

CANTERBURY DISTRICT LOCAL PLAN INSPECTOR'S REPORT – SUMMARY OF MAIN RECOMMENDATIONS

*** Please note that the following list represents a broad summary of the Inspector's recommendations in relation to a number of topics covered in his report. This document represents an officer understanding of the Report. The contents are subject to modification and review and may not be relied upon as a summary of the final outcome of the district local plan process. ***

Main Recommendations

- (1) The Inspector recommends only minor changes to the Introduction and Key Vision Chapters, leaving the general direction of policy as proposed by the Council.
- (2) He recommends deleting the reference to the Strategic Development Objectives "overriding other policies".
- (3) The Inspector recommends that the Local Plan should follow the Adopted Kent Structure Plan housing quantities until the Kent & Medway Structure Plan is confirmed.
- (4) The Inspector supports the main thrust of housing development within the three urban areas. In this respect, he places great importance on the City Council bringing forward "relatively straight-forward car parks" within its ownership. He concludes that the Council needs to deliver on these sites, so to encourage private sector developers to develop other "brownfield" sites.
- (5) The Report supports the Council's non-allocation of sites for housing on many of the objection sites, including land at Cockering Road, Thanington; Goose Farm, Broad Oak; Hersden; Littlebourne and land south of Greenhill.
- (6) He concludes that some of the "brownfield" sites proposed by the Council are unlikely to come forward in the Plan period. He recommends the deletion of a number of those sites (eg: Parham Road and Clarkson House sites), and their replacement with other sites (including the Reserve Sites at Mill Lane and Richmond Drive, Herne Bay).
- (7) The Report also recommends the allocation of land south of the John Wilson Business Park for a mixture of housing, business (see point 11 below) and open space.
- (8) The Inspector identifies a Reserve Housing site at Broad Oak Farm, in the event that previously developed sites do not come forward. Any development here would need to deliver substantial community and transport infrastructure.

- (9) The Report recommends the deletion of the proposed Prospect Farm gypsy site.
- (10) The proposed Business site at Little Barton Farm is supported, subject to caveats relating to the control of uses and the quality of development. However, he recommends that if the anticipated type of development does not materialise in due course, the site should be de-allocated in the future. He also confirms the allocation of land at Wraik Hill as an office node.
- (11) The Report recommends the deletion of the proposed extension of the Joseph Wilson Business Park, because of its visual impact on the countryside and Special Landscape Area.
- (12) The Inspector supports the retention of existing employment sites, as proposed by the Council, for that purpose, including land at Hillborough Business Park and Breach Farm, near Barham.
- (13) The Inspector supports the principle of the Regeneration Zones, and the general mix of uses proposed. In relation to the Canterbury West Station Regeneration Zone, he suggests that the Council specifically mentions the uncertainties in the early part of the plan period, which stem from lack of knowledge about the consequences of the Channel Tunnel Rail Link completion, and the Domestic Services proposals.
- (14) The Inspector supports the Green Gaps policy. He also supports the larger Herne Bay-Whitstable Green Gap, describing it as “imperative in this very vulnerable area” to protect the openness of this area “in the long term”.
- (15) The Report recommends that the Area of High Landscape Value around Canterbury be reviewed, using a different methodology to that previously employed, so that it clearly relates to the “landscape and historic setting” of the City.
- (16) The Inspector supports the allocation of land at Nackington Lane, Canterbury to meet potential future educational needs.
- (17) The Inspector recommends that the Hadlow College site (Spring Lane) should not be the subject of an open space policy. He suggests that the contribution of the site to the openness of the area could be addressed through amendments to the draft site policy, and a Development Brief.
- (18) The Report recommends that the Local Plan should identify a “defined campus area” at the University of Kent, and that the Area of High Landscape Value at the site should be reviewed (see point 15 above).