



Kent and Medway

Strategy and Partnerships

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Planning Service
Canterbury City Council
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28th October 2025

Dear Sir / Madam

Re: Draft Canterbury District Local Plan: Focused consultation 2025

Thank you for allowing NHS Kent and Medway Integrated Care Board the opportunity to provide feedback on the Draft Canterbury District Local Plan: Focused consultation 2025. We have reviewed the document and would like to offer the following comments:

The key changes impacting healthcare relate to the strategic site allocations in both east and west canterbury. Having assessed the total impact for the Canterbury (City) area we can confirm the total dwellings are now 6,088. At a high level this will generate an estimated 13,900 population (with net migration factor applied) and will require a healthcare facility (integrated primary and community care) of c 1,200 – 1,350 m² GIA.

We advised council officers in our discussions that east Canterbury would be the preferred location, at this point in time, for land to be provided to support a new healthcare facility and that the preferred site would be Land South of Littlebourne Road. We also discussed that policies should require the transfer of the health care sites to NHS Kent and Medway ICB, its successor, or its nominee, as fully serviced land at 'nil consideration'.

We are content the focused consultation reflects the above points.

It is however important to highlight that whilst Policy N4 (Land South of Littlebourne Road) is proposed to provide serviced land, this policy does not deliver a healthcare facility. The estimated cost of a healthcare facility would be in the region of £8million and therefore healthcare contributions from all other sites, plus potentially other capital funding sources, will be required to support the delivery of such a facility. Flexibility will be required in the approach

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to how contributions are utilised (and the timing of these) along with an acknowledgement that over time situations and requirements may change. This is also within the context of healthcare strategy and plans continuing to evolve for the area in line with NHS Strategy and direction of travel, for example the NHS 10 Year Health Plan for England.

We would also like to confirm in response to this consultation that NHS Kent and Medway published its Developer Contributions Guide in March 2025. Alongside contributions for primary and community healthcare, the ICB will be seeking developer contributions for acute healthcare infrastructure from developments of over 300 dwellings.

Thank you for considering our comments. We look forward to further discussions and collaboration to ensure healthcare infrastructure requirements are fully considered as part of the Local Plan and Infrastructure Delivery Plan.

Yours sincerely



Simon Brooks-Sykes
Deputy Director of Strategic Estate and Sustainability