

HARBLEDOWN and ROUGH COMMON PARISH COUNCIL
www.harbledown-pc.gov.uk

Consultations Team,
Canterbury City Council
14 Rose Lane
Canterbury
CT1 2UR

20th October 2025

Dear Sir or Madam,

Response to Canterbury District Draft Local Plan – Focused Consultation 2025 (Regulation 18)

Section 2: Strategic Site Allocations – Land north of the University of Kent (Policy C12)

The Parish Council strongly supports the deletion of the strategic site allocation at Land north of the University of Kent (Policy C12).

We agree with the technical assessment set out in the SLAA (2025), which identifies significant constraints including:

- Concerns over the provision of suitable access
- The impact on the highway network
- The loss of ancient woodland and wider ecological harm
- The cost and practical difficulties associated with redeveloping Blean Primary School

These are fundamental, permanent constraints, which in the Parish Council's view, render the site wholly unsuitable for development of this scale. We would add that the same objections would apply to any future proposal for a large-scale development in this location. The Parish Council is grateful that Canterbury City Council has listened to local concerns expressed in previous consultations and reflected these in the revised draft.

SLAA116 – Land to the rear of 51 Rough Common Road

We note that the additional land identified in the SLAA was considered unsuitable and that only the existing allocation from the Canterbury District Local Plan 2017 is proposed to be carried forward. The Parish Council supports this conclusion.

SLAA148 – Hall Place, Harbledown The Parish Council is disappointed that this brownfield site is considered not suitable for allocation. While we recognise the significant landscape and heritage challenges, we also see on a daily basis the ongoing deterioration of the main building and the site as a whole, which has remained vacant since 2019. The current owners have undertaken extensive consultation and developed proposals that would retain and sensitively convert the majority of the historic elements of the building into around 30 desirable homes. We believe such an approach could offer a viable route to securing the future of the site, preventing further decline, and providing a modest level of sustainable housing.

We therefore ask Canterbury City Council to consider whether a carefully managed and heritage-led redevelopment of Hall Place could be supported, rather than the site being dismissed as unsuitable in its entirety.

Rural Settlements

We note that rural settlements such as Upper Harbledown, which have either no services or very limited services, are considered unsustainable for new housing development. The Parish Council supports the principle of directing growth only to settlements that can sustain it, in line with the spatial growth strategy.

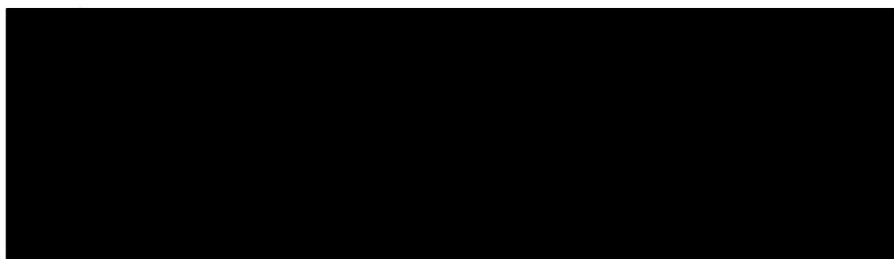
Conclusion

The Parish Council agrees with the changes proposed in the Draft Local Plan (Regulation 18) and welcomes the deletion of Policy C12. We support the technical reasoning provided, which will help protect the unique landscape, ecology, and character of our district.

We also understand that the comments made during previous consultations will be considered when preparing the final draft version.

The Parish Council look forward to engaging further at the Regulation 19 stage in 2026.

Yours faithfully,

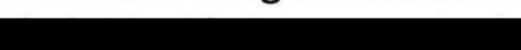


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Principal SLCC

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