

Canterbury Plan Timetable – slippages – BUT BEWARE ...!

Monday 3 June 2024 @ 5pm – the current consultation ends – **major changes possible!**

June to September 2024 – CCC staff review the responses.

Autumn 2024 – CCC issues new draft for a **last round of public consultation** – usually only minor changes/tweaks at this stage.

End 2024 – CCC amends plan as necessary.

CCC submits this (what CCC would like to be the final) draft to the Secretary of State (SoS). The SoS appoints an independent inspector to examine this draft. The inspector's job:

- (a) Is CCC's plan 'sound' or 'not sound'?
- (b) Is CCC's plan 'legally compliant'?
- (c) If 'not sound', what changes need to be made?

Early 2025 – 'Last chance saloon'! The 'Examination in Public' (EiP) presided over by the inspector. The inspectorate team give their recommendations to SoS. **Major changes possible!**

May 2025 – The Secretary of State (normally) accepts the inspector's recommendations. CCC formally adopts the Canterbury Local Plan.

The plan is live!

How to respond on-line using CCC's questionnaire/survey form

You can only respond once. If you send a second response, it will be deleted.

Your name and contact details must be provided and must be correct, otherwise your response will be disregarded. Now ...

1. Go onto the CCC website.
<https://www.canterbury.gov.uk/planning-and-building/new-local-plan-2040>
2. Reach the page with the nice photo of the city with the cathedral prominent:
<https://news.canterbury.gov.uk/consultations/canterbury-district-local-plan-to-2040/>
3. Read the short paragraphs 'What's changed since the last draft plan' and 'What are the main proposals in the draft plan'. No link is required to read these short summaries.
4. Scroll down the see the link to the full 'Draft Local Plan'.
<https://drive.google.com/file/d/1A4mbz5MbkbAU6l3RIZPaFpY7LOPbonHc/view>
5. You can also view all the proposals in the 'Interactive Map'.
<https://experience.arcgis.com/experience/1e8c61757821421e8dc7d1eab938ed98/?draft=true>
6. Then, click on the link 'Completing our questionnaire'.
<https://online1.snapsurveys.com/interview/90237d61-ab28-4820-a95c-ed15c8de22b7>

Starting your on-line response, first page coming

Local Plan 2040

Questions that must be answered are marked with a red asterisk (*)

1. **Are you responding as...?** * Please tick one box only

- A resident of the Canterbury district
- A visitor to the Canterbury district
- A worker in the Canterbury district
- A business, organisation or community group, please provide the name and state how many people you represent:
- A city, county, parish or town councillor, please specify:
- An MP
- Other, please specify:

2. **Which part/s of the draft Local Plan would you like to comment on?** * Please tick all that apply

- Chapter 1: Spatial Strategy for the district
- Chapter 2: Canterbury
- Chapter 3: Whitstable
- Chapter 4: Herne Bay
- Chapter 5: Rural Areas
- Chapter 6: District-wide Strategic Policies
- Chapter 7: Development Management Policies
- Chapter 8: Carried Forward 2017 Local Plan Policies
- Chapter 9: Monitoring Indicators
- Appendices
- Sustainability Appraisal and Impact Assessments

You do not need to complete this survey all at once, click the save button at the bottom of the page to save your responses. You can return to the survey at a later date to finalise your submission.

[text only version](#)



Chapter 1: Spatial Strategy for the district

You do not need to complete this survey all at once, click the save button at the bottom of the page to save your responses. You can return to the survey at a later date to finalise your submission.

Vision for the district

You will need to read the vision [here](#) before answering this question.

Please **do not** include personal information in your response below.

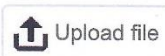
1. **Do you have any comments on the vision?** Please provide any evidence you have to support your comments

1. Thank you for listening to residents in the south, parish councils + voluntary groups, local & national government agencies), & DDC, DDC PCs Aylesham, Wingham & Nonington, about the need to scrap the old R1. 2. Nothing has changed: there is still no good reason for mass building between Adisham & Aylesham. 3. No more huge estates in the south of the district UNTIL the 4,000+ house Mountfield New Town is built and the knock-on effects are absorbed! And Aylesham down for another 1,000+ new houses (Dover). 4. The old R1 site consists of highly productive farmland. Our country needs to protect such land. 5. As CCC's own work shows, the countryside here is very beautiful and has excellent well-walked, cycled and ridden public access. 6. Infrastructure here is already inadequate: including the killer-roads B2046 & A260. In Adisham, we have our own sewage stream. 7. The old R1 would have wiped out Adisham as a separate rural community (earliest surviving record 623CE, archaeology says 3-4,000 years old).

977 characters remaining

Upload a supporting document

When it has uploaded successfully the document name will be seen. [Document must be less than 10Mb]



Strategic objectives for the district

You will need to read the strategic objectives [here](#) before answering this question.

Please **do not** include personal information in your response below.

Policy SS2: Sustainable Design Strategy for the district

You will need to read the policy [here](#) before answering this question.

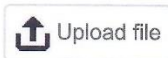
Please **do not** include personal information in your response below.

4. **Do you have any comments on this policy?** Please provide any evidence you have to support your comments

2000 characters remaining

Upload a supporting document

When it has uploaded successfully the document name will be seen. [Document must be less than 10Mb]



Policy SS3: Development Strategy for the district

You will need to read the policy [here](#) before answering this question.

Please **do not** include personal information in your response below.

5. **Do you have any comments on this policy?** Please provide any evidence you have to support your comments

* I support the development strategy for the district. *I agree with the plan's emphasis on city & town regeneration and on using brownfield sites first. *I agree with CCC's new housing strategy, reducing the target numbers by bringing the plan end date forward to 2040 (from 2045) and avoid new towns with no infrastructure parachuted into open countryside, miles away from the city and from jobs. However, CCC should re-examine the target calculations for the district. The calculation should consider: the fact that international students residency is temporary: & take onboard the lower levels of household formation. *I agree that a range of new houses is needed. As well as new social housing, we need cheap two-bedroom 'starter houses' to enable more of the young to get on the housing ladder. The 'affordable housing' concept is flawed, in part due to the volume-housebuilders' concept of what is 'affordable'. *I welcome the scrapping of the major eastern bypass road and the emphasis on public transport.

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When it has uploaded successfully the document name will be seen. [Document must be less than 10Mb]



Policy SS4: Movement and Transportation Strategy for the district

You will need to read the policy [here](#) before answering this question.

Please **do not** include personal information in your response below.

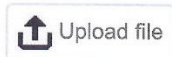
6. **Do you have any comments on this policy?** Please provide any evidence you have to support your comments

I welcome the scrapping of the major new road (the 'Eastern Bypass') from Sturry-Littlebourne-Bridge. As well as being a disaster environmentally, this major investment would have further increased reliance on road traffic. The new emphasis on public transport is excellent.

1725 characters remaining

Upload a supporting document

When it has uploaded successfully the document name will be seen. [Document must be less than 10Mb]



Policy SS5: Infrastructure Strategy for the district

You will need to read the policy [here](#) before answering this question.

Please **do not** include personal information in your response below.

7. **Do you have any comments on this policy?** Please provide any evidence you have to support your comments

[Your comments on roads, rail, public transport, the threat to the aquifer, the frequently demonstrated inadequacy of sewage/wastewater arrangements in our little village (let alone an extra 3,200 houses!)
The Grampian Principle 'Infrastructure In First!'
NO NEW MAJOR DEVELOPMENT CAN BE SUPPORTED UNTIL WE HAVE SEEN HOW THE INFRASTRUCTURE COPE WITH THE 4,000+ NEW HOUSES OF MOUNTFIELD NEW TOWN AND THE 1,000+ NEW HOUSES IN SOUTH AYLESHAM. The former is just two parishes away from Adisham to the north and the latter is our immediate neighbour to the south!

Upload a supporting document

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When it has uploaded successfully the document name will be seen. [Document must be less than 10Mb]



8. **Do you have any other comments on Chapter 1: Spatial Strategy for the district?** If so, please write in below or alternatively you can upload a supporting document. Please **do not** include personal information in your response below.

2000 characters remaining

Upload a supporting document

When it has uploaded successfully the document name will be seen. [Document must be less than 10Mb]



[Two site-specific schemes in or the edge of Adisham]:

Policy C17: 'Land at Canterbury Business Park'
– scroll down to Chapter 2, question 17

(William to say more on this, after I've finished)

Policy R12: 'Land west of Cooting Lane and south of Station Road' – **scroll down to Chapter 5, question 12**

(Discussion in a few minutes time)

OR RESPOND BY EMAIL TO consultations@canterbury.gov.uk

My name: David Conder

Status: resident of the Canterbury district.

My address: 119 The Street, Adisham, Canterbury CT3 3JS

david.conder@hotmail.com

Telephone 07748 336717

My response to the 2040 Canterbury Local Plan consultation

Vision for the district – my comments on the vision

1. I am pleased that 'local democracy works'! CCC listened to those who live in the southern half of the Canterbury district (residents, parish councils, voluntary groups and local & national government agencies), as well as Dover District Council and DDC parish councils such as Aylesham, Wingham & Nonington, about the need to remove *Cooting Farm Community Garden Scheme* (aka Adisham New Town - the old R1) from the Canterbury Local Plan.
2. Nothing has changed: there is still no good reason to encourage volume-house building between Adisham & Aylesham.
3. No more huge estates in the south of the Canterbury district until the 4,000+ house Mountfield New Town is built and the knock-on effects are absorbed. The Dover plan, in its final stages, has Aylesham down for another 1,000+ new houses.
4. The site of the old R1 consists of highly productive farmland. It is now clear that our country needs to protect such land.
5. As CCC's own work shows, the countryside here is very beautiful and has excellent and well-walked, -cycled and -ridden public access.
6. The infrastructure here is already totally inadequate, including the killer-roads B2046 & A260. In Adisham, we have our own occasional sewage stream.
7. The old R1 would have wiped out Adisham as a separate rural community (earliest surviving written record 623CE, archaeology says 3-4,000 years old).

Strategic objectives for the district – my comments

I agree with the strategic vision, the idea of a 'thriving environment'. I believe a protected and well-managed countryside will help to ensure that the Canterbury's economy is indeed 'sustainable and resilient'.

However, I think the plan needs to say more about the district's food production and farming needs a higher profile in the plan.

I agree with CCC's new emphasis on public transport infrastructure.

I support the scrapping of the new major road proposed from Sturry - Littlebourne - Bridge which would have caused huge environmental deterioration in a great swathe through the south of the district.

In summary, I agree with the plan's strategic objectives.

Policy SS1: Environmental strategy for the district – my comments

I agree with the environmental strategy in the draft 2040 Canterbury Local Plan.

The plan should say more about how CCC will protect and enhance the North Downs within the district, both the Kent Downs National Landscape (nationally-designated because the landscape is equivalent in quality to that of one of England's 10 national parks) AND its formal 'setting', the North Downs AHLV/LLD.

Scrapping *Cooting Farm Community Garden Scheme* (the old R1) was wise:

- * The loss of Adisham's identity.
- * Highly productive farmland – destroyed.
- * Top class countryside - destroyed.
- * Chalk aquifer – the pollution of this vital resource on which many (including Thanet) depend would just have been a matter of time;
- * Road infrastructure - already dangerous.
- * Sewage infrastructure - daily tanker-loads of sewage unacceptable.
- * Pollution risk x3 - AIR including increasing levels of particulate pollution. Loss of our parish tranquillity (NOISE) and our 'dark skies' status (LIGHT).
- *The archaeological record (goes back to Bronze Age on the old R1 site) rubbed out.
- * Destruction of important wildlife habitat.

Policy SS3: development strategy for the district – my comments

I agree with the plan's emphasis on city & town regeneration and on using brownfield sites first.

I agree with CCC's new housing strategy, reducing the target numbers by bringing the plan end date forward to 2040 (from 2045) and to avoid parachuting new settlements (without infrastructure) into open countryside that is miles away from the city and from most employment.

However, CCC should re-examine the housing target calculations for the district. The calculation needs to re-consider both the fact that the residency of students is largely temporary and to take on-board the decreasing level of household formation.

I agree that a range of new houses is needed. As well as new social housing, the district needs relatively cheap two-bedroom 'starter houses' to enable more of the young to get on the housing ladder. The 'affordable housing' concept is flawed, in part due to the volume-housebuilders' concept of what is 'affordable'.

I welcome the scrapping of the major new road (the 'Eastern Bypass' scheme) through the countryside marked by Sturry-Littlebourne-Bridge.

The new emphasis on public transport is most welcome.

I support the development strategy for the district.

Policy SS4: Movement & Transportation strategy for the district – my comments

The scrapping of the major new 'Eastern Corridor' road is excellent news.

As well as being a disaster environmentally, this very significant investment would have further increased reliance on road traffic.

The new emphasis on public transport is encouraging.

Policy SS5: Infrastructure strategy for the district – my comments

[ENTER comments on roads, rail, public transport, the threat to the aquifer, the frequently demonstrated inadequacy of sewage/wastewater arrangements in our little village - let alone an extra 3,200 houses!]

The Grampian Principle 'Infrastructure in First'!

Finally, my response to two site-specific plan policies C17 & R12

Chapter 2 – policy C17: This huge proposed industrial expansion onto productive farmland at **Highland Court Farm** in a prominent place and inside the National Landscape, is unacceptable.

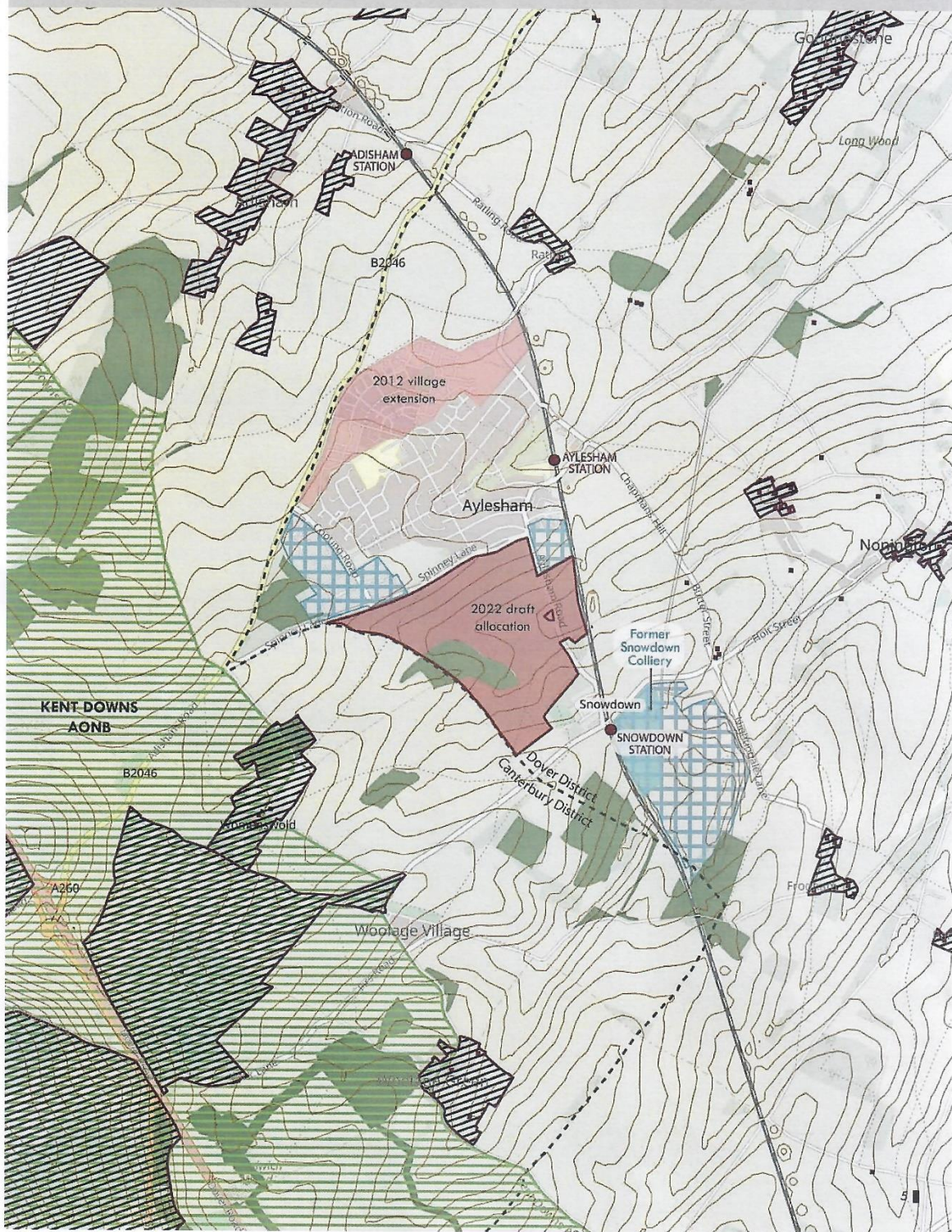
I am strongly opposed to C17 in principle.

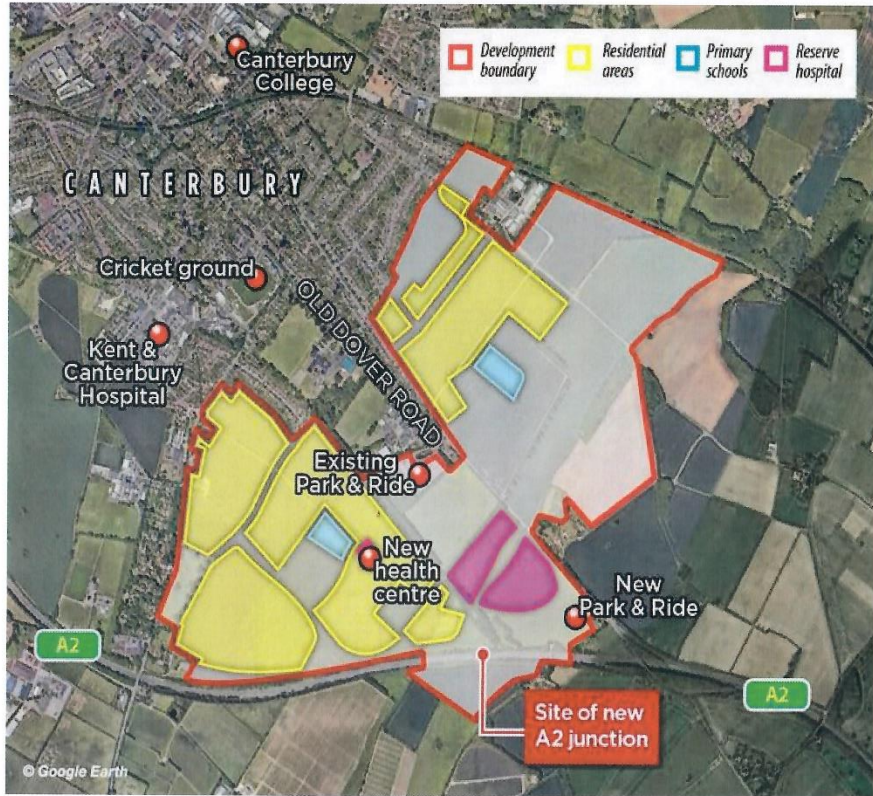
- (a) Unacceptable levels of damage to the Kent Downs National Landscape.
- (b) Loss of much productive farmland.
- (c) Light pollution: the nearby business park is already a major emitter of light pollution and C17 will make it worse (unless tough measures are taken).
- (d) Our local country lanes (and The Street through Adisham) will become congested and unsafe.
- (e) 100% dependant on car and lorry transport (or nearly 100%), which goes against local, national and international policies.

Chapter 5 (policy R12 (question 12) – Station Road, Adisham - a single line of houses opposite existing Station Road houses and on the other side of Station Road to existing houses (plan policy title '*Land west of Cooting Lane and south of Station Road*').

[My response to R12 [REDACTED] redacted!]

[END OF MY EMAIL RESPONSE]





Policy R12 - Station Road Adisham

5.26 Adisham is a rural settlement close to the eastern edge of the district's administrative boundary with access to the Canterbury East rail line. The village is predominantly linear in nature with a small area of development adjacent to Station Road and has access to some key services including a primary school and a village hall.

5.27 Land west of Cooting Lane and south of Station Road (Policy R12) is located at the northern end of the village, close to Adisham





Station, and will form a modest extension to the settlement with development limited to the frontage of Station Road itself.

Policy R12 - Land west of Cooting Lane and south of Station Road

Land west of Cooting Lane and south of Station Road – concept masterplan



Key

-  Site boundary
-  Open space/ landscape buffer - Indicative locations
-  Opportunities for green corridors
-  Opportunities to improve cycling/walking access and safety

Site R12 is allocated for residential development. Planning permission will be granted for development which meets the following criteria:

1. Development mix

Across the site, the development mix will include:

- (a) Approximately 10 new dwellings including affordable housing, accessible housing and an appropriate housing mix in line with Policies DS1 and DS2.
- (b) Proportionate land and build contributions towards early years, primary, secondary and SEND education plus proportionate contributions for primary healthcare and other necessary off-site community infrastructure.
- (c) Open space: open space will be provided in line with Policy DS24.

2. Design and layout

The design and layout of the site should:

- (a) Provide a high quality built environment, in line with Policy DS6, with an appropriate density with frontage to Station Road only; and

- (b) Provide development which relates to the existing pattern, character and scale of development in the area, including Adisham and Blooden Conservation areas.

3. Landscape and Green infrastructure

The green and blue infrastructure strategy for the site should:

- (a) Provide sustainable urban drainage measures;
- (b) Provide 20% biodiversity net gain, in line with Policy DS21;
- (c) Incorporate opportunities where possible for landscape and biodiversity enhancements identified within the Local Character Area 11: Adisham Arable Downland set out in Canterbury Landscape Character and Biodiversity Appraisal;
- (d) Provide habitat, pollinator and ecological connectivity across the site and with the surrounding landscape, including with the fragmented trees and hedgerows;
- (e) Provide a substantial landscape buffer to the south of the site; and
- (f) Protect and enhance the existing trees on the frontage to Station Road following provision of an access.

Policy R12 - Station Road Adisham

5.26 Adisham is a rural settlement close to the eastern edge of the district's administrative boundary with access to the Canterbury East rail line. The village is predominantly linear in nature with a small area of development adjacent to Station Road and has access to some key services including a primary school and a village hall.

5.27 Land west of Cooting Lane and south of Station Road (Policy R12) is located at the northern end of the village, close to Adisham





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Key

-  Site boundary
-  Open space/ landscape buffer - Indicative locations
-  Opportunities for green corridors
-  Opportunities to improve cycling/walking access and safety

About CARE (Conserve Adisham's Rural Environment!)

CARE is an action group based in the Parish of Adisham, active when there is a major threat to the countryside of our parish and to the rural character of our village. CARE is run by parishioners & villagers, with no pecuniary interest in the outcome of our entirely lawful and legal public interest campaigns. We use established procedures, the media and rational, fact-based argument.

It was relaunched to oppose Canterbury City Council's (CCC) scheme for a 3,200-house new town joining Adisham to Aylesham (which neither community wants), ending Adisham's 1,400 years of recorded history as a separate community (archaeologists think the settlement actually goes back 4,000 years, Bronze Age).

The so-called '*Cooting Farm Community Garden Scheme*' (the old plan policy 'R1', which CCC wisely decided to scrap but, sadly, is not dead) would go up to edge of the B2046 and the Dover District Council (DDC)/Aylesham PC boundary.

CARE also opposes large-scale green-field development in the Kent Downs National Landscape, which covers part of our parish, one of England's most beautiful areas, with landscape quality judged to be on a par with that of England's 10 national parks.

CARE supports local action group *Watch Over Adisham's Woods* (WOAW), which monitors Adisham's 12 privately-owned ancient woods (five being SSSIs), all existing at 1600CE, all registered on the Ancient Woodland Inventory (AWI). WOAW's work is wide-ranging and CARE specifically supports WOAW in opposing building development in two ancient woods in the parish (Oxenden Shaw and n-w Woodlands Wood. None of the buildings of concerned were submitted as planning applications.

Links to our website, Facebook group and to the CARE report issued when '*Cooting Farm Community Garden Scheme*' was first announced:

<https://www.adisham-countryside.com/>

<https://www.facebook.com/groups/853486756074549/>

<https://adisham-countryside.com/assets/default/care-local-plan-response-2023-02-v2.pdf>