision for site cleaning and litter clearance, management of parking etc.

Policy point 5. Is strongly objected to. PBSA should not generally be reused as holiday accommodation. The funding model was generally based on occupation 10 months of the year. If it is let for tourist accommodation in the summer it will be done on a marginal cost basis. This will severely affect the viability of local hotels and bed and breakfast businesses. This is in conflict with our plan to encourage hotel growth in the city.

5b. **Do you have any other comments on Policy DS5?** If so, please write in below



Policy DS6: Sustainable design

You will need to read the enclosed policy before answering this question.

6. **To what extent do you agree or disagree with the proposed approach set out in Policy DS6?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

6a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

We must allow for new and emerging technologies to be incorporated.

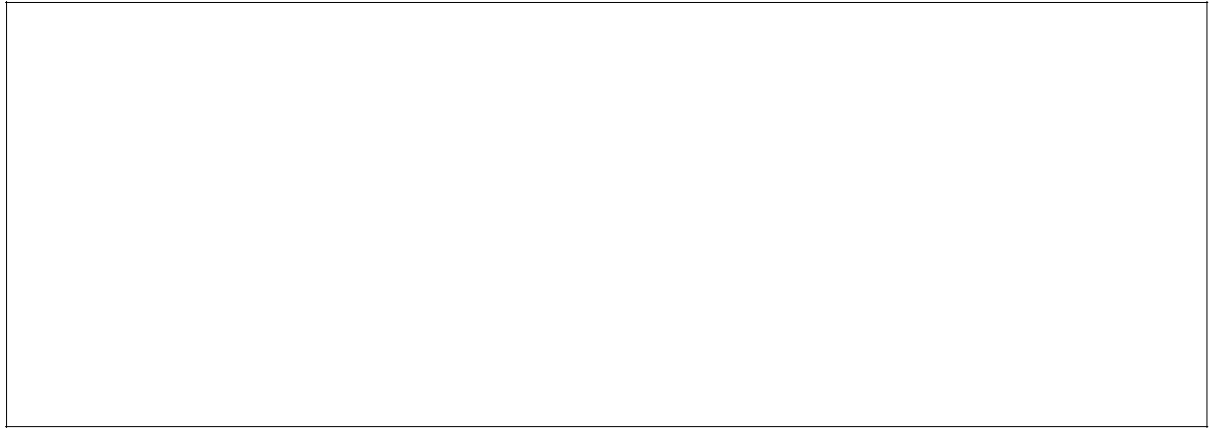
We should encourage on-site energy production and district heating via solar panels or ground source heat pumps or wind.

We should look to on-site SUDS, treatment ponds and attenuation ponds.

There needs to be clarity as to who is responsible for the long-term maintenance of cycle paths, green buffers, pocket parks, verges, trees etc. Will there be a management charge levied on all householders? Will CCC and/or KCC be responsible for this? Is there funding for this? There is a growing problem with some sites already granted consent relatively recently. Also with sometimes exorbitant rises in management charges.

All these questions need to be answered before development proceeds.

6b. **Do you have any other comments on Policy DS6?** If so, please write in below



Policy DS7: Infrastructure delivery

You will need to read the enclosed policy before answering this question.

7. **To what extent do you agree or disagree with the proposed approach set out in Policy DS7?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

7a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Policy point 3. This must be much more specific and take account of hills or slopes which are a disincentive for cycling and walking. Appropriate social and community infrastructure is more important than transport infrastructure. The objective should be to create genuinely sustainable communities . See earlier comments on garden cities and the critical mass needed to make them genuinely sustainable communities.

7b. **Do you have any other comments on Policy DS7?** If so, please write in below

Policy DS8: Business and Employment Areas

You will need to read the enclosed policy before answering this question.

8. **To what extent do you agree or disagree with the proposed approach set out in Policy DS8?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

8a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Policy point 1. The Wincheap Estate could be included here on the basis that it is redeveloped with business generally at first and second floor level with residential above.

8b. **Do you have any other comments on Policy DS8?** If so, please write in below

Policy DS9: Education and associated development

You will need to read the enclosed policy before answering this question.

9. **To what extent do you agree or disagree with the proposed approach set out in Policy DS9?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

9a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

9b. **Do you have any other comments on Policy DS9?** If so, please write in below

Policy DS10: Town centres and community facilities

You will need to read the enclosed policy before answering this question.

10. **To what extent do you agree or disagree with the proposed approach set out in Policy DS10?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

10a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

We should encourage accommodation and residential use "above the shop".

We should seek every opportunity to repopulate our inner urban areas with generally car free dense urban development.

10b. **Do you have any other comments on Policy DS10?** If so, please write in below

Policy DS11: Tourism development

You will need to read the enclosed policy before answering this question.

11. **To what extent do you agree or disagree with the proposed approach set out in Policy DS11?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

11a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

We should be supportive of more hotel accommodation, but this must be protected by not allowing PBSA to be used on a marginal cost basis. See comments at Policy DS5.

11b. **Do you have any other comments on Policy DS11?** If so, please write in below

Policy DS12: Rural economy

You will need to read the enclosed policy before answering this question.

12. **To what extent do you agree or disagree with the proposed approach set out in Policy DS12?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

12a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

See comments at Policy DS4.

12b. **Do you have any other comments on Policy DS12?** If so, please write in below

Policy DS13: Movement Hierarchy

You will need to read the enclosed policy before answering this question.

13. **To what extent do you agree or disagree with the proposed approach set out in Policy DS13?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

13a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

However, we must remember that walking and cycling is not available to everyone. Young families, the elderly and the less abled will not be able to walk or cycle. Distance, hills and the weather will mean the car will remain the preferred option on many occasions. This hierarchy must be sufficiently flexible to allow for this.

13b. **Do you have any other comments on Policy DS13?** If so, please write in below

Policy DS14: Active and sustainable travel

You will need to read the enclosed policy before answering this question.

14. **To what extent do you agree or disagree with the proposed approach set out in Policy DS14?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

14a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

14b. **Do you have any other comments on Policy DS14?** If so, please write in below

Policy DS15: Highways and Parking

You will need to read the enclosed policy before answering this question.

15. **To what extent do you agree or disagree with the proposed approach set out in Policy DS15?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

15a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Policy point 5. These are weasel words and if they are to mean anything then this policy needs rewording and strengthening.

15b. **Do you have any other comments on Policy DS15?** If so, please write in below

Policy DS16: Air Quality

You will need to read the enclosed policy before answering this question.

16. **To what extent do you agree or disagree with the proposed approach set out in Policy DS16?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

16a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

16b. **Do you have any other comments on Policy DS16?** If so, please write in below

Policy DS17: Habitats of international importance

You will need to read the enclosed policy before answering this question.

17. **To what extent do you agree or disagree with the proposed approach set out in Policy DS17?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

17a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

The riverside corridor along the Stour and Hambrook Marshes needs full protection and strengthening. In particular, the area behind the Wincheap Estate must not be redeveloped, but needs enhancing for wildlife.

17b. **Do you have any other comments on Policy DS17?** If so, please write in below

Policy DS18: Habitats and landscapes of national importance

You will need to read the enclosed policy before answering this question.

18. **To what extent do you agree or disagree with the proposed approach set out in Policy DS18?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

18a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

18b. **Do you have any other comments on Policy DS18?** If so, please write in below

Policy DS19: Habitats, landscapes and sites of local importance

You will need to read the enclosed policy before answering this question.

19. **To what extent do you agree or disagree with the proposed approach set out in Policy DS19?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

19a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

The Canterbury to Chartham green gap needs strengthening. See comments at Policy DS17 and R10.

19b. **Do you have any other comments on Policy DS19?** If so, please write in below

Policy DS20: Flood risk and sustainable drainage

You will need to read the enclosed policy before answering this question.

20. **To what extent do you agree or disagree with the proposed approach set out in Policy DS20?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

20a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

20b. **Do you have any other comments on Policy DS20?** If so, please write in below

Policy DS21: Supporting biodiversity recovery

You will need to read the enclosed policy before answering this question.

21. **To what extent do you agree or disagree with the proposed approach set out in Policy DS21?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

21a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

21b. **Do you have any other comments on Policy DS21?** If so, please write in below

Policy DS22: Landscape Character

You will need to read the enclosed policy before answering this question.

22. **To what extent do you agree or disagree with the proposed approach set out in Policy DS22?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

22a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

22b. **Do you have any other comments on Policy DS22?** If so, please write in below

Policy DS23: The Blean Woodland Complex

You will need to read the enclosed policy before answering this question.

23. **To what extent do you agree or disagree with the proposed approach set out in Policy DS23?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

23a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

23b. **Do you have any other comments on Policy DS23?** If so, please write in below

Policy DS24: Publicly accessible open space and sports

You will need to read the enclosed policy before answering this question.

24. **To what extent do you agree or disagree with the proposed approach set out in Policy DS24?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

24a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

The responsibility for maintenance and the cost of maintenance needs clarification. See comments under DS6.

24b. **Do you have any other comments on Policy DS24?** If so, please write in below

Policy DS25: Renewable energy and carbon sequestration

You will need to read the enclosed policy before answering this question.

25. **To what extent do you agree or disagree with the proposed approach set out in Policy DS25?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

25a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

This may need to be updated in the light of new technology emerging. See comment under Policy DS6.

25b. **Do you have any other comments on Policy DS25?** If so, please write in below

Policy DS26: Historic environment and archaeology

You will need to read the enclosed policy before answering this question.

26. **To what extent do you agree or disagree with the proposed approach set out in Policy DS26?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

26a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Please see comments at Policy C1. Placing 21,000 dwellings on the southern side of the city will seriously compromise any attempt to conserve and enhance our historic environment. There is a basic inconsistency between the Draft Plan and our policies on the historic environment.

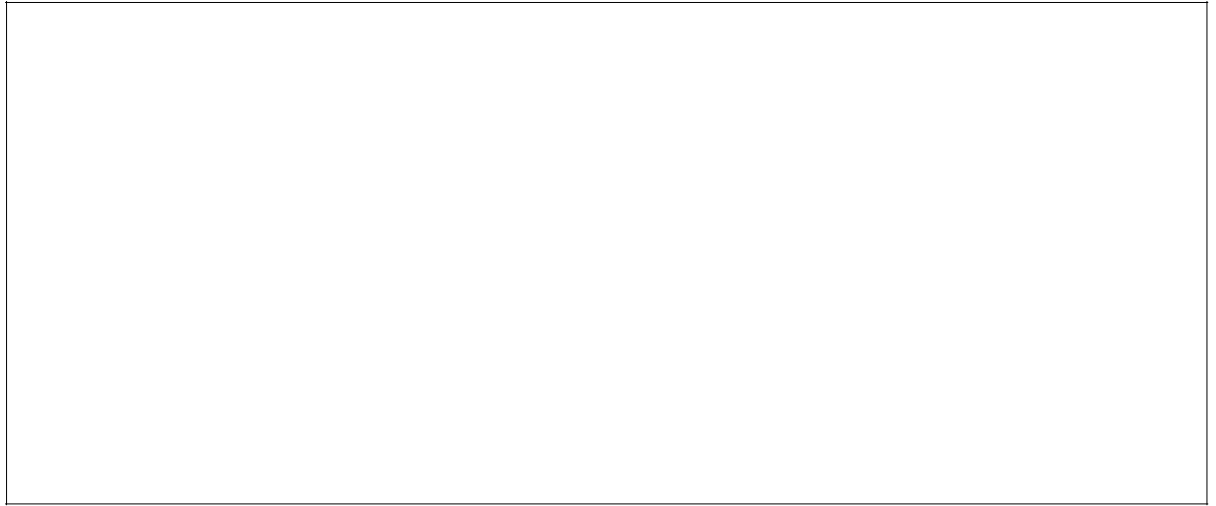
There is considerable loss of the detailed policies in the 2017 Local Plan under Chapter 9 The Historic Environment.

Policies HE1 to HE13 need to be saved and the commentary needs to be supported and further strengthened.

The quantum of development in the 2017 Local Plan and in this draft Plan gravely threatens Canterbury's heritage assets and this Plan needs to reconsider their importance. The heritage value of the city is the most important economic asset in our district.

This plan must reinstate, strengthen and enhance the 2017 plan policies.

26b. **Do you have any other comments on Policy DS26?** If so, please write in below



27. **Do you have any other comments on Chapter 6: District-wide Strategic Policies?**
If so, please write in below

Chapter 7: Development Management Policies

Policy DM1: Conversion of existing rural buildings

You will need to read the enclosed policy before answering this question.

1. **To what extent do you agree or disagree with the proposed approach set out in Policy DM1?** Please tick one box only

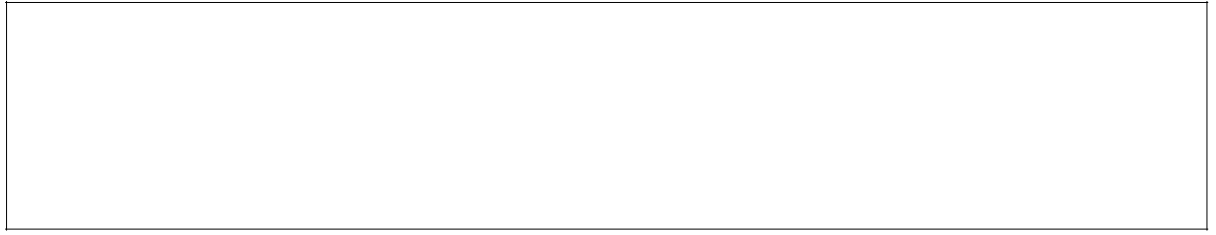
- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

1a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Some rural buildings have heritage value and their conversion should be encouraged only if this is the case.

However, many do not and were erected under agricultural building consent. Such buildings should be removed and the land returned to open countryside. See comments at Policy DS12.

1b. **Do you have any other comments on Policy DM1?** If so, please write in below



Policy DM2: Residential garden land

You will need to read the enclosed policy before answering this question.

2. **To what extent do you agree or disagree with the proposed approach set out in Policy DM2?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

2a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

2b. **Do you have any other comments on Policy DM2?** If so, please write in below

Policy DM3: Housing in multiple occupation (HMOs)

You will need to read the enclosed policy before answering this question.

3. **To what extent do you agree or disagree with the proposed approach set out in Policy DM3?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

3a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

3b. **Do you have any other comments on Policy DM3?** If so, please write in below

Policy DM4: Reducing waste and supporting the circular economy

You will need to read the enclosed policy before answering this question.

4. **To what extent do you agree or disagree with the proposed approach set out in Policy DM4?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

4a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

4b. **Do you have any other comments on Policy DM4?** If so, please write in below

Policy DM5: Parking design

You will need to read the enclosed policy before answering this question.

5. **To what extent do you agree or disagree with the proposed approach set out in Policy DM5?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

5a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

5b. **Do you have any other comments on Policy DM5?** If so, please write in below

Policy DM6: Extensions and alterations to existing buildings

You will need to read the enclosed policy before answering this question.

6. **To what extent do you agree or disagree with the proposed approach set out in Policy DM6?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

6a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

6b. **Do you have any other comments on Policy DM6?** If so, please write in below

Policy DM7: Health and Crime Impact Assessments

You will need to read the enclosed policy before answering this question.

7. **To what extent do you agree or disagree with the proposed approach set out in Policy DM7?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

7a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Consideration needs to be given to changing eating habits. The growth of food takeaway businesses has led to a rise in delivery drivers. The resultant traffic needs to be taken into account when considering the location of such premises.

7b. **Do you have any other comments on Policy DM7?** If so, please write in below

Policy DM8: Shopfronts

You will need to read the enclosed policy before answering this question.

8. **To what extent do you agree or disagree with the proposed approach set out in Policy DM8?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

8a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Inappropriate lighting and advertising needs to be made a part of this policy. This has become particularly problematic recently as lighting, advertising and signage are key elements of good shop front and building design.

8b. **Do you have any other comments on Policy DM8?** If so, please write in below

Policy DM9: Advertisements

You will need to read the enclosed policy before answering this question.

9. **To what extent do you agree or disagree with the proposed approach set out in Policy DM9?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

9a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

See comments at DM8. There needs to be a clear directive relating to shop front lighting and building lighting within this Policy. We have allowed wholly inappropriate advertising and lighting to proliferate and this must be reversed.

9b. **Do you have any other comments on Policy DM9?** If so, please write in below or alternatively you can upload a supporting document

Policy DM10: Residential annexes and ancillary accommodation

You will need to read the enclosed policy before answering this question.

10. **To what extent do you agree or disagree with the proposed approach set out in Policy DM10?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

10a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

10b. **Do you have any other comments on Policy DM10?** If so, please write in below

Policy DM11: Residential design

You will need to read the enclosed policy before answering this question.

11. **To what extent do you agree or disagree with the proposed approach set out in Policy DM11?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

11a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

11b. **Do you have any other comments on Policy DM11?** If so, please write in below

Policy DM12: Non-residential design

You will need to read the enclosed policy before answering this question.

12. **To what extent do you agree or disagree with the proposed approach set out in Policy DM12?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

12a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

Appropriately orientated commercial buildings will often offer an opportunity for solar panels on the roof. We should take every opportunity to use warehouse or factory roofs for this purpose.

12b. **Do you have any other comments on Policy DM12?** If so, please write in below

Policy DM13: Biomass technology

You will need to read the enclosed policy before answering this question.

13. **To what extent do you agree or disagree with the proposed approach set out in Policy DM13?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

13a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

13b. **Do you have any other comments on Policy DM13?** If so, please write in below

Policy DM14: Flood risk

You will need to read the enclosed policy before answering this question.

14. **To what extent do you agree or disagree with the proposed approach set out in Policy DM14?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

14a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

New development should incorporate mitigation ponds where possible and these should also be used as wildlife opportunities.

14b. **Do you have any other comments on Policy DM14?** If so, please write in below

Policy DM15: Sustainable drainage

You will need to read the enclosed policy before answering this question.

15. **To what extent do you agree or disagree with the proposed approach set out in Policy DM15?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

15a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

See comments at DM14.

15b. **Do you have any other comments on Policy DM15?** If so, please write in below

Policy DM16: Water pollution

You will need to read the enclosed policy before answering this question.

16. **To what extent do you agree or disagree with the proposed approach set out in Policy DM16?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

16a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

See comment at DM14.

16b. **Do you have any other comments on Policy DM16?** If so, please write in below

Policy DM17: Noise pollution and tranquillity

You will need to read the enclosed policy before answering this question.

17. **To what extent do you agree or disagree with the proposed approach set out in Policy DM17?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

17a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

This policy needs to be expanded to include problems of noise pollution in urban centres from late night entertainment facilities given the desirability of strengthening urban repopulation. Resolution of the conflict between residents and the night time economy needs to be a part of this policy.

Traffic resulting from fast food outlets also needs to be considered within this policy.

17b. **Do you have any other comments on Policy DM17?** If so, please write in below



Policy DM18: Light pollution and dark skies

You will need to read the enclosed policy before answering this question.

18. **To what extent do you agree or disagree with the proposed approach set out in Policy DM18?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

Strongly disagree

Don't know

18a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

See also comments at Policies DM8 and DM9.

18b. **Do you have any other comments on Policy DM18?** If so, please write in below

Policy DM19: Contamination and unstable land

You will need to read the enclosed policy before answering this question.

19. **To what extent do you agree or disagree with the proposed approach set out in Policy DM19?** Please tick one box only

- Strongly agree
- Tend to agree
- Neither agree nor disagree
- Tend to disagree
- Strongly disagree
- Don't know

19a. **What changes do you think should be made and why?** Please provide any evidence you have to support your suggestions

19b. **Do you have any other comments on Policy DM19?** If so, please write in below

20. **Do you have any other comments on Chapter 7: Development Management Policies?**
If so, please write in below

A large, empty rectangular box with a thin black border, intended for the respondent to write their comments on Chapter 7: Development Management Policies.

Sustainability Appraisal of the draft Local Plan

You will need to read the enclosed Sustainability Appraisal of the draft Local Plan before answering this question.

1. **Do you have any comments on the sustainability appraisal of the draft Local Plan?**

If so, please write in below

This document is not enclosed and is extremely difficult to locate.

The document considers six growth options on pages 7 and 8. However, none of these is the option chosen in the draft LP which is for 13k dwellings based on Canterbury. Thus none of this work is accurate or strictly relevant. The table NTS 3 on page 8 assumes all SA objectives carry equal weight. according to different foci. They do not. The objectives on geology, water, flood risk, waste and historic environment seem to score (or not scored at all) equally on all scenarios. This is patently nonsense. The Canterbury focussed options will clearly have a greater effect on the historic environment than, say, a free standing settlement.

The importance of the historic environment and the setting of the World Heritage Site is simply not adequately recognised. This should be a key element of the Sustainability Appraisal.

The commentary on pp 8 and 9 is highly contentious and written to support the preferred option. For example (and this is only one of many) to say that a freestanding settlement would 'lead to an increase in private car use' and have 'negative effects on transport' is clearly nonsense. The whole point of such a settlement is that it would be a '15 minute city' with a critical mass sufficient to support a good public transport system and designed to minimise car use.

This report is biased and incorrect.

You will need to read the enclosed Sustainability Appraisal of the Strategic Land Availability Assessment before answering this question.

1. **Do you have any comments on the sustainability appraisal of the call for sites?**

If so, please write in below

The method of assessing sites is purely reactive rather than proactive. Essentially developers and land owners put forward sites which we either accept or reject according to criteria in the SLAA process.

This results in a random pattern of development with no overall master plan. Neighbouring developers compete with one another. There is no coordination of sustainable infrastructure and the provision of shops, sports and social facilities, post office, doctors etc.

The result is an unplanned collection of housing estates, often turning their backs on each other. The concept of creating communities is completely lost. All sites are too small to be genuinely self-sustaining. "Garden city" principles are consequently inapplicable.

No town planning principles or master plan for the district have been applied or produced. A Local Plan should be entirely structured around a master plan. We should decide and direct the location of housing and other buildings, not developers. Given the quantum of housing development up to 2045 proper town planning principles with a master plan should have been applied at the outset. If we are seeking sustainable communities and to protect our heritage assets this would have pointed to a new town or garden city created possibly with one or more of our neighbouring authorities.

This failing is apparent in this draft Plan as it was in the 2017 plan. The call for sites process is patently not the right way to create a LP.

Habitat Regulation Assessment

You will need to read the enclosed Habitat Regulation Assessment (HRA) before answering this question.

1. **To what extent do you agree or disagree with the guidance on HRA-related issues and the initial assessment of the draft Local Plan in the Regulation 18 HRA Report?** Please tick one box only

Strongly agree

Tend to agree

Neither agree nor disagree

Tend to disagree

below

Strongly disagree

Don't know

This document does not appear to be enclosed and it is extremely difficult to find. I had to ask 2 officers to help. It does not appear to cover Hambrook Marshes or the river Stour wildlife corridor which should be included and should be enhanced. There are opportunities to do so which have been missed and now need to be brought forward. In particular it should not be used for any extension of the P&R site.

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- Complain to the Information Commissioner's Office

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Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.
Phone: **01227 862 000**. Web: canterbury.gov.uk

Your first name: *

Nicholas

Your surname: *

Eden-Green

Your email address:

[REDACTED]

House name/number: *

[REDACTED]

Street: *

[REDACTED]

City, town or village: *

[REDACTED]

Your postcode: *

[REDACTED]

What age are you? Please tick one box only

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Under 18 | <input type="checkbox"/> 55 to 64 <input type="checkbox"/> |
| <input type="checkbox"/> 18 to 25 | 65 to 74 X <input type="checkbox"/> |
| <input type="checkbox"/> 26 to 34 | 75 to 84 |
| <input type="checkbox"/> 35 to 44 | <input type="checkbox"/> 85 and above |
| <input type="checkbox"/> 45 to 54 | <input type="checkbox"/> Prefer not to say |

What gender are you? Please tick one box only

- X Male
- Female
- Prefer to self-describe (for example, non-binary, gender fluid etc)
- Prefer not to say

Do you consider yourself to be disabled? Please tick one box only

- Yes
- X No
- Prefer not to say

Thank you for taking the time to respond to this consultation.