

Annex 1 to Taylor Wimpey LTD Representations

Our ref 72444/01/SSL/MIB
Date 18 May 2026
To Canterbury City Council
From Lichfields UK
Copy Taylor Wimpey LTD

Subject Canterbury District Local Plan – Proposed Amends to Policies (Regulation 19)

Introduction

1.1 This annex supports the representations made by Taylor Wimpey UK Ltd. It sets out suggested wording amendments to policies the emerging Canterbury District Local Plan (Regulation 19) which Taylor Wimpey consider are required in order to make those relevant policies and the plan as a whole ‘sound’ (i.e. justified, effective and legally compliant).

Proposed Policy Amendments

Policy SS1: Environmental Strategy for the District

Reg 19 Proposed Text	TW Proposed Amended Text (key amends in bold red)
... 5. Qualifying major development across the district will need to incorporate measures to deliver a minimum 20% biodiversity net gain, while qualifying non-major development will need to deliver a minimum of 10% biodiversity net gain in line with Policy DS25. Proposals must have regard to the Local Nature Recovery Strategy, and the council will work with partners to implement the Strategy. 6. New developments of over 300 homes should incorporate a minimum of 20% tree cover across the site, in line with Policy DS25, and all developments should incorporate new trees and hedgerows in areas of appropriate landscape character, to help restore and enhance degraded landscapes, screen noise and pollution, provide recreational opportunities, help mitigate climate change and contribute to floodplain management. ...	... 5. Qualifying major development across the district will need to incorporate measures to deliver a minimum 20% biodiversity net gain, while qualifying non-major development will need to deliver a minimum of 10% biodiversity net gain in line with Policy DS25. Development across the district will need to incorporate measures to deliver a minimum of 10% biodiversity net gain in line with Policy DS25. Proposals must have regard to the Local Nature Recovery Strategy, and the council will work with partners to implement the Strategy. 6. New developments of over 300 homes should seek to incorporate a minimum of 20% net increase in tree cover across the site, where appropriate, in line with Policy DS25, and all developments should incorporate new trees and hedgerows in areas of appropriate landscape character, to help restore and enhance degraded landscapes, screen noise and pollution, provide recreational opportunities, help mitigate climate change and contribute to floodplain management. ...

Policy SS2: Sustainable design strategy for the district

Reg 19 Proposed Text	TW Proposed Amended Text (key amends in bold red)
1. New residential and commercial development in the district should be designed to achieve net zero operational carbon emissions. Proposals for development should make efficient use of land, should be designed to maximise energy and water efficiency and should integrate sustainable drainage and water management measures.... 7. High-quality, accessible open space should be delivered in line with Policy DS28, and be incorporated into proposals with appropriate layouts, sizes and distances from highways to promote healthy lifestyles. This includes: a. sports and leisure facilities for use by the whole community, including existing residents, and co-located with other uses, where appropriate; b. a wide range of high-quality and inclusive play opportunities which are challenging and fun for children of all ages and abilities, including youths, are accessible, safe and are well overlooked, with additional areas of public realm designed as places for incidental and independent play; c. integration of food growing opportunities at all scales such as planters, fruit trees, hedgerows, community orchards and allotments d. natural and semi natural greenspaces connecting communities to nature by supporting wildlife conservation, biodiversity and environmental education and awareness and spaces providing opportunities for informal recreation by the whole community; e. parks and gardens with opportunities for informal recreation and community events; and f. amenity green space and green corridors providing opportunities to connect wildlife, and access to open space near homes... ... 8. New communities of more than 100 homes will require a masterplan, prepared in collaboration with the community and be subject to a design review during the design process. New communities of more than 300 homes, or multi-phased residential developments will also be required to produce a design code. Design codes will be secured through planning condition and should be developed through effective community engagement and reflect community aspirations for development in the area.	1. New residential and commercial development in the district should be designed to to achieve net zero operational carbon emissions —minimise carbon emissions and support the transition towards net zero, in line with national requirements and regulations. Proposals for development should make efficient use of land, should be designed to maximise energy and water efficiency and should integrate sustainable drainage and water management measures.... 7. High-quality, accessible open space should be delivered in line with Policy DS28, and be incorporated into proposals with appropriate layouts, sizes and distances from highways to promote healthy lifestyles. This includes Where appropriate, proposals should support/contribute toward a range of open space, recreation and green infrastructure measures, which may include: a. sports and leisure facilities for use by the whole community, including existing residents, and co-located with other uses, where appropriate; b. a wide range of high-quality and inclusive play opportunities which are challenging and fun for children of all ages and abilities, including youths, are accessible, safe and are well overlooked, with additional areas of public realm designed as places for incidental and independent play; c. integration of food growing opportunities at all scales such as planters, fruit trees, hedgerows, community orchards and allotments d. natural and semi natural greenspaces connecting communities to nature by supporting wildlife conservation, biodiversity and environmental education and awareness and spaces providing opportunities for informal recreation by the whole community; e. parks and gardens with opportunities for informal recreation and community events; and f. amenity green space and green corridors providing opportunities to connect wildlife, and access to open space near homes...

Reg 19 Proposed Text	TW Proposed Amended Text (key amends in bold red)
	... 8. Where appropriate: (a) new communities of more than 100 homes will may require a masterplan, prepared in collaboration with the community and be subject to a design review during the design process. Where appropriate, masterplans should form part of the design review and public consultation material. (b) Outline planning applications for new communities of more than 300 homes, or multi-phased residential developments will may also be required to produce a design code. Design codes will be secured through planning condition and should be developed through effective community engagement and reflect community aspirations for development in the area.

Policy SS3 – Development Strategy for the District

Reg 19 Proposed Text	TW Proposed Amended Text (key amends in bold red)
... 8. Within the countryside, which is defined as any part of the district outside of the settlement boundaries of the Urban Areas, Rural Service Centres and Local Service Centres, priority will be given to protecting the rural character of the district. In this context, appropriate agriculture and viticulture development will be supported while housing will only be supported in very limited circumstances where specified within this plan. Existing community facilities within the countryside will be protected, while new and improved facilities and other forms of non-residential development will be supported where these meet the specific requirements of other policies in this plan....	... 8. Within the countryside, which is defined as any part of the district outside of the settlement boundaries of the Urban Areas, Rural Service Centres and Local Service Centres, priority will be given to protecting the rural character of the district. In this context, appropriate agriculture and viticulture development will be supported while housing will only be supported in very limited circumstances where specified within this plan. Should the council determine, through the annual monitoring process that the housing delivery position has altered such that the Council cannot demonstrate a five year housing land supply, then proposals for additional residential development in the countryside will be supported, on sites where they are: A. Broadly consistent with, not prejudicial to and contributing towards the positive achievement of the plan's overall spatial vision and spatial strategy; and b. In a sustainable location and of a scale and nature commensurate to the deficit in required housing and the Plan's spatial strategy; and c. Able to demonstrate the ability to contribute in a timely and proportionate manner to addressing the deficit in housing supply; and

Reg 19 Proposed Text	TW Proposed Amended Text (key amends in bold red)
	d. In all other respects in accordance with other Local Plan policies, in so far as they apply. Existing community facilities within the countryside will be protected, while new and improved facilities and other forms of non-residential development will be supported where these meet the specific requirements of other policies in this plan....

Policy SS6 – Infrastructure Strategy for the district

Reg 19 Proposed Text	TW Proposed Amended Text (key amends in bold red)
... 3. Infrastructure and policy requirements within this plan have been appropriately tested for viability. Deviation from policy requirements on the grounds of viability at the planning application stage will therefore only be accepted in limited circumstances, as set out in Policy DS15.	3. Infrastructure and policy requirements within this plan have been appropriately tested for viability. Deviation from policy requirements on the grounds of viability at the planning application stage will therefore only be accepted in limited-particular circumstances, as set out in Policy DS15.

Policy DS1 – Affordable Housing

Reg 19 Proposed Text	TW Proposed Amended Text (key amends in bold red)
.. 7. Affordable housing should be dispersed throughout the site, avoiding large clusters of affordable homes, and integrated with the market housing to create a cohesive community. Affordable homes should accord with Policies DS12 and DS13 so that quality and design is of an equally high standard to that of the private units on site....	.. 7. Affordable housing should be appropriately integrated into the development, taking into account the size, scale, layout and character of the scheme. The distribution should be informed by design principles and engagement with Registered Providers, as appropriate . dispersed throughout the site, avoiding large clusters of affordable homes, and integrated with the market housing to create a cohesive community. Affordable homes should accord with Policies DS12 and DS13 so that quality and design is of an equally high standard to that of the private units on site....

Policy DS2 – Housing Mix

Reg 19 Proposed Text	TW Proposed Amended Text (key amends in bold red)
... 3. ...Developers will be expected to identify with a Registered Provider to take on the affordable housing early in the process. Proposals must include an affordable housing mix that is broadly aligned with the council's requirements, unless:...	...2 The district-wide housing mix requirements for new market housing is set out below:

Reg 19 Proposed Text	TW Proposed Amended Text (key amends in bold red)
....4. Development proposals for more than 300 dwellings must consider for an identified need that could be addressed proportionately on site for: a. Self and custom built housing; and b. Build-to-rent housing. Any provision would form part of the market housing, not affordable housing.... ... 5. To ensure that new major residential developments provide for the needs of different groups within the community: ... b. Proposals for 300 or more homes will provide a minimum of 10% of the homes as older persons housing. The type of provision should be based on robust evidence of local needs.	Proposals for major residential development should must include a market housing mix that is broadly aligned with the council's requirements, unless: a. Other robustly prepared local evidence on housing mix indicates an alternative mix would better meet local housing needs; or b. The nature of the site, including its location, size, and characteristics clearly indicate the borough-wide mix requirements cannot be achieved in which case any alternative housing mix should reflect local evidence, as far as possible. ... 3. ...Developers will be expected to identify a Registered Provider to take on the affordable housing early in the process. Where no registered provider or appropriate alternative provider is available, the full affordable housing provision requirement will be cascaded to another provider and/or site or via a commuted sum, its calculation having regard to the full amount of market housing that has been achieved on the site; Proposals should include an affordable housing mix that is broadly aligned with the council's requirements, unless:... 4. Where appropriate, development proposals for more than 300 dwellings should must consider whether there is an identified need that could be addressed proportionately on site for: a. Self and custom built housing; and b. Build-to-rent housing. Any provision would form part of the market housing, not affordable housing... ...5. To ensure that new major residential developments provide for the needs of different groups within the community:b. Proposals for 300 or more homes should seek to provide a minimum of 10% of the homes as older persons housing where appropriate. The type of provision should be based on robust evidence of local needs....

Reg 19 Proposed Text	TW Proposed Amended Text (key amends in bold red)

Policy DS12 – Net zero carbon ready and water efficiency

Reg 19 Proposed Text	TW Proposed Amended Text (key amends in bold red)
.. 2.To minimise the carbon footprint new build residential development must deliver net zero carbon ready standards,...	..2. To minimise the carbon footprint new build residential development should be designed to minimise carbon emissions and support the transition towards net zero where appropriate, in line with national requirements and regulations must deliver net zero carbon ready standards,..

Policy DS17 – Active and sustainable travel

Reg 19 Proposed Text	TW Proposed Amended Text (key amends in bold red)
..... 1. Proposals for 10 or more homes within the Urban Areas should be located no more than 400 metres from a frequent bus service. Where appropriate, developments must include bus priority measures within sites, and high-quality bus stop infrastructure, including high kerbs, shelters with real time information and timetables, to maximise the convenience and attractiveness of public transport. The council will use appropriate legal mechanisms to secure a commuted sum to cover future maintenance and developers may be required to contribute to improvements in bus services. 2. Proposals for more than 300 homes should maximise opportunities for alternative and innovative travel options from the site through the provision of a mobility hub in order to further reduce the need to travel by private car, such as through e-scooter* and cycle hire, parcel collection lockers, rail real-time travel information, shared transport services and car clubs. Consideration should be given to opportunities for autonomous technologies for deliveries. Schemes should integrate effectively with existing networks and public transport, including through use of standard payment platforms. Consideration should be given to the scope for car-free areas and zero-	 1. Proposals for 10 or more homes within the Urban Areas should be located no more than 400 metres from a frequent bus service. Where appropriate, developments must include bus priority measures within sites, and high-quality bus stop infrastructure, including high kerbs, shelters with real time information and timetables, to maximise the convenience and attractiveness of public transport. The council will use appropriate legal mechanisms to secure a commuted sum to cover future maintenance and developers may be required to contribute to improvements in bus services. 2. Where appropriate, proposals for more than 300 homes should maximise consider opportunities for alternative and innovative travel options from the site, including through the potential provision of a mobility hub in order to further reduce the need to travel by private car, such as through e-scooter* and cycle hire, parcel collection lockers, rail real-time travel information, shared transport services and car clubs. Consideration should be given to opportunities for autonomous technologies for deliveries, where practical. Schemes should seek to integrate effectively with existing networks and public transport, including through use of standard payment

Reg 19 Proposed Text	TW Proposed Amended Text (key amends in bold red)
emission transport zones as part of the scheme design....	platforms. Consideration should be given to the scope for car-free areas and zero-emission transport zones as part of the scheme design....

Policy DS25 – Supporting biodiversity recovery

Reg 19 Proposed Text	TW Proposed Amended Text (key amends in bold red)
... 2. All proposals for major development must be accompanied by a Green and, where appropriate, Blue Infrastructure Strategy which takes account of relevant local strategies, such as Biodiversity Strategy; Green Infrastructure Strategy; Pollinator Action Plan; Tree, Woodland and Hedgerow Strategy; Biodiversity Opportunity Areas; Local Nature Recovery Strategy; and Kent Downs Area of Outstanding Natural Beauty Management Plan. In addition to the non-major development requirements set out in point 1 above, proposals for major development must demonstrate through their Green/Blue Infrastructure Strategy: ... g. On new developments of over 300 homes, proposals must also: i. Provide a minimum of 20% tree cover (existing and new) across the site, in line with the council's Tree, Woodland and Hedgerow Strategy. Where appropriate, the tree cover can contribute to SuDS, open space and local Biodiversity Net Gain contributions; and ... 3. All development must demonstrate and deliver Biodiversity Net Gain, other than where exempt through national legislation, calculated using the Statutory Biodiversity Metric and taking consideration of any national or local guidance on what values / multipliers should be used: a. Non-major development must achieve the statutory minimum Biodiversity Net Gain, which is currently 10%, in accordance with the hierarchy set out in point 4 below. b. Major developments must deliver 20% Biodiversity Net Gain. This is made up of a 10% statutory net gain and a 10% local net gain. The 10% statutory net gain must be in accordance with the hierarchy set out below, however for the purposes of the 10% local net gain, the council will apply points 4(b) (ii), (iii) and (iv) of the hierarchy flexibly.....	... 2. All proposals for major development must be accompanied by a Green and, where appropriate, Blue Infrastructure Strategy which takes account of relevant local strategies, such as Biodiversity Strategy; Green Infrastructure Strategy; Pollinator Action Plan; Tree, Woodland and Hedgerow Strategy; Biodiversity Opportunity Areas; Local Nature Recovery Strategy; and Kent Downs Area of Outstanding Natural Beauty Management Plan. In addition to the non-major development requirements set out in point 1 above, proposals for major development must demonstrate through their Green/Blue Infrastructure Strategy: ... g. On new developments of over 300 homes, proposals should also: i. Seek to provide net additional 20% (existing and new) tree cover across the site, in line with the council's Tree, Woodland and Hedgerow Strategy. Where appropriate, the tree cover can contribute to SuDS, open space and local Biodiversity Net Gain contributions; and ... 3. All development must demonstrate and deliver the statutory minimum, which is currently 10%, Biodiversity Net Gain, other than where exempt through national legislation, calculated using the Statutory Biodiversity Metric and in accordance with the hierarchy set out in point 4 below. ...

