

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 SLAA148, Hall Place

1. We make further representations to support our proposal for land adjacent to Hall Place to be considered for a range of potential development options to help meet some of the city's future needs.
2. We are encouraged by the positive steps which the city council is taking to improve accessibility in this area as set out in its Transport Study including junction improvements on the A2050 and upgrading of Rough Common Road, together with improvements in pedestrian and cycle access.
3. These measures will improve our site's sustainability credentials and provide further reasons why the council should reconsider its position in relation to our site.
4. We note from the council's SLAA Assessment that "*The site could be sympathetically designed to ensure that the conservation area can be preserved*".
5. Yet in its conclusion, it states there are concerns regarding landscape impact. No reasoning is provided to support this conclusion which is at variance with its own assessment about the conservation area being preserved.
6. The site appears to be rejected solely on the basis of its location beyond the built confines of any settlement. However, 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 see in the

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[REDACTED]

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

7. We attach our previous representations which set out more fully our proposals and intentions and the justification to support them. We invite the city council to include this site as a further allocation in chapter 2 of the Draft Local Plan. The case for an allocation here is reinforced by the increased aged population, the need to provide care facilities and the need to find appropriate sites to accommodate local office uses which will contribute significantly to the local economy.

Yours sincerely



Mike Goddard BA DipTP DMS MRTPI

Canterbury, Kent

