

Draft Canterbury District Local Plan – Focused consultation 2025

Regulation 18 “The Town and Country Planning (Local Planning) (England) Regulations 2012”

Introduction and context

Before we proceed to the final draft stage of the Local Plan’s preparation, known as Regulation 19 stage, and submit the plan to the Government for its Examination, this focused consultation is seeking views on:

- A number of new draft site allocations policies;
- Changes to some of the draft strategic site allocations; and
- Gypsy and Traveller policies and allocations.

We’re also asking for feedback on what some of the other relevant changes to the National Planning Policy Framework (NPPF), which was updated in December 2024, might mean for Canterbury District.

We are **not** consulting on the entire draft Local Plan again.

You do not need to resubmit any comments you have previously sent to us.

All the comments we have received through previous consultations will feed into final draft version for Regulation 19 stage early next year. At that stage any further amendments to the draft policies, including site allocation policies, needed to address these comments and to meet other government requirements will be set out.

There will be another opportunity to comment on the whole plan when we publish the full draft Canterbury District Local Plan for Regulation 19 stage in early 2026.

Questions that must be answered are marked with an 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:
 - ☐ Canterbury City Council councillor, please provide your name and state how many people you represent: _____
 - ☐ Kent County Council councillor, please provide your name and state how many people you represent: _____
 - ☐ Parish or town council councillor, please provide your name and the name of the parish or town council and state how many people you represent: _____
- ☐ An MP
- ☐ Other, please specify: _____

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

- ☐ Aligning the Local Plan with new NPPF requirements **Please go to Part 1**
- ☐ Canterbury area Draft Local Plan policies for consultation **Please go to Part 2 Canterbury area**
- ☐ Whitstable area Draft Local Plan policies for consultation **Please go to Part 2 Whitstable area**
- ☐ Herne Bay area Draft Local Plan policies for consultation **Please go to Part 2 Herne Bay area**
- ☐ Rural area Draft Local Plan policies for consultation **Please go to Part 2 Rural area**
- ☐ District-wide Strategic Draft Local Plan policies for consultation **Please go to Part 2 District-wide Strategic**
- ☐ Sustainability Appraisal and Impact Assessments **Please go to Part 3**

Part 1: Aligning the Local Plan with new NPPF requirements

The new NPPF has introduced a number of policy changes which will affect the Local Plan, and we may need to adapt some of our draft policies to ensure it is consistent with new national policies.

This section seeks your views on some of these key changes, including in respect of the Local Plan period, affordable housing and economic development.

You will need to read the background information in Section 1 of the Draft Canterbury District Local Plan – focused consultation

<https://haveyoursay.canterbury.gov.uk/43579/widgets/130223/documents/90322>

before answering these questions.

Question 1: Local Plan period and housing needs

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

1. **Do you have any comments on the proposed housing need and plan period for the new Local Plan?** Please explain your answer.

Question 2: Affordable housing and social rent

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

2. **Do you have any comments about how the new Local Plan should plan for social rent housing in the district?** Please explain your answer.

Question 3: Economic development and modern economy

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

3. **Do you have any comments about how the new Local Plan should plan for economic growth in the district, including in respect of modern economy uses?**

Question 4: Water infrastructure and delivery

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

4. **Do you have any suggestions about how the new Local Plan could ensure that improvements or upgrades to water infrastructure are considered earlier in the planning application process to support sustainable development?**

Part 2 – Draft Local Plan policies for consultation

Canterbury area

You will need to read the background information in **Section 2 of the Draft Canterbury District Local Plan – focused consultation**

<https://haveyoursay.canterbury.gov.uk/43579/widgets/130223/documents/90332>

and the draft policies for the **Canterbury area in Section 3**

<https://haveyoursay.canterbury.gov.uk/43579/widgets/130223/documents/90323>

before answering these questions.

This section also seeks your views on the deletion of two strategic site allocations at Canterbury – Land north of the University of Kent (Policy C12) and Land north of Hollow Lane (Policy C7).

Question 5: Deletion of the draft strategic development allocation at Land north of the University of Kent (Policy C12)

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

5. **Do you have any comments on the proposed deletion of Land north of the University of Kent (Policy C12)?**

Question 6: Deletion of the draft strategic development allocation at Land north of the Hollow Lane (Policy C7)

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

6. **Do you have any comments on the proposed deletion of Land north of Hollow Lane (Policy C7)?**

Policy N1: Land at Merton Park

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.

8. **Do you have any comments on Site 10: Ridlands Farm and Langton Field, Canterbury being retained as a Carried Forward 2017 Local Plan Policy?** Please provide any evidence you have to support your comments.

Policy N2: Land at Langton Lane

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

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

Policy N3: Thanington Recreation Ground

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

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

Policy N4: Land south of Littlebourne Road

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

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

Policy N5: Land south of Bekesbourne Lane

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

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

Policy N6: Land north of Bekesbourne Lane at Hoath Farm

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

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

Policy N7: Land at Seotamot

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

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

Policy N8: Millers Field Car Park

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

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

Policy N9: Land at Hawk's Lane

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

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

Policy N10: Land at Military Road

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

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

Policy N11: Land at Long Meadow Way

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

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

Policy N12: Land at Bawden Close

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

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

Policy N13: Land at Copinger Close

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

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

Policy N14: Land at Jesuit Close

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

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

Policy N15: Land at Suffolk Road

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

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

Policy N16: Land at St Stephen's Road

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

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

Policy N17: Land at Whitehall Close

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

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

Policy N18: Land at Sussex Avenue

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

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

Policy N19: Spitfire Ground

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

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

Part 2 – Draft Local Plan policies for consultation

Whitstable area

You will need to read the background information in **Section 2 of the Draft Canterbury District Local Plan – focused consultation**

<https://haveyoursay.canterbury.gov.uk/43579/widgets/130223/documents/90332>

and the draft policies for the **Whitstable area in Section 3**

<https://haveyoursay.canterbury.gov.uk/43579/widgets/130223/documents/90324>

before answering these questions.

Policy N20: Land east of Chestfield Road

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

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

Policy N21: Land at Golden Hill

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

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

Policy N22: Land at Beresford Road

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

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

Policy N23: Land to the south west of Joseph Wilson Business

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

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

Policy N24: Land Lying to the West of Golden Hill

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

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

Part 2 – Draft Local Plan policies for consultation

Herne Bay area

You will need to read the background information in **Section 2 of the Draft Canterbury District Local Plan – focused consultation**

<https://haveyoursay.canterbury.gov.uk/43579/widgets/130223/documents/90332>

and the draft policies for the **Herne Bay area in Section 3**

<https://haveyoursay.canterbury.gov.uk/43579/widgets/130223/documents/90325>

before answering these questions.

Policy N25: Moyne

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

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

Policy N26: Land at Beacon Road

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

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

Policy N27: Former Herne Bay Driving Range

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

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

Policy N28: Land to the east of Bullockstone Road

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

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

Policy N29: Land at Home Farm, Strode Park

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

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

Policy N30: Land to the west of Bullockstone Road

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

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

Part 2 – Draft Local Plan policies for consultation

Rural area

You will need to read the background information in

Section 2 of the Draft Canterbury District Local Plan – focused consultation

<https://haveyoursay.canterbury.gov.uk/43579/widgets/130223/documents/90332>

and the draft policies for the **Rural area in Section 3**

<https://haveyoursay.canterbury.gov.uk/43579/widgets/130223/documents/90326>

before answering these questions.

Policy N31: Chartham Paper Mill

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

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

Policy N32: Land at Rattington Street, Chartham

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

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

Policy N33: Land at former Spires Academy, Hersden

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

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

Policy N34: Barham Layby

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

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

Part 2 – Draft Local Plan policies for consultation

District-wide Strategic

You will need to read the background information in

Section 2 of the Draft Canterbury District Local Plan – focused consultation

<https://haveyoursay.canterbury.gov.uk/43579/widgets/130223/documents/90332>

and the **District-wide Strategic policy in Section 3**

<https://haveyoursay.canterbury.gov.uk/43579/widgets/130223/documents/90327>

before answering these questions.

Policy N35: Gypsy and Traveller Accommodation

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

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

43. **Do you have any other comments you would like to make as part of this consultation?**

Part 3 - Sustainability Appraisal and Impact Assessments

Habitats Regulations Assessment

You will need to read the Habitats Regulations Assessment

<https://haveyoursay.canterbury.gov.uk/43579/widgets/130223/documents/90426>

before answering this question.

44. **Do you have any comments on the Habitats Regulations Assessment of the Draft Canterbury District Local Plan – Focused Consultation (Regulation 18)?** To help us process your comments effectively please reference which section of the Habitats Regulations Assessment you are commenting about. Please provide any evidence you have to support your comments. Please **do not** include personal information in your response below.

Sustainability Appraisal of the draft Local Plan

You will need to read the Sustainability Appraisal of the draft Local Plan

<https://haveyoursay.canterbury.gov.uk/43579/widgets/130223/documents/90351>

before answering this question.

If you want to read the Appendices to the document, you can find these

<https://haveyoursay.canterbury.gov.uk/sustainability-appraisal-and-impact-assessments>

45. **Do you have any comments on the Sustainability Appraisal of the Draft Canterbury District Local Plan – Focused Consultation (Regulation 18)?** To help us process your comments effectively please reference which section of the Sustainability Appraisal of the draft Local Plan you are commenting about. Please provide any evidence you have to support your comments. Please **do not** include personal information in your response below.

Sustainability Appraisal of the Strategic Land Availability Assessment

You will need to read the Sustainability Appraisal of the Strategic Land Availability Assessment <https://haveyoursay.canterbury.gov.uk/43579/widgets/130223/documents/90355> before answering this question.

If you want to read the Appendices to the document, you can find these <https://haveyoursay.canterbury.gov.uk/43579/widgets/130223/documents/90471>

This section is only in reference to the Sustainability Appraisal of the Strategic Land Availability Assessment (2023), and not the Strategic Land Availability Assessment or Addendum to the Strategic Land Availability Assessment.

46. **Do you have any comments on the Sustainability Appraisal of the Strategic Land Availability Assessment?** To help us process your comments effectively please reference which section of the Sustainability Appraisal of the draft Local Plan you are commenting about. Please provide any evidence you have to support your comments. Please **do not** include personal information in your response below.

Corporate consultations

We have several corporate consultations coming up soon and we would like to hear from you.

47. Which of the following corporate consultations would you like to be informed about? *

Please tick those that apply

- ☐ Environment
- ☐ Housing
- ☐ Leisure and events
- ☐ Parking
- ☐ Regeneration
- ☐ Budgets and finance
- ☐ Governance
- ☐ Enforcement
- ☐ Licensing
- ☐ Planning Policy
- ☐ Transport
- ☐ Other, please state: _____

If you'd like to be informed, and are happy for the council to contact you about corporate consultations, please tick the box to indicate your consent to us contacting you:

☐ I consent to being contacted by the council

How would you like to be contacted? *

☐ By email ☐ By post

Please provide your email address: *

Please provide your details:

Title *	<input type="text"/>
First name	<input type="text"/>
Surname *	<input type="text"/>
Address *	<input type="text"/>
Address	<input type="text"/>
Town *	<input type="text"/>
Postcode *	<input type="text"/>

48. **How did you find out about this consultation?** * Please tick those that apply

- ☐ Email from the council
- ☐ Council Facebook post
- ☐ Council Twitter post
- ☐ Council LinkedIn post
- ☐ Council website
- ☐ Word of mouth
- ☐ Other, please state: _____

Privacy Notice

Processing your information

Canterbury City Council is the data controller.

Your personal information is processed under UK General Data Protection Regulation Article 6.1(c) and Article 9.2(g) in the performance of an official duty in relation to The Town and Country Planning (Local Planning) (England) Regulations 2012 and to meet our Public Sector Equality Duty under the Equality Act 2010. In submitting a representation, your personal data will be stored for up to one year from the date the Local Plan is adopted.

All information you give us will be stored securely by Canterbury City Council.

We are required to publish the responses we receive, including your name and the name of the organisation, body or person you are representing. Please do not include information in your comments unless you are happy for it to be published. We may also share your data with the Planning Inspectorate.

We use the following Data Processors to help us process your personal data: Microsoft, Granicus.

We'll let you know when the Local Plan reaches the next stage in the process, in line with the Town and Country Planning (Local Planning) (England) Regulations 2012.

Equalities Duty

The council has a legal duty to consider the needs of its diverse range of customers. As well as questions about our services we ask you questions relating to our equalities duties. Although you do not have to answer these questions, without this information the council will be limited in understanding whether views differ among different groups of people.

Your Rights

You have the rights to:

- Access your personal data
- Rectify or correct your personal data
- Restrict the processing of your data
- Complain to the Information Commissioner's Office

You also have the right to object to our processing of your personal data.

The appointed Data Protection Officer is Canterbury City Council's Head of Corporate Governance, who can be contacted by email at **dataprotection@canterbury.gov.uk**, by phone on **01227 862 175** or at the address below.

Canterbury City Council, 14 Rose Lane, Canterbury, Kent, CT1 2UR.
Phone: **01227 862 000**. Web: **canterbury.gov.uk**

Contact information

Your first name: *

Your surname: *

Your email address: *

House name/number: *

Street: *

City, town or village: *

Your postcode: *

Equality information

What age are you? Please tick one box only

☐ Under 18

☐ 55 to 64

☐ 18 to 25

☐ 65 to 74

☐ 26 to 34

☐ 75 to 84

☐ 35 to 44

☐ 85 and above

☐ 45 to 54

☐ Prefer not to say

What gender are you? Please tick one box only

- ☐ Male
- ☐ Female
- ☐ Prefer to self-describe (for example, non-binary, gender fluid etc)
- ☐ Prefer not to say

Do you consider yourself to be disabled? Please tick one box only

- ☐ Yes
- ☐ No
- ☐ Prefer not to say

Thank you for taking the time to respond to this consultation