

**16. To agree December and January meeting dates.**

Members agreed to hold a finance only meeting on Monday 12 <sup>th</sup> December. January 9 <sup>th</sup> meeting will go ahead as usual.	
---	--

**17. Correspondence e-mails circulated.**

08/11 CCC Consultations 08/11 Charmaine Keatley KALC news 08/11 Laura Dyer Kent minerals and waste 07/11 Laura Dyer environment & waste consultation 01/11 Laura Dyer notice and papers KALC AGM 28/10 KALC Bulletin 25/10 South East Water 21/10 CCC Consultations 20/10 Abbi Hannell Local connection property Adisham 20/10 Mike Bailey local Plan 14/10 CCC planning consultation request 13/10 Planning Enforcement 07/10 Charmaine Keatley KALC news	
--	--

**18. Any other business- items for next meeting's agenda.**

Cllr Page raised the current issues she has had with communication regarding the housing along Bossington Road and the restrictions applied. To discuss with Cllr Sole The parish Council still have a vacancy, members are keen to co-opt a seventh cllr.	Newsletter
---	------------

**19. Next meeting.**

**Parish Council Meeting ( this will be a Finance Meeting) will be held on Monday 12<sup>h</sup> December 2022, 7.00 pm to be held in The Village Hall.**

The Vice-Chairman declared the meeting closed at 8.53pm

Approved Date ..... Signed by the Chairman.....

## Appendix 1

Local Plan consultation event

Wednesday 2 November 2022

6pm to 8pm

The Guildhall, St Peter's Place, Westgate, Canterbury CT1 2DB

## Attendees

Councils represented at the meeting:

Adisham Parish Council

Barham Parish Council

Blean Parish Council

Bridge Parish Council

Chartham Parish Council

Chestfield Parish Council

Chislet Parish Council

Fordwich Town Council

Hackington Parish Council

Herne and Broomfield Parish Council

Hersden Parish Council

Hoath Parish Council

Kingston Parish Council

Littlebourne Parish Council

Sturry Parish Council

Thanington Parish Council

Westbere Parish Council

Wickhambreaux Parish Council

25/11/2022

Womenswold Parish Council

Apologies were received from:

Bishopsbourne Parish Council

Lower Hardres and Nackington Parish Council

Upper Hardres Parish Council

Council officers in attendance:

Peter Davies, Director of Strategy and Improvement

Leo Whitlock, Head of Policy and Communications

Andrew Thompson, Corporate Policy and Strategy Manager

Victoria Asimaki, Policy Officer (Engagement)

Mike Bailey, Principal Policy Officer (Engagement)

The meeting began at 6.05pm, with Peter Davies, Leo Whitlock and Andrew Thompson giving a presentation outlining the key proposals in the draft Local Plan.

The slides from the presentation are attached.

1

Peter Davies then chaired a question and answer session and the following points were raised:

Cllr Peter Farrow - Littlebourne Parish Council

Q: In Canterbury's draft Local Plan, the phrase 'sustainable' appears to have a rather 'elastic' definition. Could you clarify what is meant by this?

A: Sustainable development is defined in the National Planning Policy Framework (NPPF). All planning decisions must balance these national policies covering the three main elements of sustainability; the economic, social and environmental aspects of development. The NPPF requires that Local Plans are examined by an independent inspector to assess whether they have been prepared in accordance with the duty to cooperate, legal and procedural requirements, and whether it is sound. The Sustainability Appraisal is part of the evidence base for the Local Plan. This is an iterative process, with Appraisals published at each milestone of the development of the Local Plan to assess the sustainability of policies.

Cllr Dr Elizabeth Collins - Adisham Parish Council

Q: There is recognition of the housing need imposed on the local authority from the government, however, given the farming and Green Belt land in Adisham, the 3,200 houses proposed seems rather contradictory. Could you shed some light on this?

A: Adisham has been assessed as a Local Service Centre. The Cooting Farm policy is a different proposal. We recognise the need to avoid coalescence with Adisham and the policy includes provision for a new designated "green gap" between Adisham and Cooting. We recognise that further discussion is necessary and welcome your feedback.

Cllr Ian Hobson - Womenswold Parish Council

Q: How much collaboration has there been between Canterbury City Council and Dover District Council as there appears to be some dissimilarities between the two Local Plans?

A: Canterbury City Council must engage constructively, actively and on an ongoing basis with other councils and agencies on strategic cross-boundary matters. We meet regularly to ensure ongoing collaboration and information sharing with Dover District Council. The aim is to make sure that planning is joined up across the wider area and make Local Plans work well together. Dover District Council are at Regulation 19 stage at present, we are still at the Regulation 18 stage. We recognise that further work is needed on some substantive issues (e.g. highway modelling).

Cllr Trevor Pilbeam - Sturry Parish Council

Q: Popes Lane development: Three years ago, plans to build 40 houses were denied. Now we plan to develop 110 houses. Are these houses going to be incorporated into the main drainage system?

A: We do face local constraints and have worked with Kent County Council highways on these matters. They have reviewed the issue and placed an upper limit on development levels in this area. We recognise that additional information needs to be gathered including a transport assessment.

2

Larger sites are accommodating new works as a mitigation package with a current technical limit of approximately 300 homes (sewage). In addition, we need to ensure that new sites have high levels of water efficiency and that developments accommodate Sustainable Drainage systems to manage surface water more effectively.

Q: Are the houses proposed in Sturry going to be sustainable? It feels that this contradicts our need for green energy.

A: The requirement to meet net zero may be challenging for some developers but is ambitious and based on evidence. . As well as solar panels, other design options will be

need to be considered so precisely how sites achieve this target will need to be considered on a site by site basis, eg. heat pumps may be utilised. The current draft plan is a blueprint and additional guidance will follow.

Q: Why is Sturry losing its village status?

A: Cllr was urged to make formal representation through the consultation.

Cllr Hilary Scott - Ickham Parish Council

Q: Within the draft Local Plan, three alternative ring roads from Sturry Road towards Littlebourne are suggested. Could you talk through which one you think will be used and what the benefits of each of these will be?

A: This is correct. We have published a feasibility study alongside the Local Plan consultation that looked at feasible routes from Sturry Road to Littlebourne. Our assessment showed that of the three options available, two of them would be detrimental to a Site of Special Scientific Interest (SSSI). A longer route has now been proposed avoid the nationally protected SSSI. While it would be financially costly, it would avoid this direct environmental harm and ensure the integrity of the SSSI is protected.

Q: Could you please confirm which of the three proposals (from the Options Consultation) you are referring to?

A: Yes, the current preferred route is the Eastern route.

Cllr Alan Atkinson - Bridge Parish Council

Q: Bridge did not have a meeting around the time of the Options Consultation due to Covid-19. Canterbury's draft Local Plan is a revision of a plan that already exists and was made public in 2017. What was agreed back then, and how did we get from then to now? ANSWER?

In terms of the preparation of the Bridge Neighbourhood Plan, which is now at a fairly advanced stage, the draft Neighbourhood Plan will be assessed for "general conformity" against the currently adopted Local Plan - that is the test that the Examiner will apply.

Q: On a strategic level, the 'modal shift' you speak of does not seem feasible. We are battling with a great public transport challenge. To deal with a modal shift, the issue of transport needs to be addressed as our local bus service is unreliable. One third of the

3 residents in the district live outside of the city. Without a reliable network, how can people be expected to get in and out of the city centre? Most of Bridge's population are significantly older so cycling is not a realistic option.

A: The modal shift is focused on the coastal towns and congestion in the main city centre. This draft plan is not a war on cars, and we recognise that the issues are different for our rural residents. We want people to make informed decisions when it comes to getting into the urban centre of Canterbury itself and encourage people to visit parts of the city using sustainable transport alternatives.

Q: Within Bridge, hard lines have been proposed. This settlement boundary has excluded part of the village so how can this be changed? We feel strongly that this needs to suit the residents, not the planners.

A: The settlement boundaries assessments form part of the consultation and we are seeking views on these. Parishes and village residents may have really helpful information. We would urge all Parishes to look at the settlement boundaries that affect your parishes and feed views into the consultation. If the Bridge Neighbourhood Plan was to be adopted, we would of course take this into account.

Q: A few years ago, I queried how many electric vehicle chargers there were in the city of Canterbury. At this time, there were 38. Asking tonight, I have been told that there are now 48. It is concerning that this number has only increased by 10 during this time.

A: Cllr was urged to feed any comments into the consultation process so feedback can form part of the Regulation 19 process.

Cllr Claire Warman - Hersden Parish Council

Q: What is the council's justification or threshold for when they deem a certain area 'saturated' with development? At which point would it make sense to move into greenfield development?

A: At present, the draft plan is not at the advanced stage where it is afforded full weight. As the stages progress beyond Regulation 18, weight will increase. In terms of constraints, there are both national and international destinations which affect where growth can be located.

Q: For developments that are currently in the process of planning, will these also have to adhere to the new carbon zero policies being as they would not be finished/complete by 2045?

A: As we've discussed the draft plan doesn't yet have full weight however it will gain weight

as it progresses through towards adoption. Applications for new homes which are submitted ahead of its adoption will have to be assessed on their own merits, and additional weight may be attributable to the net-zero policies over this time.

4

A: Where certain areas are sensitive to ecological change, we would ensure that there is no adverse impact. National policies and the scale of housing needs Canterbury district is expected to now accommodate pushes growth towards agricultural land so we have to plan and coordinate this in the best way possible. To do so, we need to work with the opportunities that we are presented with, design carefully considered communities and provide facilities where appropriate.

Q: My concern is that the council will offload into other infrastructure, can you comment on this? Hersden Parish Council would also welcome an individual meeting with CCC to discuss the plan in more detail.

A: This will be a big challenge. The numbers imposed on local authorities are enormous and we cannot make everything better. However, there is a window of opportunity to leverage in some opportunities for everyone. We are more than happy to arrange an individual meeting with Hersden Parish Council.

Cllr Dave Smith - Thanington Parish Council

Q: The current draft Local Plan unveils much of what the council wants to do. However, it does not explain how it intends to execute this. For example, a goal of 1,250 houses is cited. A basic understanding is needed as to how this will be manageable.

How is the district's public transport going to improve to assist this place?

A: The core objective of the draft transport strategy is to improve public transport and active travel infrastructure. The proposals include new park and ride facilities, more bus priority measures and a re-allocation of space used by private cars for segregated walking and cycling infrastructure.

Q: The cited cost of the eastern bypass is not realistic, especially when you account for inflation. It seems the council are vastly underestimating. Can you comment on this?

A: The feasibility study for the Eastern Movement Corridor identifies a cost estimate which has been uplifted to allow for inflation and contingency. Further work is required on this and other transport projects post-consultation, prior to Regulation 19.

Cllr Graham Page - Thanington Parish Council

Q: Expecting people to walk or cycle into the city is unrealistic. The reliability of public transport does not help this matter. There are real concerns for the older population who are depending on entering the city centre at to do their weekly shop. For these people, this cannot realistically be done via bus.

A: Cllr was encouraged that these comments will be taken on board.

Cllr Melanie Moore - Littlebourne Parish Council

Q: The draft Local Plan proposes a specific site that was previously opposed and abandoned. Being as it has now reappeared, is there any point in us fighting it again?

5

A: This draft Local Plan is a consultation version. It does not have significant weight and is an early draft. Cllr was encouraged that these comments will be taken on board.

Cllr Faith Wright - Wickhambreaux Parish Council

Q: In relation to Wickhambreaux, the Rural Settlement Study did not take the villages' bus service into account. It was considered, but it did not form part of the point system. Wickhambreaux is categorised as a Local Service Centre. Please can you confirm why this is?

A: A response on this point has previously been provided to WPC in relation to the Rural Settlement Study. We have updated the methodology around rural settlements in line with the NPPF, which was published after the previous Study was completed. There is a recognition that transport is treated differently in rural areas when compared to urban areas. While Wickhambreaux is categorised as a Local Service Centre, no growth has been allocated for this settlement.

Q: It seems ironic that the point you make on transport will not be effectuated for another 5-10 years.

A: Cllr was encouraged that these comments will be taken on board.

Cllr Steve Bailey - Chestfield Parish Council

Q: Canterbury's draft Local Plan only allocates a certain number of houses. As the government increases the targets it imposes on local authorities, how will this affect our Local Plan? The Inspector could say that this plan is unsound due to an insufficient number of sites. This is a concern for many of us. Can you shed light on this?

It seems as though Canterbury City Council may add or remove certain sites as this process

25/11/2022

progresses. If so, where will these sites come from and are there - for example - 'reserve sites' that the council may backtrack on?

A: In addition to the draft Local Plan, the Development Topic Paper is relevant here. Cllr was advised to read this paper. Altogether, the various sources of supply including new allocations, existing allocations, planning permission and a windfall allowance would meet the housing needs figure set by the government.. Some changes may be made before our Local Plan gets to the Inspector and every effort will be made to ensure the submission version of the Local Plan is "sound" to avoid alternative sites being imposed on us.

Cllr Imogen Morizet - Hoath Parish Council

Q: Not enough emphasis on cross-district areas. If the stated aim is to get below carbon zero, the current proposal is not the way to go about it.

Comments about these plans being 'in the future' or 'down the line' are insufficient.

Issues around the sourcing of electricity and water shortage have not been addressed. The extent of development disregards these vital matters which is beyond comment.

Where is this renewable energy going to come from?

6

Part of our parish also touches on East Blean. It is essential that we protect our green spaces so further discussion and work is absolutely necessary.

During this next stage, serious consideration must be given to the drought issues as well as the biodiversity issues.

The world is moving faster than the studies are. We must reverse the mirror and look at things from a different angle.

A: On the subject of climate change and biodiversity, there are additional plans in the pipeline. Up to date policies are being drafted at the moment and we welcome your input on these as well as further discussion with Hoath parish.

The meeting concluded at 8.30pm.