

Our Ref:  
MG/JJC/5030

Your Ref:

Date:  
16 January 2023

## By Email

Canterbury City Council  
Council Offices  
Military Road  
Canterbury  
KENT CT1 1YW

Dear Sir or Madam

### **Representation on the Draft Canterbury District Local Plan Consultation in respect of SLAA265, Land at Butlers Court Farm.**

1. We write with our representations in respect of the draft Local Plan concerning land at Butlers Court Farm (SLAA265).
2. The proposal is rejected on highway grounds on the basis that:  
*"Access to the highway in a suitable location is not considered achievable."*
3. However, we have provided a highway report which demonstrates that such access is achievable and that, when compared with the existing commercial use and without any improvements to that existing access, equivalent traffic flows would equate to those of between 16 to 20 houses. We would also like to point out that the number of dwellings which could be accommodated on the site could increase substantially with an imaginative traffic management arrangement. This could incorporate a traffic light system with traffic lights at the access point close to the adopted highway and traffic lights at the far end of the access track immediately south of the existing complex of buildings at Butlers Court Farm. This scheme would incorporate a waiting / lay-by / passing bay at each end of the access adjacent to the traffic lights and involving land in the control of the landowners. This would be an imaginative and positive approach and we would be pleased to engage with the council and Kent Highways to discuss the detail of this innovative system. We are concerned that the issue of highway safety and traffic impact has not been properly considered and that there is a potential solution.
4. Paragraph 1.4 of the Draft Local Plan refers to a significant change in the level of growth within the District. It also comments upon the further increase in the rate of housebuilding which the government expects to

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Canterbury, Kent

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see in the District. Paragraph 1.5 recognises that this level of growth will necessitate further development on agricultural land.

5. We are conscious that the council has allocated other sites on agricultural land within the countryside, some of which will have a significantly greater impact than that which would result from our proposals within an area which is not subject to any specific landscape or conservation area designation.
6. We therefore consider that the council should reconsider its position and engage with us to come up with proposals close to the local service centre of Blean which would deliver substantial economic, social and environmental benefits.
7. We ask the council to consider the inclusion of this site as a specific allocation within the local service centre of Blean in chapter 5 with an appropriate policy to support that allocation.

Yours sincerely



**Mike Goddard BA DipTP DMS MRTPI**

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Canterbury, Kent

Email: 