

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 SLAA111, Land at Butlers Court Farm.

1. We write with our representations in respect of the draft Local Plan concerning land at Butlers Court Farm (SLAA111). We seek the inclusion of the site as an allocation within Chapter 5 with a specific policy following that of policy R4. For the sake of completeness we attach the representations which we made in the council's Call For Sites.
2. The site is described in the SLAA Assessment as agricultural and commercial. That is incorrect. It is commercial with a mix of light, general and storage uses, together with a livery and menage.
3. The SLAA Assessment of highway issues refers to the existing access which serves this complex of commercial uses. However, a significant omission is the failure of the Assessment to take into account the traffic generated by that commercial use and the resulting reduction in vehicle movements and particularly heavy goods vehicle movements which would result from the proposals. The Assessment is not correct. The distance to the A290 is around 400 metres to the south not 500 metres.
4. In assessing the impact upon the surrounding countryside, the Assessment concludes:

"A settlement would be out of character with the surrounding rural landscape."
5. However, this Assessment fails to take into account the impact of the existing buildings and the open commercial storage on the site upon the surrounding rural landscape. It also fails to take into account the

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successful redevelopment of other commercial and farmyard sites within the countryside which have been supported by the council and which have delivered real visual benefits. Our site is also rejected based on a conclusion that it is within an area with *“limited access to day-to-day services and public transport and future occupiers would be dependent upon private car to access day-to-day services.”* We also question this assessment in view of the fact that there are bus stops with regular services to the coast and to Canterbury within 400 metres and the site is also within walking distance of the village school and the relatively wide range of services within the village of Blean.

6. The site is rejected because of concern regarding landscape impact and *“Uncertainty about the potential to provide adequate access to the site.”*
7. In our opinion, this site is more sustainably located than several other proposed allocations within the Draft Local Plan at the local service centres and rural villages.
8. The council's Assessment fails to take into account the visual and environmental benefits which will flow from the redevelopment of this site, the removal of the commercial uses, the reduction in HGV movements and the improvements that will result in the living conditions of those existing residents whose properties are accessed by the lane leading to this site.
9. The proposals will provide substantial environmental, social and economic benefits which weigh heavily in the balance in favour of these proposals.
10. We therefore ask the council to include the site as a specific allocation in chapter 5 in respect of the village of Blean.

Yours sincerely


Mike Goddard BA DipTP DMS MRTPI

Canterbury, Kent

