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## Comments - Canterbury District Local Plan

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**From** Stephen Ford [REDACTED]  
**Date** Mon 4/27/2026 2:36 PM  
**To** Consultations <Consultations@canterbury.gov.uk>

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Dear Sirs,

Thank you for providing me with a copy of the Draft Canterbury Local Plan. Please see below my comments:

#### Chapter 1. Spatial Strategy

I don't believe the policy is justified (at national or local level): the provision of 23,085 new dwellings in Canterbury District provides for an increase in required homes (over existing) of nearly 15%. Where are the detailed primary sources or justification for this increased requirement (for example, the country currently has an decreasing birth rate, suggesting a reduced requirement)?

#### Chapter 1. Strategic Objectives

I don't believe the Strategic Objectives are justified: There is no detailed evidence provided for the source of the need for an increased dwelling requirement of nearly 15% between 2024 to 2043.

#### Policy SS3

The Spatial Strategy states Canterbury District has a population of 157,000 in the 2021 Census; however Policy SS3 appears to state the allocation of sites for 23,085 dwellings per year 2024/25 to 2042/43. If this is correct, it would provide over 438,000 dwellings (ie. several multiples of the existing population).

#### Policy C4 Millers Field Car Park

I don't believe the policy is justified, effective, nor consistent with local and national policy.

- a. The location is on a flood plain: in this respect the dwellings themselves will require flood mitigation measures which the policy then understandably limits (due to the sensitive location). Current planning policies go to great extent to stop planning building in these areas for this reason.
- b. Building on a flood plain limits its ability to operate as a flood plain (including helping prevent flooding of the adjacent areas). Climate change figures show that problems of flooding are only going to get worse. Again planning policies go to great extent to stop planning of building in these areas for this reason.
- c. Building on a city centre car park contradicts Canterbury District Plan's strategies for economic revival strategy. Specifically, preventing visitors and workers coming to the City will stifle economic regeneration and growth. (Canterbury District Council's own figures will confirm that this is a well used strategically central car park).
- d. The car park is located within the Eco Park. Construction and consequent deleterious effects is inconsistent with Plan environmental improvement policies and with the protection and

enhancement of greenspaces.

Policy C32 Land at Wincheap Park and Ride

I don't believe the policy is effective.

a. There is no specific or detailed information concerning Open Space / Biodiversity Opportunity for this area (currently coloured green). In its current form the Policy is ambiguous and open to interpretation.

I hope that the above information is useful. Please let me know if you need anything further.

Kind regards,

Stephen Ford