



BEKESBOURNE-WITH-PATRIXBOURNE PARISH COUNCIL

September 2025 Agenda Pack

Agenda Item 1: Those Present

Agenda Item 2: Apologies for Absence

Agenda Item 3: Declarations of councillor interests relevant to this agenda

The meeting is suspended for up to 15 minutes to allow discussion with members of the electorate of the parish of Bekesbourne with Patrixbourne present at the meeting.

Agenda Item 4: Public representation *(notified to the clerk in advance of the meeting, agenda items only)*

At the time of issuing this agenda pack, there have been no requests to speak.

Agenda Item 5: External Reports

Agenda Item 5.1 County Councillor Reports



Councillor Mike Sole's monthly report

Kent County Councillor : Canterbury South
Canterbury City Councillor : Nailbourne

*Working for you all
all year round*

This is my monthly update for **July 2025**.

I am delighted to see that work is underway to make the bus stops at Breach (**Barham**) accessible for all bus passengers. This follows on from improvements last year in Kingston, and these changes, that I successfully lobbied for, will mean that those with limited mobility, wheelchair users and those with pushchairs will find it easier to access the **Fifth Trust**, whether students, staff or visitors.

At KCC I attended meeting in July of the Growth, Economic Development and Communities Cabinet Committee, the Flood Risk Management Committee, and The Devolution and Local Government Reorganisation Committee. I also attended the AGM of the Kent & Medway Fire and Rescue Authority. I have also had Canterbury City Council meetings of Cabinet and Full Council.

At KCC I raised the question of delays over Blue Badge processing times and received assurance that this would be reviewed.

I am aware that plots of land are again on the market in **St Augustine's** without full details of the planning restrictions on those sites. I have made the City Council aware, and enforcement officers have also visited and are closely monitoring a site where clearance work is taking place.

I attended the parish council meeting in **Adisham** and have been able to assist with grant funding for speed reduction measures. I also attended **Bishopsbourne** Parish Council and met up in **Lower Hardres** to discuss their parish council Highway Improvement Plan that will be used to lobby KCC for lower speed limits.

I took part in a successful joint surgery in **Bridge** with the KCC Community Warden and Kent Police Rural Task Force. It was good to discuss several issues with local residents.

On the KMTV politics show I discussed issues including crime, the cost of living, local government reorganisation and flooding where I challenged KCC to review the cleansing schedule of drains and review their capacity to deal with heavy rainfall.

Other issues worked on included school transport appeals, planning permission, pollution, ragwort, dogs, council tax, potholes, drainage, signs and road closures.



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Agenda Item 5.2 City Councillor Reports

Councillor Lee Castle

Little Stour & Adisham Ward - Canterbury City Council - 07875402888



Summer 2025 Update lee.castle@councillor.canterbury.gov.uk

July and August have flown by, and I wanted to share a quick update on local matters.

Back on 8th July, we saw a great success for Littlebourne Parish Council, their action group, and residents across the wider district when the planning committee refused the proposed development on the Hill in Littlebourne. While the developer may still appeal, for now this oversized expansion into open countryside has been stopped.

Looking ahead, the next consultation on changes to the draft Local Plan will be presented to Cabinet next week. There are no changes proposed for Little Stour and Adisham. However, new sites have been identified along the A257 and at the top end of Bekesbourne Lane (sites N4, N5, and N6). This represents a large set of developments connecting westward to the agreed Mountfield site. Once the consultation goes live, I will share details so that residents can give their views.

Over the summer, I was away for three weeks, but my Cabinet responsibilities kept me busy. I've been working on issues around the bandstand and seafront toilets at Herne Bay, while also taking part in constructive meetings covering topics such as planning enforcement, property matters in the city center, and the rollout of the Council's new customer complaint-handling system.

In July, I attended parish meetings in Ickham & Well, Littlebourne, and Adisham. I also joined the Canterbury BID (Business Improvement District) AGM, which was an excellent opportunity to meet local business owners and stakeholders, celebrate positives about the city, and discuss ongoing concerns.

Across the ward, I have been supporting residents on a variety of issues:

- Adisham: planning enforcement cases and pathway maintenance.
- Littlebourne: social housing matters, fly-tipping, and pathway clearing.
- Ickham & Well: bin collections and footpath issues.
- Bekesbourne & Adisham: difficulties with bin collections due to road closures and access problems.
- Wickhambreaux: a revised application has been submitted for the approved Pear Orchard housing scheme, changing it into self-build plots. This raises access and delivery timeline concerns. I will be submitting my comments to the planning officer, who has extended the deadline for feedback until 25th September. I encourage residents to submit their own comments as well.

In Wickhambreaux, I have also been addressing an increase in fly-tipping. Please continue to report any incidents you see, especially along less frequently used side roads.

Thank you to everyone who has been in touch with me over the summer. I look forward to continuing to work with residents, parishes, and stakeholders across the ward this autumn.

Parish Council meeting resumes

Agenda Item 6: To confirm minutes of the previous meetings

To confirm minutes of the meeting held in August 2025.

Agenda Item 7: To report any matters arising *(from the previous meeting not covered elsewhere on the agenda)*

- Staff Matters (confidential item) are being progressed, awaiting further instructions from the LGPS.
- Cllr Ash has sent in an email chain evidencing that the footpath leading toward the train station from under the railway bridge, falls under the responsibility of Canterbury City Council. Matters are progressing.

Agenda Item 8: Any s101 Delegated Authority items to be noted by council.
None

Agenda Item 9: Any updates from representatives from external groups (if any)

9.1 Recreation Ground Management Committee

9.2 Village Hall Management Committee

9.3 The River Group

9.4 KALC

KALC autumn newsletter received and circulated to councillors.

9.5 A257 Traffic Management Group

Agenda Item 10:Highways Matters

10.1 20mph limit at Patrixbourne

No further update since the August meeting: The 20mph scheme remains on track, with all necessary data now compiled and formally submitted to KCC for their review. We are currently awaiting the scheduled meeting with KCC to discuss the findings and agree the next steps, ensuring the scheme continues to progress.

Clerk has chased the matter on 22nd august and 12th September.

10.2 Any new matters to raise

Any new matters to be raised here.

Agenda Item 11: Finance Matters

11.1 To note September payment schedule & approve any new payments.

Payments Made Since the last meeting as per financial Regulation 6.8 iii.

Payment	Amount
Hugo Fox Ltd Website fee	£23.99
August Salary	As Per Salary Slip

Payments Due for Approval:

Recipient	Detail	Amount
N. Purcell	September Phone Bill	£5.00
Hugo Fox Ltd	Website fee	£23.99
N. Purcell	September HP Ink Subscription	£9.99
N. Purcell	September Salary	As Per Salary Slip

11.2 S106 Funding (Updates)

This has been progressed as resolved. Awaiting update. I have kept the RGMC updated.

Cllr Sladden wishes to give an update regarding the playground plaque.

11.3 To begin budget discussions for 2026/27

To commence the budgeting process for the 2026/27 financial year. This will enable the Clerk to start costings for any projects/ matters that council wish to pursue, ensuring all provisions are identified and finalised by the November meeting.

Agenda Item 12: Planning

12.1 To Receive Updates on previous consultee responses

No updates.

12.2 To Discuss any new applications

No new applications received.

12.3 Outbuildings

Concerns raised over the structure in Aspinall Close- Additional correspondence received as per item14. Council to discuss.

12.4 Draft Canterbury District Local Plan - Focused consultation (Reg 18)

Canterbury City Council's Cabinet considered a report at its meeting on 8th September recommending a focused consultation is undertaken on changes to the Draft Canterbury District Local Plan.

The report recommended that consultation is held on:

- a number of new draft site allocations policies
- changes to some of the draft strategic site allocations
- Gypsy and Traveller draft policies and allocations
- implications of other relevant changes to the NPPF

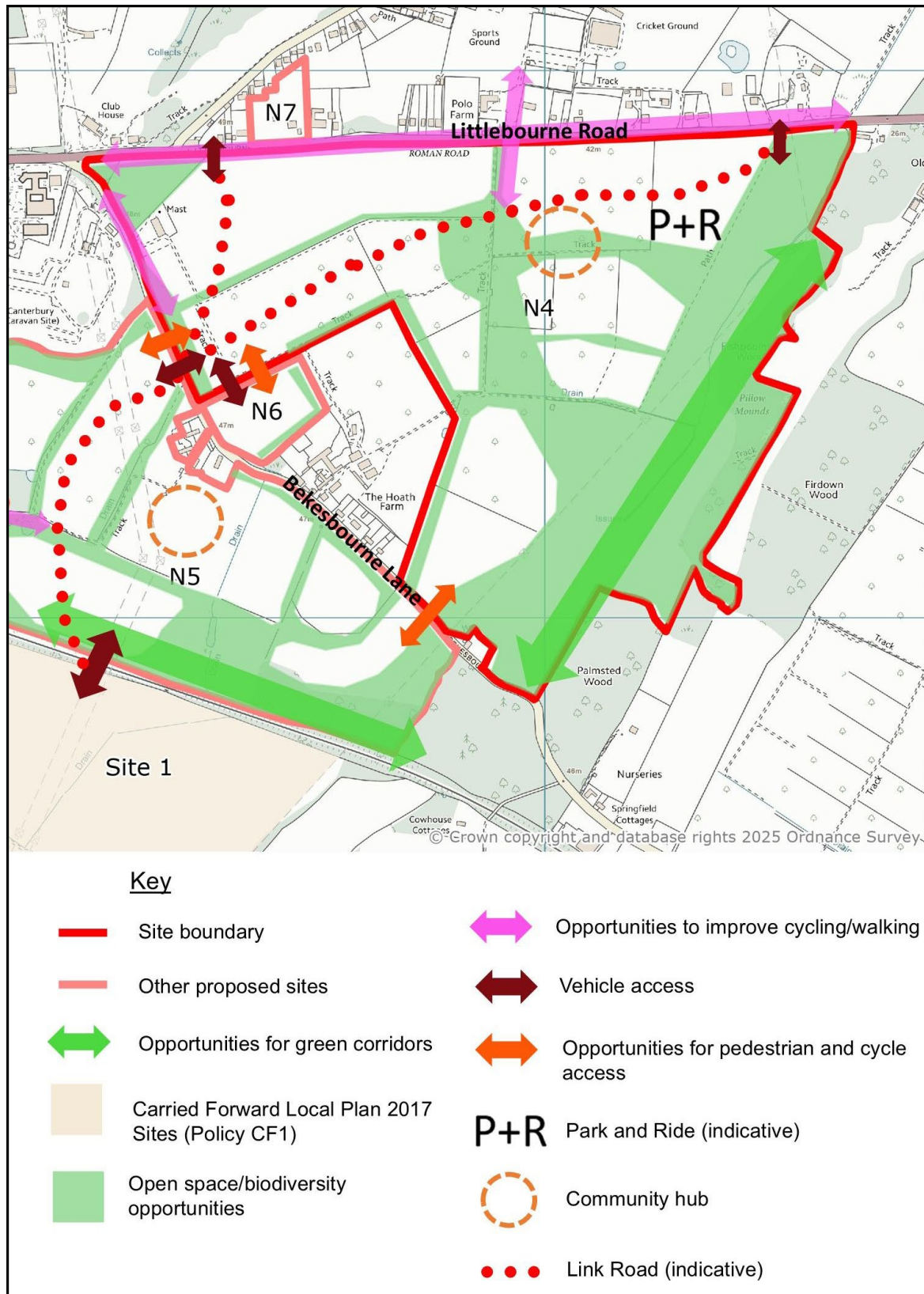
Cabinet decided not to consult on a full draft of the Local Plan again at this stage, and all comments made at previous consultation stages will be taken into account as preparations are made for the full Regulation 19 version for publication in early 2026, ahead of its Examination.

Cabinet agreed to launch the consultation and it will be open for a six-week period from 9th September to 21st October 2025.

Full details of the consultation can be found here: [Draft Canterbury District Local Plan: Focused consultation 2025 | Have Your Say](#)

On the next page, I have merged the pdf of the local plan document that covers key areas that council may wish to consider: N4, N5 and N6 (although you may comment on any part of the local plan if you wish.) I have also included the survey questions for consideration.

Policy N4 - Land south of Littlebourne Road



LAND SOUTH OF LITTLEBOURNE ROAD - CONCEPT MASTERPLAN

Site N4 is allocated for a comprehensive mixed use 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 1,520 new dwellings including affordable housing, older persons housing, accessible housing, self and custom built housing and an appropriate housing mix in line with Policies DS1 and DS2.
- b) Non-residential development:
 - i) Provision of a community hub as focal area for the community containing a mix of uses including:
 - (1) Local centre including commercial (minimum 950sqm), local shopping and community uses (minimum 380sqm) and health care facility (minimum 1,200sqm);
 - (2) Business space (minimum 4,000sqm) including flexible working space; and
 - (3) A mobility hub to serve residents and businesses;
 - ii) Provision of a new 3FE Primary School (3ha), located adjacent to the community hub;
 - iii) Provision of a new Park and Ride Facility for a minimum of 500 spaces (approximately 1.5ha), located adjacent to the A257;
 - iv) Provision of a new high quality wastewater treatment works within the site, or in combination with Site N5, which will also provide

connectivity for Site N6 and if feasible Site N7; and

- v) Proportionate contributions to community infrastructure in line with Policy DS7.

- c) Open space provided in line with Policy DS24.

2) **Design and layout**

The design and layout of the site should:

- a) Coordinate with proposals for neighbouring sites N5, N6 and N7;
- b) Create a new mixed use community hub as an easily accessible focal point of the development in the format of a high street or village/ town square containing flexible outdoor space to use for community events, with pedestrians and cycles prioritised;
- c) Provide a high quality built environment, in line with Policy DS6, with an average net density of around 35 dph outside of the community hub. Higher densities will be expected within and around the community hub. Higher densities will also be encouraged in the central and northern parts of the site where this is appropriate in relation to context, sustainable travel options and impact on views and setting of the World Heritage Site;
- d) Locate older persons housing within the community hub, taking account of any specific identified needs;
- e) Assess Areas of Archaeological Potential and protect and enhance nearby heritage assets, including the setting of the World Heritage Site, in line with Policy DS26. Lower density development should be provided near to St Martin's Hospital Conservation Area and a landscape buffer should be provided

adjacent to the Grade II listed buildings and curtilage listed buildings at Hoath Farm to the south of the site;

- f) Mitigate and/or minimise adverse noise impacts from Littlebourne Road (A257); and
- g) Provide a Minerals Assessment in accordance with the Kent Minerals and Waste Local Plan and other material considerations.

3) **Landscape and green infrastructure**

The green and blue infrastructure strategy for the site should:

- a) Assess the site's potential to be functionally linked land, in line with Policy DS17;
- b) Incorporate opportunities for landscape and biodiversity enhancements identified within the Local Character Area H6: Littlebourne Fruit belt set out in Canterbury Landscape Character and Biodiversity Appraisal;
- c) Retain all ancient woodland and ancient or veteran trees, ensuring they are not damaged nor is their future retention threatened, in line with Policy DS18. Opportunities for the enhancement and improve connectivity of ancient woodland should be incorporated where possible;
- d) Provide a significant proportion of the natural and semi natural open space in the east and south of the site to:
 - i) Provide a substantial landscape buffer and enhancement to existing ancient woodland, priority habitat and Trenley Park Wood LWS;
 - ii) Provide a strategic scale recreational area, including circular dog walking

routes, in conjunction with Site N5, highly attractive and accessible to new residents; and

- iii) Provide visual integration of development edges to transition the surrounding rural landscape.

- e) Provide open space in the area covered by St Martin's Hospital Conservation Area in the north-west of the site;
- f) Consider opportunities to create a wetland area around the watercourses associated with the Lampen Stream in the south due to the multiple benefits including increasing biodiversity, safeguarding Ancient Woodland, mitigating surface water runoff and providing residents with opportunities to connect with nature; and
- g) Consider opportunities to improve ecological connectivity with the surrounding landscape, including Old Park and Chequer's Wood.

4) **Access and transportation**

The access and transport strategy for the site should:

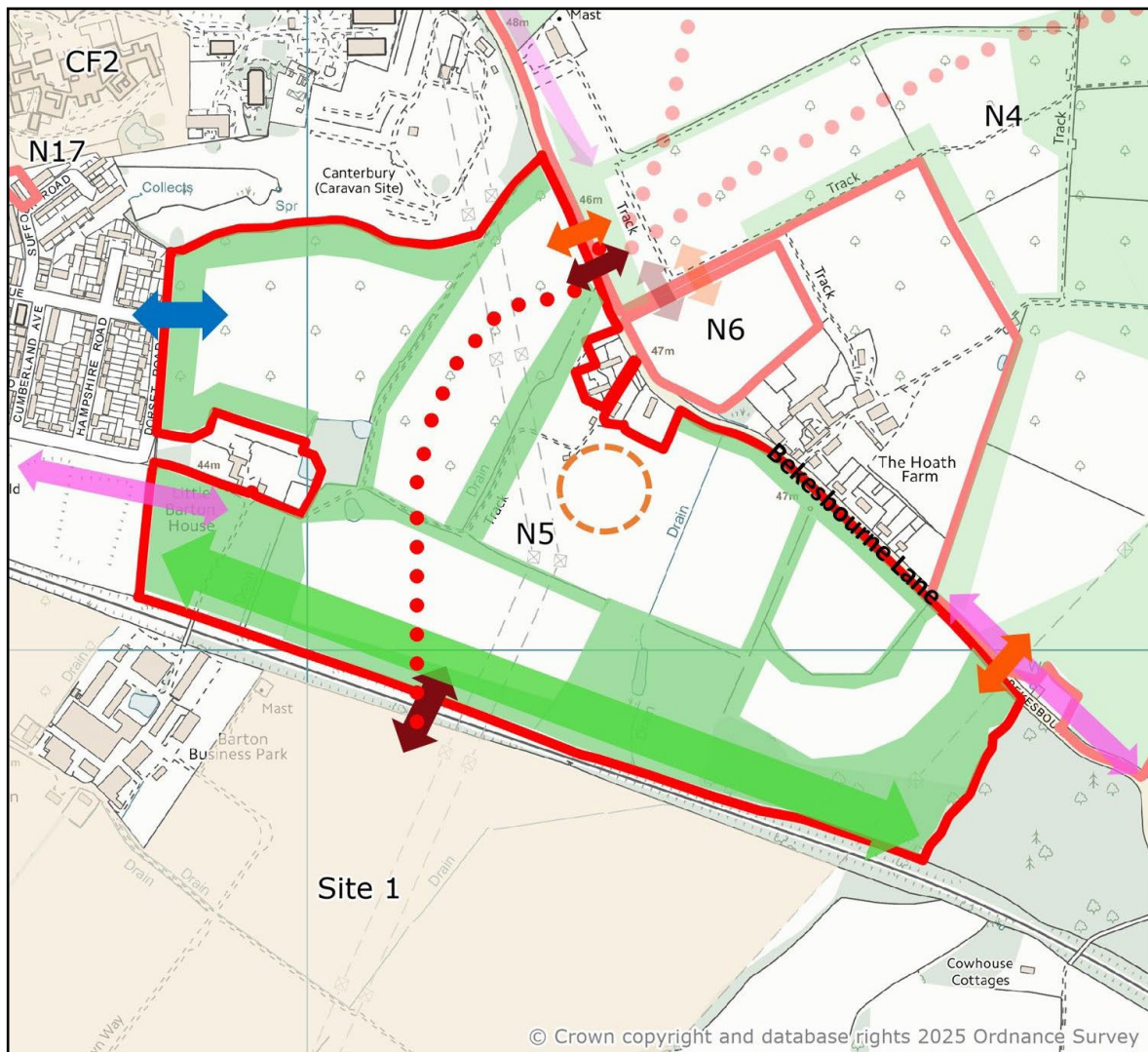
- a) Provide safe and convenient pedestrian and cycle connectivity through the creation of new and improved routes, including:
 - i) Connections to Sites N5, N6 and N7;
 - ii) Connections to the city centre, including upgrades at Spring Lane to create an active travel corridor;
 - iii) Connections to school locations, both within the site and surrounding communities;
 - iv) Connections to Littlebourne and wider countryside to the east and south, including to Bekesbourne Railway Station;

- v) Provision of footways to Littlebourne Road together with crossings as appropriate, providing access to existing bus stops; and
- vi) Improvements to the PRow network crossing and around the site as required.
- b) Provide good public transport facilities through the site with a new bus route with bus priority measures, connecting residential areas and the community hub to adjacent local areas, Site N5 and the city centre;
- c) Provide new Park and Ride facilities containing a minimum of 500 car parking spaces, located adjacent to the A257.
- d) Provide primary vehicle access from Littlebourne Road (A257) with a local distributor road with segregated cycle corridor connecting to Site N5, and proportionate contributions towards the bridge over the railway and road section required to connect Site N5 to Site 1 (Policy CF1);
- e) Provide proportionate contributions to any necessary upgrades of the A2050 New Dover Road junction with Site 1 (Policy CF1);
- f) Provide vehicle access to Site N6;
- g) Investigate the severing of Bekesbourne Lane to vehicular traffic, and repurposing for non-motorised vehicles and access in coordination with sites N5 and N6. Proposals for improvements should retain the rural character where appropriate; and
- h) Provide a Transport Assessment to demonstrate the connectivity of the site with the existing highway network, any necessary mitigation and measures to minimise the need for use of private cars.

5) Phasing and delivery

- a) Wastewater treatment works should be delivered at the earliest possible stage in the development.
- b) The local distributor road connecting to Site N5 must be fully operational prior to the occupation of 300 dwellings.
- c) The local distributor road connection to Site 1 (Policy CF1), must be fully operational prior to the occupation of 1000 dwellings.
- d) Access to Site N6 must be delivered prior to the occupation of 25% of the total dwellings.
- e) The Local Centre, including commercial and community space, must be delivered prior to occupation of 25% of the total dwellings.
- f) The business space should be provided as fully serviced land prior to the occupation of 50% of the total dwellings together with a robust Delivery Strategy.
- g) The primary school site must be transferred to KCC at 'nil consideration' and fulfil KCC's General Transfer Terms, prior to the occupation of 100 dwellings. New and improved walking and cycling connections to school locations, both within the site and surrounding communities; are required to be provided prior to the opening of the school on-site.
- h) The health care facility site must be transferred to NHS Kent and Medway ICB, its successor, or its nominee, as fully serviced land at 'nil consideration', prior to occupation of 25% of the total dwellings or as otherwise agreed by the council and NHS.

Policy N5 - Land south of Bokesbourne Lane



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Key

- | | | | |
|--|---|--|---|
| | Site boundary | | Opportunities to improve cycling/walking |
| | Other proposed sites | | Vehicle access |
| | Opportunities for green corridors | | Opportunities for pedestrian and cycle access |
| | Carried Forward Local Plan 2017 Sites (Policy CF1 and Policy CF2) | | Bus gate |
| | Open space/biodiversity opportunities | | Link Road (indicative) |
| | Community hub | | |

LAND SOUTH OF BEKESBOURNE LANE - CONCEPT MASTERPLAN

Site N5 is allocated for a comprehensive mixed use 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 860 new dwellings including affordable housing, older persons housing, accessible housing, self and custom built housing and an appropriate housing mix in line with Policies DS1 and DS2.
- b) Non-residential development:
 - i) Provision of a community hub as focal area for the community containing a mix of uses including:
 - (1) Local centre including commercial (minimum 540sqm) and local shopping and community uses (minimum 220sqm);
 - (2) Business space (minimum 4,000sqm) including flexible working space; and
 - (3) A mobility hub to serve residents and businesses;
 - ii) Provision of a new 2FE Primary School (2.05ha), located adjacent to the community hub;
 - iii) Provision of a new high quality wastewater treatment works within the site, or in combination with Site N4, which will also provide connectivity for Site N6 and if feasible Site N7; and
 - iv) Proportionate contributions to community infrastructure in line with Policy DS7.

- c) Open space provided in line with Policy DS24.

2) Design and layout

The design and layout of the site should:

- a) Coordinate with proposals for neighbouring site N4, site N6 and Site 1 (Policy CF1);
- b) Create a new mixed use community hub as an easily accessible focal point of the development in the format of a high street or village/ town square containing flexible outdoor space to use for community events, with pedestrians and cycles prioritised;
- c) Provide a high quality built environment, in line with Policy DS6, with an average net density of around 35 dph outside of the community hub. Higher densities will be expected within and around the community hub. Higher densities will also be encouraged where evidence shows it is appropriate in relation to context, sustainable travel options and impact on views and setting of the World Heritage Site;
- d) Locate older persons housing within the community hub, taking account of any specific identified needs;
- e) Protect and enhance nearby heritage assets, including the setting of the World Heritage Site, in line with Policy DS26. Lower density development should be provided near to the Little Barton Farm and St Martin's Hospital Conservation Areas and a landscape buffer should be provided adjacent to the Grade II listed buildings and curtilage listed buildings at Little Barton Farm and Hoath Farm;
- f) Mitigate and/or minimise noise impacts from the adjacent railway line; and

- g) Provide a Minerals Assessment in accordance with the Kent Minerals and Waste Local Plan and other material considerations.

3) Landscape and green infrastructure

The green and blue infrastructure strategy for the site should:

- a) Assess the site's potential to be functionally linked land, in line with Policy DS17;
- b) Incorporate opportunities for landscape and biodiversity enhancements identified within the Local Character Area H6: Littlebourne Fruit belt set out in Canterbury Landscape Character and Biodiversity Appraisal;
- c) Retain all ancient woodland and ancient or veteran trees, ensuring they are not damaged nor is their future retention threatened, in line with Policy DS18. Opportunities for the enhancement and improve connectivity of ancient woodland should be incorporated where possible;
- d) Provide a significant proportion of the natural and semi natural open space in the east and south of the site to:
 - i) Provide a substantial landscape buffer and enhancement to existing ancient woodland and priority habitat;
 - ii) Provide a strategic scale recreational area, including circular dog walking routes, in conjunction with Site N4, highly attractive and accessible to new residents; and
 - iii) Provide visual integration of development edges to transition the surrounding rural landscape.
- e) Provide open space in the area covered by Little Barton Farm Conservation Area in the south-west of the site; and

- f) Consider opportunities to improve ecological connectivity with the surrounding landscape, including Old Park and Chequer's Wood.

4) Access and transportation

The access and transport strategy for the site should:

- a) Provide safe and convenient pedestrian and cycle connectivity through the creation of new and improved routes, including:
 - i) Connections to Sites N5, N6 and Site 1 (Policy CF1);
 - ii) Connections to the city centre, including upgrades at Spring Lane to create an active travel corridor;
 - iii) Connections to school locations, both within the site and surrounding communities;
 - iv) Connections to wider countryside to the east and south, including to Bekesbourne Railway Station; and
 - v) Improvements to the PRoW network crossing and around the site as required.
- b) Provide good public transport facilities through the site with a new bus route with bus priority measures, connecting residential areas and the community hub to adjacent local areas, Site N4 and the city centre, including a bus only connection to Dorset Road;
- c) Provide a local distributor road with segregated cycle corridor connecting to Site N4 and to the road network within Site 1 (Policy CF1) through the provision of a new bridge over the railway line. This corridor should serve as the primary vehicle access to the site;
- d) Provide proportionate contributions to any necessary upgrades of the A2050

New Dover Road junction with Site 1 (Policy CF1);

- e) If necessary, provide for a temporary vehicle access from Bekesbourne Lane only;
- f) Investigate the severing of Bekesbourne Lane to vehicular traffic, and repurposing for non-motorised vehicles and access in coordination with sites N4 and N6. Proposals for improvements should retain the rural character where appropriate; and
- g) Provide a Transport Assessment to demonstrate the connectivity of the site with the existing highway network, any necessary mitigation and measures to minimise the need for use of private cars.

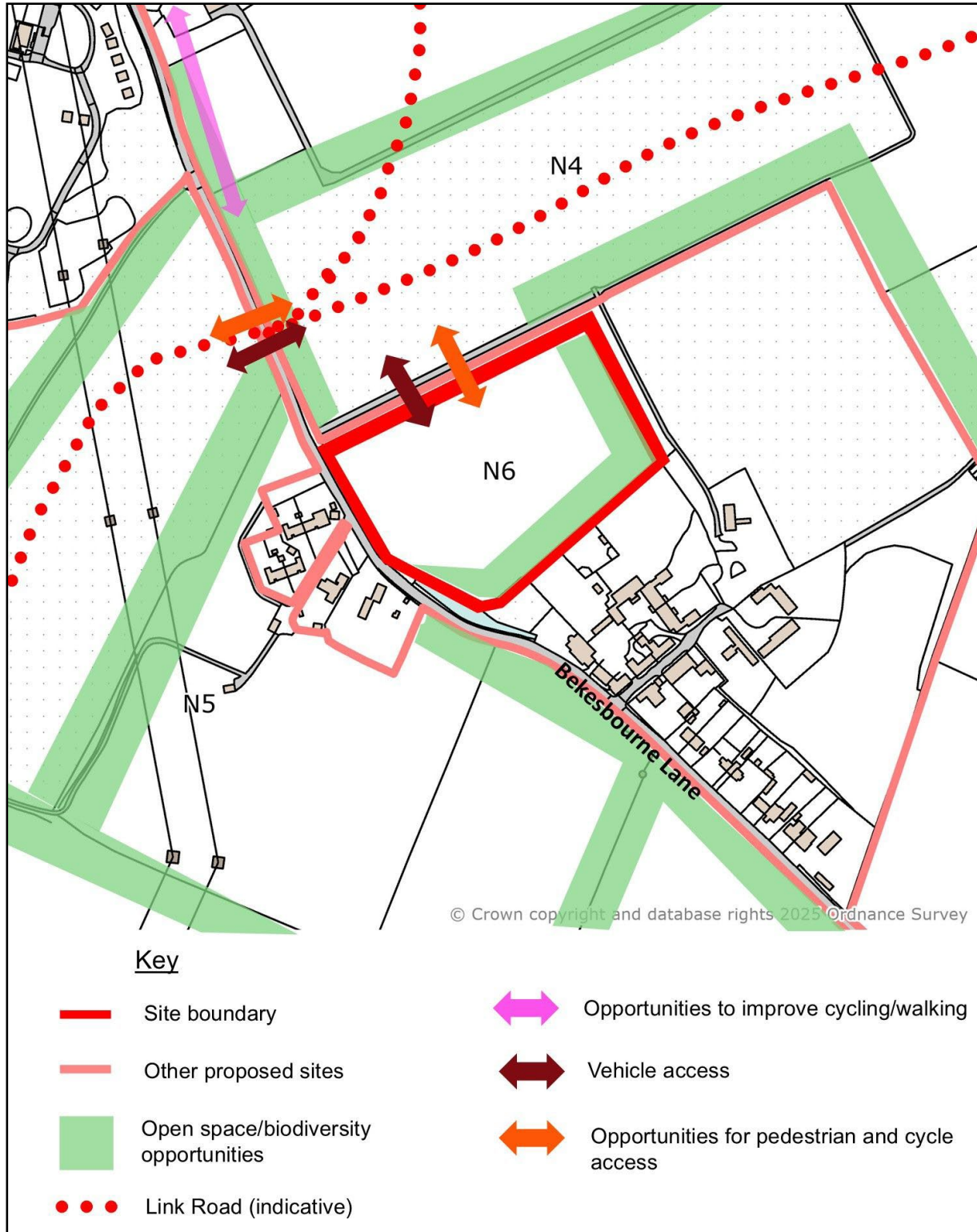
5) **Phasing and delivery**

- a) Wastewater treatment works should be delivered at the earliest possible stage in the development.
- b) The primary vehicle access must be delivered prior to the occupation of 300 dwellings, at which point the temporary

vehicle access from Bekesbourne Lane must be severed.

- c) The local distributor road connection to Site 1 (Policy CF1), must be fully operational prior to the occupation of 500 dwellings.
- d) The Local Centre, including commercial and community space, must be delivered prior to occupation of 25% of the total dwellings.
- e) The business space should be provided as fully serviced land prior to the occupation of 50% of the total dwellings together with a robust Delivery Strategy.
- f) The primary school site must be transferred to KCC at 'nil consideration' and fulfil KCC's General Transfer Terms, prior to the occupation of 100 dwellings. New and improved walking and cycling connections to school locations, both within the site and surrounding communities; are required to be provided prior to the opening of the school on-site.

Policy N6 - Land north of Bokesbourne Lane at Hoath Farm



LAND NORTH OF BEKESBOURNE LANE AT HOATH FARM - CONCEPT MASTERPLAN

Site N6 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 67 new dwellings including affordable housing, accessible housing and an appropriate housing mix in line with Policies DS1 and DS2.
- b) Proportionate contributions to community infrastructure in line with Policy DS7.
- c) Open space provided in line with Policy DS24.

2) **Design and layout**

The design and layout of the site should:

- a) Be coordinated with the masterplans for sites N4 and N5;
- b) Provide a high quality built environment, in line with Policy DS6, with an average net density of around 35dph;
- c) Protect and enhance nearby heritage assets, in line with Policy DS26. A landscape buffer should be provided adjacent to the Grade II listed buildings and curtilage listed buildings at Hoath Farm to the south of the site; and

3) **Landscape and green infrastructure**

The green and blue infrastructure strategy for the site should:

- a) Assess the site's potential to be functionally linked land, in line with Policy DS17
- b) Incorporate opportunities for landscape and biodiversity enhancements identified within the Local Character Area H6: Littlebourne Fruit belt as set out in Canterbury Landscape Character and Biodiversity Appraisal; and
- c) Provide a landscape buffer to the south and east of the site to reduce visual impact of the development.

4) **Access and transportation**

The access and transport strategy for the site should:

- a) Provide safe and convenient pedestrian and cycle connectivity including:
 - i) Connections to Sites N4 and N5 to facilitate easy access to community facilities and services within these sites; and
 - ii) Improvements to the PRoW network crossing and around the site as required.
- b) Maximise connectivity to the public transport facilities provided as part of the wider Strategic Development Area;
- c) Provide vehicular access from Site N4 only; and
- d) Provide a Transport Assessment to demonstrate the connectivity of the site with the existing highway network, any necessary mitigation and measures to minimise the need for use of private cars.

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: *	<input type="text"/>
Your surname: *	<input type="text"/>
Your email address: *	<input type="text"/>
House name/number: *	<input type="text"/>
Street: *	<input type="text"/>
City, town or village: *	<input type="text"/>
Your postcode: *	<input type="text"/>

Equality information

What age are you? Please tick one box only

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Under 18 | <input type="checkbox"/> 55 to 64 |
| <input type="checkbox"/> 18 to 25 | <input type="checkbox"/> 65 to 74 |
| <input type="checkbox"/> 26 to 34 | <input type="checkbox"/> 75 to 84 |
| <input type="checkbox"/> 35 to 44 | <input type="checkbox"/> 85 and above |
| <input type="checkbox"/> 45 to 54 | <input type="checkbox"/> 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

Agenda Item 13: Allotments

13.1 Any Updates

As per the August update: Tenancy agreements have been prepared and will be circulated to tenants by the end of sept- to align with the growing season following feedback from plot holders.

13.2 Any new matters to report

A tree that has fallen onto the boundary fence remains, contact with the landowner has been unsuccessful. Please can council consider resolving to explore options to resolve this further?

Agenda Item 14: Correspondence

KCC Community Warden Report Received 3rd September:

I have been undertaking extensive Visible Presence across Sturry and Little Stour Wards including Adisham throughout August.

Highlights are:

On the 5th August the Canterbury and Thanet Community Warden Team attended Scripture Union's Water Event at The Dip on the esplanade of Minnis Bay, where we had a KCC Community Warden Gazebo offering a quiz to children and gave away one-hundred footballs. We undertook traffic control at key points at junction of roads.

I attended the weekly coffee morning where possible at St Nicholas's Church, Sturry - spoken to hosts and residents about various issues and general chats. I have arranged for a Scam Awareness Talk in St Nicholas' Church, Sturry at 1045am - 11:30am during the coffee morning which starts at 10:30am. All are welcome. The flyer/poster have been sent to the parish councils for circulation.

I attended Monthly Coffee Morning in Bekesbourne Village Hall - spoke to hosts and residents and arranged to have a Scam Awareness Talk in the village hall on 2nd October at 1:30pm-2:15pm - Myself and KCC Trading Standards will talk and there will be a questions and answers at the end. All are welcome. The flyer/poster have been sent to the parish councils for circulation.

I have also made the local police officers aware of the Scam Awareness Talks, should they have the spare time to attend.

From next week I will be the Deputy Team Leader for Canterbury and Thanet Community Warden team.

Roger Lithgow | Community Warden

Resident Correspondence Received Friday 12th September:

Good afternoon Nicola,

I would like to raise a concern over a garden structure at my neighbouring property 21 Aspinall Close, CT4 5DN. My neighbours are building what I was told was a 'home office' in their rear garden. They have not applied for or received planning permission for the structure which does not meet planning regulations on a number of points. They have exceeded height restriction with the height from under the front eaves to the floor measuring at 2.7metres. The structure has been built very close to the boundary fence of my property and has not been built using non-combustible materials. The structure takes up the full width of their garden and a third of the overall size of the garden. Having seen that they have taken delivery of a waste macerator, which is used for a toilet I believe that they intend to use the structure as additional accommodation for visitors/family. The works that have been carried out thus far have not been done by registered companies - works that include groundworks and electrics and soon to be plumbing which raises the question of compliance and whether the work has been carried out to a safe standard. I feel that the structure is going to have a detrimental impact on my property - restricting sunlight to areas of my garden, light pollution into my property from outside lighting on the structure, potential noise pollution should they have people residing in it for periods of time. Future negative impact if I wish to sell my property. Needless to say the impact on our already struggling drainage system with the installation of a toilet and possible sink/shower. Works are also being carried out during unsociable hours during the week when I have young children trying to sleep. I have reported this to the council planning department and to Town & Country Housing and would urge you to discuss this at your upcoming parish meeting. I am aware that there have been several other complaints to the parish council and planning department about this build and would like these concerns to be taken seriously. I am unable to attend the meeting as I have young children but would welcome a response to my concerns

Agenda Item 15: Kent Devolution and Local Government Reorganisation (any updates) Extract taken from the KALC September newsletter:

LOCAL GOVERNMENT REFORM UPDATES



Kent
County
Council



Local Government Reorganisation Update: Kent and Medway

Kent's councils continue to work together on proposals for local government reorganisation, with the goal of encouraging the government to bring forward the devolution of powers. While the process is ongoing, here's a summary of the key points:

- Some councils originally gave a generic commitment to the process but without specific geographies; others expressed a preference for a specific number of unitaries (either three or four) and others (in West Kent) specified preferred geographies.
- The election in May returned a new political administration within KCC who are working to form their view on their preferred model going forward (at a public meeting they have indicated their preference for a single county unitary with three area assemblies).
- Across Kent and Medway, a total of seven potential models have been proposed, ranging from five unitaries down to a single unitary.

KPMG has been appointed to assess all models, narrow these down to a shortlist, and develop detailed business cases for each shortlisted option.

Some long-listed models are expected to be financially unsustainable or non-compliant with government criteria.

A shortlist of options is anticipated in early September, with final business cases for these shortlisted options to be submitted to the government in late November. Each principal council can submit a single preferred option for the whole of Kent and Medway area.

The Ministry has produced some documents outlining both the timeframes and cautioning against the widespread transfer of assets (and setting out restrictions that will be put in place to prevent this). We are expecting a decision on geographies to be made next July and the Structural Change Orders being moved in September/October 2026. It is central government that will make a decision on the geographies of the new unitary. Kent councils are starting a process of public engagement and awareness raising. Statutory consultation will be carried out by central government early next year.

KALC continues to meet regularly with Kent chief executives and council leaders and will keep councils informed as the process develops.

Agenda Item 16: Overgrowth at Cramner Close

Support is requested for further action from the parish council regarding an ongoing issue regarding the overgrown foliage and plants at the entrance to Cranmer Close and along the pavements leading around to Aspinall Close. Cllr Tuffey initially reported this to Kent County Council in April/May, and Mike Sole kindly followed it up.

KCC confirmed that the land is privately owned and that letters had been sent to the property owners. However, no action has been taken since, and the situation has continued to deteriorate.

The overgrowth now makes parts of the pavement completely impossible to use, forcing pedestrians into the road. Entering Cranmer Close has also become increasingly dangerous due to severely restricted visibility for both drivers and pedestrians.

It is believed that one side of the entrance belongs to Plumb Bob Cottage and the other to Southern Housing.



Recommendation: Would council consider a formal resolution to write to both parties and request that they take urgent action to resolve the issue?

Agenda Item 17: Next Meeting Date
10th November 2025 (*at the village hall*)