

APPENDIX F2

PROPOSED CHANGES TO REVISED DEPOSIT LOCAL PLAN APRIL 2004

Foreword

This is a schedule of proposed changes arising from comments received at the Revised Deposit consultation (April 2003), and subsequent discussions relating to those comments. The changes include amendments to policies relating to economic development and educational policies.

They have been agreed by the meeting of the City Council's Executive on 22nd April 2004 and Full Council on 29th April 2004, and will be submitted to the Inspector in May for consideration at the Inquiry. They are available for inspection and are subject to a formal period of public consultation. Comments in relation to these Proposed Changes should be in writing to:

Ms C Edmunds, Programme Officer, Local Plan Inquiry Office, Canterbury City Council,
Military Road, CANTERBURY, Kent CT1 1YW

by 5pm on Friday 11th June 2004.

Proposed changes to the revised deposit text are shown as highlighted for new text.

Additional changes may occur as a result of discussions with objectors during the Local Plan Inquiry until its closure.

For further information please contact the Local Plans Team on 01227 862199

ADDITIONAL PROPOSED CHANGES TO DRAFT LOCAL PLAN WRITTEN STATEMENT AND PROPOSALS MAP

| PROPOSED CHANGE REFERENCE | PROPOSED AMENDMENT |
|---------------------------|---|
| PC3/004 | <p><u>Add new para 3.24a:</u></p> <p>“The Breach Farm site is considered to provide a valuable opportunity to meet the employment needs of the rural areas in the south of the District. However, the Council is also of the view that there should not be any significant expansion of the existing complex. Thus the employment floorspace will be capped at the current level (estimated to be 3500 sqm, excluding the historic buildings at the frontage of the site).”</p> |
| PC3/005 | <p><u>Amend para 3.25 (A3/018) as follows:</u></p> <p>“The Plan seeks to protect existing employment sites for Class B activities. These are detailed below:</p> <p>“Canterbury District:</p> <ul style="list-style-type: none"> • Highland Court (Bekesbourne with Patricxbourne) • Hersden • Breach Farm (Barham)” |
| PC3/006 | <p>Amend Proposals Map to identify Breach Farm as an Employment Cluster under Policy ED1.</p> |
| PC3/007 | <p><u>Delete para. 3.50g, and replace with the following:</u></p> <p>“In general terms, the City Council supports the conclusions of the Savills Study. However, Savills were not instructed to consider the office situation in relation to the wider social and economic needs of the district, or the need for grow-on space from the proposed Business Innovation Centre at the University of Kent.</p> <p>“The Council’s view is that it is likely that grow-on space from the Business Innovation Centre will be needed within the Plan period, and that this, combined with the economic needs of the district, means that additional office space will be required within the Plan period.</p> <p>“Research by the Council also indicates that the local economy is currently under-performing, and measures need to be considered to redress this situation.</p> <p>“The Council considers that, in sustainability and viability terms, there is</p> |

| PROPOSED CHANGE REFERENCE | PROPOSED AMENDMENT |
|---------------------------|--|
| | a strong case for a single office location at Canterbury.” |
| PC3/008 | <p><u>Delete para. 3.50k, and replace with the following:</u></p> <p>“It is important to ensure that a continuous supply of available office accommodation is maintained throughout the Local Plan period. The Council has therefore identified two sites as Office Nodes, at Little Barton Farm and Wraik Hill.</p> <p>“The Little Barton Farm site is approximately 20ha (50 acres) in extent, and adjoins the existing Barton Business Park. The original office node at Little Barton Farm was identified after a careful assessment of landscape impact around the southern part of the City, and the proposal for its extension has been drawn up to ensure that the original objective of minimal visual intrusion have been continued.</p> <p>“The site was also identified because of its proximity to an existing business site, and its close relationship to the existing urban area of Canterbury.</p> <p>“Significant landscaping is proposed to the ‘front’ of the site adjoining New Dover Road in the form of a community woodland which could also be transferred to a third party to ensure its longterm use. The agricultural land classification of this area is high but this is true of much agricultural land around the City. However, recent Government guidance has recognised that the safeguarding of land solely for its agricultural quality should not continue to be a priority in planning policy.</p> <p>“This site has the benefit of being located close to the New Dover Road Park & Ride, and common benefits can flow from managing transport links and the site is located on National Cycle Route 1, which provides opportunities for more sustainable links into the City. Public transport would also be provided in a coordinated way with local bus services to this site, which already serve estates and the suburban parts of southeast Canterbury.</p> <p>“The form of development will be established through the preparation of development principles. In working up development principles for this site a quality approach to design and layout will be stressed in any proposed development as will be the need for a strategy which sets out the longterm protection of land around the site; and finally means of access from the New Dover Road via an upgraded roundabout which will also serve the Park & Ride facility.</p> <p>“The Council recognises the need to safeguard the countryside, in particular the highly prominent ridge to the north-west, between the site and the Barton Road area of Canterbury.</p> <p>“The Council considers that an expansion area for Little Barton Farm may be necessary, in the event that the land allocated under Policy</p> |

| PROPOSED CHANGE REFERENCE | PROPOSED AMENDMENT |
|----------------------------------|---|
| | <p>ED7a is taken up at a more rapid rate than currently anticipated. The Council is of the view that the most appropriate area for expansion would be to the south and east of the identified site.</p> <p>“At present, this area is not expected to be required within this Plan period. However, the Council wishes to make clear its position on the potential future expansion of the site in this Local Plan.”</p> |
| PC3/009 | Delete Office node notations for Breach Farm, Highland Court and Milton Manor from Proposals Map (Policy ED7a). |
| PC3/010 <i>See Appendix 2</i> | Amend Proposals Map to identify the extended “Office Node” site at Little Barton Farm (20 ha). |
| PC3/011 | <p><u>Amend Appendix 4 (Aa002) as follows:</u></p> <p>Delete Milton Manor, Highland Court and Breach Farm from the list of Office Nodes.</p> |
| PC3/012 | <p><u>Amend Appendix 4 (Aa003) as follows:</u></p> <p>Add “Breach Farm, Barham” to the list under Canterbury.</p> |
| PC7/017 <i>See Appendix 1</i> | Amend Proposals Map to identify revised education allocation at Hadlow College (Policy C16). |

****See PDF file for Appendix 1 and Appendix 2 Plans**