



# **Canterbury District Local Plan**

## **Additional Modifications 2017**



## Canterbury District Local Plan

### Additional Modifications

Additional Modifications are prepared by the Council to ensure that the text of the plan is as up to date and accurate as possible at the adoption stage.

These do not form part of the Inspector's Examination, as they do not affect the soundness of the Local Plan.

The Additional Modifications set out below are expressed either in the conventional form of ~~striketrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*. General changes that apply throughout the whole Local Plan are outlined at the start of this document and are not included in the table. Other very minor modifications, such as spellings, punctuation, minor word omissions, cross-referencing, plural changes and lower/upper case changes are also not included in this table.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text that has taken place since then through the Inspector's Main Modifications.

### General Changes within the Whole Local Plan

- Policy and paragraph numbering has been updated/amended, as appropriate
- The term "Council" or "City Council" have been updated/amended, as appropriate for clarity
- The term "draft", "emerging" and "currently under preparation" have been deleted, as appropriate
- References to the Examination, such as the term "prepared for the Examination" have been deleted, as appropriate
- The term "Scheduled Ancient Monument" is now "Scheduled Monument"
- "Kent Highways" is now "Kent County Council Highways and Transportation"
- In some places text may have been re-located within a chapter to provide clarity.

Ref	Page	Policy/ Paragraph	Additional Modification
<b>Local Plan Foreword</b>			
AM1	3	What are we trying to achieve?	The Council # has shared this evidence with local people, <u>businesses and stakeholders</u> and there have been a series of <u>consultations during the preparation of this Local Plan.</u> (through public opinion research) local business, and environment and voluntary groups. Public opinion research indicates that is some support for his view and believe new housing and business development is needed, but they are also understandably concerned about transport issues, local services and loss of greenfield land.—
AM2	3	What are we trying to achieve?	The Council is keen to produce a plan supporting the community's needs and now wishes to consult on these proposals, before the draft Plan is considered by an independent Planning Inspector, appointed by the Government.
AM3	4	What happens next?	<p><b>What happens next?</b></p> <p>This Publication stage lasts 6 weeks, from Thursday 5<sup>th</sup> June to Friday 18<sup>th</sup> July 2014. The draft Plan can be viewed on line at <a href="mailto:localplan@canterbury.gov.uk">localplan@canterbury.gov.uk</a> and in local council offices and libraries during normal opening hours.</p> <p>You can make comments online or by email to <a href="mailto:planningpolicy@canterbury.gov.uk">planningpolicy@canterbury.gov.uk</a>, or by letter to the Council Offices in Canterbury.</p> <p>The comments made at this stage will be considered by the independent Inspector, at a public Examination. People who have made comments may be invited by the Inspector to attend the public hearings to present their case.</p>
AM4	4	Who makes the final decision about the Plan?	<p><b>Who makes the final decision about the Plan?</b></p> <p>The Inspector will make a recommendation about whether the Plan is “sound” (ie whether it stands up to scrutiny against Government planning policies) and legally compliant or not. The Council will need to consider the Inspector’s report on the Plan. It is the decision of the Council to finally adopt the Plan, but it can only do so if the Inspector finds it “sound” and legally compliant. It’s this last stage which is so important to us all now. We need a plan which goes through the evidence and shows we have considered the important issues and the government’s policies and prepared a strategy to stand up to this scrutiny.</p>

Ref	Page	Policy/ Paragraph	Additional Modification
<b>Introduction</b>			
AM5	5	i	The Canterbury District is located in East Kent. It includes the historic City of Canterbury, the coastal towns of Herne Bay and Whitstable, attractive countryside and some 35 villages. The District has a rich built environment which has been recognised internationally by the designation of a World Heritage Site by UNESCO comprising the Cathedral, St Augustine's Abbey and St Martin's Church. There are also a total of <del>2,903</del> <del>887</del> listed buildings, 53 Scheduled Ancient Monuments and 96 conservation areas.
AM6	5	iii	The District is an important sub-regional employment centre in East Kent. Canterbury has a strong service and education sector. There are <del>four</del> <u>five</u> higher and further education institutions namely University of Kent at Canterbury, Canterbury Christ Church University (CCCU), Canterbury College, University College for the Creative Arts (UCCA) and Girne American University (GAU) which together account for 16 per cent of all employment. The strong education sector in Canterbury has implications for the population structure of the District. <del>Out of a 162,400 population (ONS mid-year population estimate 2016), 19.5% 151,145 (2011 census) approximately 20% fall within the 15-24 age group.</del> This can create local tensions for example, within the local housing market, particularly the private rented market, with students competing for rented properties. This is one of the issues that the local plan is trying to address. In comparison the manufacturing sector is largely located at the coastal towns and has experienced some decline over the years although there are several successful business parks at Whitstable and Hersden.
AM7	5	iv	The District is an important tourist destination and hosted <del>6.76</del> million visitors in <del>2012</del> <del>3</del> (Source: <del>Visit Kent</del> <u>South West Research Company Ltd</u> ), therefore tourism forms an important part of the local economy, although this can provide lower waged part time employment. Canterbury is also an important sub-regional retail centre and many of the main high street brands are represented in the City while the coastal towns of Herne Bay and Whitstable have a higher concentration of independent retailers. <del>The District, also has in recent times, has previously a depended on the jobs within the public sector, but this sector has which is currently being significantly reduced in scale.</del> size since the recession.
AM8	6	viii	Canterbury also suffers from congestion at peak times particularly to the south from the A2 junction at Bridge. This junction now requires substantial upgrading and will need to be provided as part of any development to the south of Canterbury. The local plan is therefore proposing new relief roads for Herne and Sturry and a <u>new/ improved</u> A2 junction at Bridge, <u>together with a new eastbound A2 off slip at Wincheap and extended westbound slip road off the A2 at Wincheap</u> , to be provided as part of the development of the strategic sites.

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AM9	7	ix	The Localism Act 2011 introduced new rights and powers to allow local communities to shape new development through the preparation of Neighbourhood Plans. Neighbourhood Planning can be undertaken by two types of bodies parish/town councils or neighbourhood forums. It is the role of the local authority to agree who should be the neighbourhood forum for <u>unparished areas</u> . <del>the neighbourhood area.</del> To date only Bridge Parish Council <del>have been formally designated as the neighbourhood forum</del> and are therefore able to <u>prepare</u> a neighbourhood plan.
AM10	7	xii	The Local Plan produced by the local authority will set out the strategic context within which the neighbourhood plan will operate. Neighbourhood Plans must <del>comply with</del> <u>have regard to</u> national planning policy, be in <u>general</u> conformity with the strategic policies of the local development plan, and must comply with EU obligations and human rights requirements. The Neighbourhood Plan is assessed by an independent qualified person and only then can it be voted on in a local referendum. If the plan gains the approval of the majority of voters, the local planning authority is then under a legal duty to bring this into force.  Further information is available from the planning portal at, <a href="http://www.planningportal.gov.uk/inyourarea/neighbourhood/">http://www.planningportal.gov.uk/inyourarea/neighbourhood/</a> .
AM11	7	xv	The Herne Bay Area Action Plan (AAP) was adopted in 2010. The AAP is a specific plan for the regeneration of Herne Bay town centre and contains policies and proposals to achieve this. It is not intended for <del>the</del> Local Plan to supersede the AAP, but to complement it. <del>Therefore the Local Plan</del> <u>The AAP</u> will be read in conjunction with this Local Plan. <del>when adopted.</del>
AM12	8	xviii	<b>The chapters of the draft Plan</b> The Plan has 12 chapters which address the following issues: Chapter 1: — Strategy Chapter 2: — Housing Development Chapter 3: — Economic Development and Employment Chapter 4: — Town Centres and Leisure Chapter 5: — Transport Infrastructure Chapter 6: — Tourism and Visitor Economy Chapter 7: — Climate Change, Flooding and Coastal Change Chapter 8: — Design and the Built Environment Chapter 9: — Historic Environment

Ref	Page	Policy/ Paragraph	Additional Modification
			Chapter 10: <del>— Landscape and Biodiversity</del> Chapter 11: <del>— Open Space</del> Chapter 12: <del>— Quality of Life</del>
AM13	9	xix	<del>Over the next 20 years, the Local Plan is aiming to:</del> <del>Create well-designed new communities, with good access to jobs and services</del> <del>Strengthen and diversify the local economy</del> <del>Make sure there is sufficient and a variety of housing, for local people and to support new job creation</del> <del>Protect sensitive landscape and wildlife areas, and other key environmental assets such as the World Heritage Site, the Area of Outstanding Natural Beauty and Conservation Areas</del> <del>Make certain that new infrastructure, such as transport, schools, health facilities are provided in parallel with development</del> <del>Protect and strengthen town and village centres</del> <del>Support the growth of the Universities and Colleges</del> <del>Support development of new and improved cultural and leisure facilities</del>
AM14	9	xx	<del>The Council has gathered a substantial amount of evidence which indicates that there is a need to grow and broaden the economy, provide housing to meet local needs and to support the local economy.</del>
AM15	9	xxi	<del>It has shared this evidence with local people (through public opinion research) local business, and environment and voluntary groups. Public opinion research indicates that a large number of local people support this view and believe new housing and business development is needed, but they are also understandably concerned about transport issues, local services and loss of greenfield land.</del>
AM16	9	xxiii	<del>The City Council instructed Adams Integra in 2013 to undertake a viability assessment of the proposals and the associated requirements of the strategic sites contained in the local plan. These include the provision of necessary infrastructure, affordable housing, meeting Code 4 for sustainable homes and education contributions to name a few. They have indicated that the proposals in the plan are economically viable and deliverable. The developers of the main strategic sites have indicated the expected time_frame of the development of their sites and this has been included in the phasing details in chapter 2 and Appendix 2. The Council has also assessed any likely barriers to the development of these sites through the Strategic Housing Land Availability Assessment (SHLAA) process.</del>
AM17	10	xxiv	<del>It is the intention of the Council to submit to the Examination a <u>The draft</u> Infrastructure Delivery Plan <del>to</del> shows how in particular the strategic development sites will be brought forward and the infrastructure requirements met.</del>

Ref	Page	Policy/ Paragraph	Additional Modification
AM18	10	xxv	The City Council will monitor the delivery of the strategic and other development sites through its annual monitoring mechanisms and also the effectiveness of the policies in the plans. <del>The Council will also identify for the Examination how it intends to monitor the implementation of the Plan and the wider strategic objectives of the Plan.</del>
<b>Chapter 1 - Strategy</b>			
AM19	15	1.17	The Council's Corporate Plan has been strongly supported by both local people and local partner organisations. The Council is now working closely with local partners (through the <u>Business Improvement District Canterbury Partnership</u> , which acts as an umbrella group for various local partnerships) to seek to achieve the objectives set out in the Corporate Plan, combining the different resources, skills and powers of those organisations.
AM20	16	1.25	<del>Prepared by the East Kent Regeneration Board (2012) this document sets out Canterbury and east Kent's priorities for investment and updates the economic growth elements of the East Kent Local Investment Plan prepared in conjunction with the Homes and Communities Agency in 2010. This economically focused, high level strategic plan for East Kent supersedes the Local Investment Plan as the primary sub-regional statement of future investment priorities. It also includes Ashford with the rest of East Kent, thereby reflecting Ashford's planned growth and role in relation to the rest of East Kent.</del> <ul style="list-style-type: none"> <li>• <b>Expansion East Kent (ExEK)</b></li> </ul>
AM21	16	1.26	<del>This £40 million initiative is available to start-ups and businesses within the four local authority districts that make up east Kent (including Canterbury) and new inward investors seeking to make an investment in the area following a successful Regional Growth Fund application to the Government. Led by Kent County Council and its partners £35 million has been set aside for the ExEK business assistance programme between 2012 and 2017.</del> <ul style="list-style-type: none"> <li>• <b>Grow For It – East Kent Marketing Campaign</b></li> </ul>
AM22	16	1.27	<del>Complementing ExEK this Kent County Council funded project seeks to enhance current perceptions of East Kent as a place to do business and promote the area as an inward investment opportunity. This would comprise a marketing and PR campaign directed at the creative/digital, biotech/life sciences, green technology and tourism industries involving business leaders, partners, the media and local decision makers</del>
AM23	16	1.28	<b>South East Local Enterprise Partnership (SELEP)</b> <del>This new partnership</del> SELEP comprises Kent, Medway, East Sussex and Greater Essex bringing together leaders from

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			business, local government, further and higher education in order to support the area's economy. To date it has helped secure two Enterprise Zones – including one at Discovery Park in neighbouring Dover district - and has released £50 million Growing Places Funding, with a full programme of some £40 million of additional schemes also identified. A number of these are projects within Canterbury District and support the Local Plan proposals. <u>In addition the LEP's strategic economic plan has helped draw down £16 million of Local Growth Fund money to support delivery of some of the Local Plan's key infrastructure initiatives and assist the growth of the District's higher educational institutions.</u>
AM24	17	title	<del>Local Economic Policy and</del> <u>Future</u> District Economic Strategy
AM25	17	1.31	<del>The Council's Local Economy Policy acknowledges the challenges of the District's economy and seeks to tackle the issues identified in both the Futures Study and emerging Development Plan. This Policy is one of a suite of three policies(also including Visitor Economy and Culture) that form the basis of eth work to be carried out by the Council's Culture and Enterprise Service up to 2016.</del>
AM26	17 & 18	1.32	<del>The purpose of the Local Economy Policy is to inform and complement the emerging local development plan by setting out a range of accompanying non-planning economy interventions. In this way the Council will provide the local institutional capacity required to support this agenda, to ensure it is connected with economic development and to bring in other partners and players to realise these objectives. The Policy commits the Culture and Enterprise Service to five key ambitions which identify where it sees its role in the local economy consisting of:</del>  <ul style="list-style-type: none"> <li><del>i. Providing strategy and leadership;</del></li> <li><del>ii. Making positive interventions that seek to improve economic outcomes;</del></li> <li><del>iii. Attracting and leveraging investment that enable interventions to take place;</del></li> <li><del>iv. Enabling the district's businesses to grow and flourish;</del></li> <li><del>v. Providing a range of economic related support, advice and guidance</del></li> </ul>
AM27	18	1.33	<del>In addition T</del> the Council is <del>seeking to updating</del> <u>prepare</u> its also <del>preparing an</del> <u>a new</u> economic strategy for the district which <del>will seek to</del> <u>would</u> complement the new Local Plan with non-spatial planning related economic development and other interventions. ....
AM28	18	1.34	<del>Title</del> District Transport Strategy 2017 <u>14</u>

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			The District Transport Strategy is <del>currently being</del> <u>has been</u> prepared. The priorities set out in the <del>draft</del> Transport Strategy.....
AM29	19	1.37 – 1.40	<p><del>Environment Strategy (2013)</del></p> <p>The Council has recently adopted a new Environment Strategy for the period 2013 to 2016.</p> <p>The Environment Strategy was prepared to take account of other major strategies and policies, such as our 2012-16 Corporate Plan, and the Kent Environment Strategy, and it considers relevant legislation and guidance. The council also carried out a public consultation on the draft Environment Strategy before adopting the final strategy.</p> <p>The strategy is key to supporting the Council's Corporate Plan pledge to 'make our district cleaner and greener and lead by example on environmental issues'. It sets out some of the achievements since the previous Environment Policy in 2009, and the council's proposals for environmental work over the next three years. There are three themes which cover the past (valuing our built and natural heritage), present (living well within our environmental limits) and future (preparing for the future).</p> <p>The Strategy concentrates on the practical things that the Council itself can implement or significantly influence. Examples include looking after our built and natural environment, reducing waste and increasing recycling, and projects that tackle our environmental footprint.</p>
AM30	19	1.41	<p><b>Open Space Strategy (200914 )</b></p> <p>The Council's Open Space Strategy sets out a way forward to enhance open space for future generations. It includes an assessment of access, quantity, quality and value and sets out a programme or priorities of projects for each typology has been agreed. This includes enhancements to existing open spaces and the creation of new areas to fill identified gaps in provision. The priority lists will be the focus for resources of time, funding and partnership working. This strategy is currently being reviewed (2014) and <del>will be updated. in line with the adoption of this Local Plan.</del></p>
AM31	23	Policy SP2	**The City Council will review the retail capacity of the District approximately every 5 <del>weeks</del> <u>years</u> and any future studies within the plan period will become a material planning consideration
AM32	25	Policy SP3, Site 1	<p><b>Other</b></p> <p>Local community "hub"; the necessary provision of and contributions to primary school education and the necessary provision and/or contributions to secondary school education; health care provision; extended <u>and re-sited</u> park &amp; ride at Dover Road; land reserved for potential relocation of Kent &amp; Canterbury Hospital, if required; provision of new public open space, including allotments and new woodland planting</p>
AM33	31	1.65	The <del>South East Plan</del> <u>Council</u> recognises <del>d</del> the potential .....

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AM34	31	1.66	The Corporate Plan states (Pledge 6) that “we will make our district cleaner and greener and lead by example on environmental issues”. in Principle 2: “we will encourage local individuals and communities to become self-reliant and actively engaged in improving facilities, activities and the environment. Also, in Principle 8: “we will be as sensitive as possible about our own environmental impact and work with others to do the same”. The Development Requirements Study indicates that some 178 hectares of various forms of open space would be required to serve new development in the district, and this will need to be partly met through a Green Infrastructure Strategy.
AM35	32	1.68	<ul style="list-style-type: none"> <li>• Accessible countryside in urban fringe areas</li> </ul>
AM36	32	1.70	The City Council is <del>working closely liaising</del> with neighbouring authorities in East and North Kent in order to prepare a Canterbury District <del>on comprehensive Green Infrastructure Strategies that can be translated into local strategies and projects for delivery or enhancement of green infrastructure either</del> through new development schemes or by other means.
AM37	33	1.73	<p>Key elements of infrastructure include:</p> <ul style="list-style-type: none"> <li>Provision of fast bus links into Canterbury</li> <li>Road improvements at Sturry and Herne</li> <li>Additional Park &amp; Ride provision to serve Canterbury</li> <li>Provision of new cycle paths/footpaths</li> <li>Completion of bus lanes in key areas</li> <li>New/improved A2 junction at Bridge</li> <li>New <u>eastbound A2 off slip road at Wincheap and extended westbound slip road off the A2 at Wincheap, Canterbury</u></li> <li>New utilities infrastructure</li> <li>New primary and secondary schools/extensions to existing schools</li> <li>New medical facilities</li> <li>New employment floorspace</li> <li>New green infrastructure</li> </ul>
AM38	36	1.87	The Council will undertake monitoring on an annual basis, and the results of this monitoring will be reported via <del>an Annual the</del> <u>Authority Monitoring Report</u> .

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<b>Chapter 2 - Housing Development</b>			
AM39	39	2.1	The Corporate Plan sets out the following pledge aim to meet the housing requirement up to 2031. <del>Pledge 8 – we will plan for the right type and number of homes in the right place to create sustainable communities in the future</del> Aim 1 – Working to achieve enough high quality housing to meet everyone’s needs.
AM40	39	2.2	The <del>2010</del> <sup>2016</sup> Residents’ Survey identified that affordable, decent housing was one of the top five quality of life issues that needed improving. It is a particular concern for young families and those wanting to set up home for the first time. <u>The Canterbury District Housing Needs Review (NLP, 2015) identified that affordability of housing for newly forming households must be considered foremost, as it is these households that will most likely fall into housing need if their housing requirements are not met in the market.</u> One of the objectives of the Core Strategy Options Report (2010) was for new housing to match the housing market need profile of the area, and to include provision of affordable housing at levels consistent with viability and to also reflect the types and sizes of affordable housing required.
AM41	39	2.3	Canterbury District has the second largest population of all the districts in Kent with a population of <del>151,145</del> 162,400 ( <del>Census 2011</del> ). (ONS mid-year population estimate 2016). The District has a young population with <del>approximately 20</del> 19.5% ( <del>29,531</del> <del>Census 2011</del> ) aged between <del>16</del> 5 and 24, reflecting Canterbury’s large student population. This is due largely to Canterbury being a centre for further and higher education with the presence of four Universities.
AM42	39	2.7	In <del>January 2014</del> <sup>March 2017</sup> the average house price for the District (based on sales) was <del>£244,808</del> <sup>£311,803</sup> (Source: <u>Hometrack May 2017</u> ) compared to <del>£283,829</del> in March 2016. <del>£224,809</del> in 2012 and <del>£212,498</del> in January 2010. Property prices are on average <del>£56,000</del> <sup>£48,000</sup> higher than the neighbouring districts of Dover, Shepway and Thanet. These figures should be treated with some caution as the lower number of transactions in the last few years may distort the figures. The higher house prices are due to Canterbury acting as a major economic centre within East Kent and as a major tourist destination. It therefore attracts high travel to work patterns from within the District itself as well as from neighbouring East Kent Districts. However, the average earnings in the District are similar to the surrounding Districts, as there is a concentration of low wage employment in sectors such as tourism and retail. Local house price-to-earnings ratios show that single-earner households and people on low incomes cannot afford to buy a home with <del>52</del> 8% of first-time buyers being priced out of the market ( <u>Hometrack: 2017</u> ). This illustrates how unaffordable the market housing has become for many local people.
AM43	40	2.8	The highest average house price (based on sales) <del>from March 2016 – March 2017</del> in the District is in the <del>Barton Tankerton</del> ward in <u>Canterbury Whitstable - £300,755 (January 2014). £450,227 (source: Hometrack 2017).</u> <del>The rural area has the second highest average price of £283,086.</del> <u>The rural ward of Little Stour and Adisham has the second highest average price of £393,597.</u> <del>The highest average house price in Whitstable was in Chestfield at £262,884.</del> <u>The highest average house prices in Canterbury (city) is in Barton ward - £329,085, which until recently had the district’s highest property prices.</u> All areas in Whitstable had a higher house prices (on average) than all areas of Herne Bay. The Heron Ward in Herne Bay had the lowest

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			average sale price of <del>£176,478</del> <u>£230,015</u> . In the last two year's property prices in the Whitstable wards have increased at a greater rate than the city of Canterbury. Lower house prices in Canterbury could be explained by the recent proliferation of developments containing a high proportion of smaller flats, particularly for the buy to let market. Whitstable attracts purchasers of second homes, many of whom are based in London.
AM44	40	2.10	The Council's Housing Strategy was adopted in 2012 and is under review. <del>The Corporate Plan pledge to "plan for the right number of homes in the right place to create sustainable communities in the future" is its core vision.</del> The Housing Strategy is based on extensive evidence, including the Strategic Housing Market Assessment (2009) and the views of local communities.
AM45	41	2.13	The high number of young people reflects the City's reputation as a centre for education. This has many positive effects such as jobs, prosperity and a vibrant cultural life. In <del>January</del> <u>the academic year 2014 -15</u> there were <del>30,167</del> <u>29,392</u> students studying in <del>at</del> <u>Canterbury campuses</u> . <del>However, concentrations of students affect communities and affect the housing market as there is only enough purpose built student accommodation for 21% of the student population. Many of the students are concentrated in certain parts of the City which can affect those communities as well as the wider housing market. It is estimated that there is only enough purpose built student accommodation (PBSA) to house 45% of full-time students who have moved to the area to study. Many family-sized homes in greater the City of Canterbury have been converted into shared student houses which landlords are able to charge a premium rent for, contributing to high local housing costs to either rent or buy. The Economic vitality brought by the further education institutions masks deprivation and low wages in the tourism and retail industry. incomes, and combined T these factors combined</del> make it difficult for many local people, particularly families with children, to find suitable homes that they can afford to rent or buy. Increasing the amount of <u>desirable and attractive</u> purpose-built student accommodation is vital to reduce the pressures on the housing market and to release family-sized homes for occupation by families, <u>as long as they are not developed at the expense of new family housing</u> . The housing market needs to be re-balanced to provide more houses that local families can afford. Student and other accommodation are dealt with more fully in policy HD7 and paragraphs 2.75 to 2.78.
AM46	42	2.18	The City Council has set the development requirements for the District in line with scenario E of the 2012 NLP report, which equated to 780 dwellings per annum (dpa). This gave a 20 year District requirement for 2011-2031 of 15,600 units, <del>however, there are some unimplemented sites already in the supply.</del> In addition to the strategic requirement the NPPF states <del>that in order to significantly boost the supply of housing, local planning authorities</del> <u>the City Council</u> should identify and update annually a supply of specific deliverable sites, sufficient to provide 5 years' worth of housing against <del>their</del> <u>its</u> housing requirements, with an additional buffer <u>of 5%</u> <del>to ensure choice and competition in the market. This can be moved forward from later in the plan period. It is also recommended that the buffer be increased to 20% where there is evidence of persistent under delivery. This is not the case in the District over the last 10 years as the annual delivery has been over the South East Plan annual requirement of 510 pa, 60% of the time and more than doubled the requirement in monitoring year</del>

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			2007/08 resulting in an overprovision of 1000+ units for the period 2006-11. Therefore as land can be brought forward there is only potentially an issue with the 5 year supply in the final 5 year period (2026-31). Therefore the City Council has applied an additional 5% buffer of 195 units (780pa x 5% x 5years). This buffer may be set at 20% where there has been a record of persistent under delivery, or otherwise 5%. In the Canterbury District, it was agreed that an assumption of a 5% buffer is justified as there had not been a persistent under delivery of housing. This is to be added to the 5 year requirement and is to include the shortfall. An updated Housing Needs Review was undertaken by NLP in April 2015 following the publication of 2012-based sub national household projections. It was considered that this increased the development requirements for the District to 803 dpa to reflect the higher job growth associated with Scenario E, a figure which was rounded to 800 dpa for the purposes of the Plan. This gives a 20 year District requirement for 2011-2031 of 16,000 units.
AM47	42	2.21	Students have an impact on the privately rented sector as set out in paragraph 2.13 and there has been some debate as to whether development of student accommodation can be included in the housing land supply. Government advice as set out in the CLG definition of general housing terms ( <a href="https://www.gov.uk/definitions-of-general-housing-terms">https://www.gov.uk/definitions-of-general-housing-terms</a> ) has stated that “all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing provision in local development plans”. However, the recent approach taken by planning inspectors is that student accommodation can be included in the supply only if it is taken into account in the requirement. The Council’s approach is to include in the supply those self-contained units, up to 6 bedrooms, which are either built as flats/apartments and then subsequently let to students or purpose built flats that could be sold on the open market in the future. Halls of residence are recorded separately but are not included in the housing supply. The City Council will keep this approach under review in light of changing Government guidance.
AM48	43	2.22	..... The resultant 5 year statement will be included in the Council’s Annual Authority Monitoring Report published in December each year.
AM49	45	2.29	The table above shows that the residual requirement for the period 2011 to 2031 is 15,600-14,092. The net contribution from sites with planning permission (up to 31 March 2013) will be 967 units. All Local Plan housing and strategic allocations will contribute another 11,588 units. The small sites windfall contribution is calculated at 2,484 over the remaining 18 year period. Therefore even with the increased requirement to account for the NPPF 5% buffer, the District still has a substantial surplus. The detailed phasing for each of the components making up the housing land supply, is set out in Appendix 2.
AM50	45	2.30	In addition to the strategic and other large housing allocations there are a number of additional smaller allocations carried forward from the 2006 Local Plan which are shown on the proposals map. A full list of all the housing allocations including those allocated for mixed use where there is an element of housing, together with unimplemented sites with planning permission and the detailed phasing for each of the components making up the housing land supply, is set out in Appendix 2.

Ref	Page	Policy/ Paragraph	Additional Modification
AM51	45	2.31	The City Council has allocated a number of car parks in the urban areas, mostly in Canterbury City, for housing. Some design feasibility studies were carried out as part of the 2006 Local Plan, to assess whether some of the car parks could accommodate residential development on the frontages, or decked over the frontages, while retaining the car parking spaces to the rear. These feasibility studies demonstrate that suitably designed schemes could be accommodated on some of these car parks. <del>Where car parks are identified as surplus to requirements through the parking review, the entire site will be disposed of for housing purposes.</del>
AM52	46	2.36	.... Starter home exception sites are also encouraged where appropriate land is available but the development should reflect the housing needs of the district. In addition, on suitable sites, the City Council will be supportive of provision of self-build plots and custom build housing. <u>The Council's position will reflect national policy.</u>
AM53	53	2.61	The City Council considers that <del>minor</del> development within existing villages <u>that is appropriate to the size and character of the village</u> is generally acceptable in principle, and the provision of housing development within some villages is likely to continue, thus adding to the existing housing stock in the rural area. However, to avoid the spread of speculative new buildings, the NPPF recommends that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances. One such exception is the need for new homes for agriculture workers who generally need to live near to livestock or an agricultural enterprise, and the size of the dwelling reflects the accommodation needs. <u>Policy HD4 c. should be read in conjunction with Policy HD5, which includes tests by which it can be established that a building is redundant and to secure the appropriate enhancement.</u>
AM54	55	2.63	From 6 April 2014, the Government has introduced new permitted development rights for agricultural buildings to allow their conversions to residential use or new schools and nurseries, without the need for planning permission in certain circumstances. This involves a prior approval process and advice should be sought from the City Council early in the process. For areas and buildings excluded from the change of permitted development rights then the following approach will apply. <del>Further information can be found at <a href="http://www.planningportal.gov.uk/">http://www.planningportal.gov.uk/</a>.</del>
AM55	57	2.70	The City Council has become increasingly concerned about the density and quality of recent housing development some of which have exceeded 50/ha. <del>This is reflected in the Council's Housing Strategy.</del> Higher housing densities must not be at the expense of good design. The Housing Strategy has shown that there is a decreasing need for 1 to 2 bed flat developments and there is now a greater need for family accommodation. <del>As a result of this the housing density on developments will be lower than in recent years.</del> Therefore <del>a</del> All new housing development must satisfy the relevant policies in the Design Chapter, in particular, DBE3, DBE7 and DBE9. To ensure that everyone has a decent home in which to live, all residential development must satisfy policy DBE7 – minimum space standards and must reflect the needs of the household it is designed for. <del>This is in line with the objective of the Housing Strategy to set local space standards for new homes in all tenures and means that all new design should meet the standards contained in Table D3, paragraphs 8.44 to 8.49 and policy DBE7 in the Design Chapter.</del>

Ref	Page	Policy/ Paragraph	Additional Modification
AM56	58	2.76	<del>An Article 4 Direction, similar to that consulted on in 2011, will need to be put in place, and the Council is intending to do towards the end of the Local Plan process</del>
AM57	59	2.79	In order to try and address this, the City Council will be supportive of proposals for purpose-built managed, student accommodation on appropriate sites which is in line with the Student Impact Scrutiny Review (2006) recommendation. <u>This is also supported through the Higher and Further Education in the Canterbury District - An Impact Review (January 2017).</u> The City Council will work with the universities to achieve this aim.
AM58	62	2.89	The Government's Planning Policy for Traveller Sites ( <del>March 2012</del> <u>August 2015</u> ) defines gypsies and travellers as "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily <del>or permanently</del> , but excluding members of an organised group of travelling showpeople or circus people travelling together as such."
AM59	63	2.90	<del>The guidance states that local planning authorities should use a robust evidence base to establish accommodation needs to inform local plans. As a result the</del> <u>The City Council is working</u> in partnership with the other East Kent local authorities of Thanet, Dover and Shepway <u>to produce on a review</u> of the Gypsy and Traveller Accommodation Assessment (2007). <u>Further work was undertaken in 2014 (East Kent Gypsy, Traveller and Travelling Showpeople Accommodation Assessment) This will which provided a robust evidence base on existing provision and future demand for sites at that time. Work has commenced to update this. This section will be updated once the GTAA review is completed.</u> It is the Council's intention to produce a separate development plan document on this issue following the completion of this study.
<b>Chapter 3 - Economic Development</b>			
AM60	66	3.10	Comprising <del>61,041</del> <u>almost 63,000</u> employees (Source: ON 2016) <del>total jobs (Source: BRES, 2014), 5,110</del> <u>5,000</u> registered and active enterprises (Source: ONS, 2013 <u>4</u> ) and worth <del>£2.8 billion</del> <u>£3.2 billion</u> (Source: KCC, 2014 <u>6</u> ) the Canterbury District has the second largest economy in Kent.
AM61	67	3.14	<del>Estimates have suggested over 1,300 public sector jobs could be lost in the District between 2011 – 2015 (Source: DTZ, 2011)</del> <u>Over 1,200 public sector jobs were lost in the District between 2011- 2015 (Source: ONS, BRES, 2016).</u>
AM62	69	3.23	The Council's <u>current</u> Corporate Plan ( <del>2011-2016</del> ) <u>seeks</u> <u>was adopted in 2016 and aims to increase</u> <u>improve</u> local prosperity <u>across the Canterbury District</u> . <del>by diversifying and strengthening the local economy, and supports the growth of the number of people in work. One of the k</del> <u>Key pledges to achieve this include in the Corporate Plan is to "supporting the business growth of our economy and the number of people in work", and enabling infrastructure improvements to regenerate the Districts urban spaces and deliver economic growth. commits the Council to helping to develop "a more diverse and resilient economy".</u>

Ref	Page	Policy/ Paragraph	Additional Modification																			
AM63	69	3.24	The <u>Corporate Plan</u> identifies key economic interventions with which the Council feels it can make a positive impact in improving 'people, places and prosperity' in the District. <u>A survey of over 3,000 residents was undertaken in 2015 to inform the Corporate Plan. This identified follows the emergence of the 'economy' and 'improving job prospects' as local residents' highest priorities (particularly young people) in a recent consultation. as one of the top ten resident's priorities.</u>																			
AM64	69	3.26	The Council's Culture and Enterprise Local Economy Policy (2011-2016) <del>together with its emerging economic strategy help</del> has helped to inform and complement the Local Plan																			
AM65	70	3.30	<b>Amend Para 3.30</b> This reflects the Council's own research over the last few years, <del>and is itself reflected in the Pledges in the Council's Corporate Plan.</del>																			
AM66	71	3.36	<table border="1"> <thead> <tr> <th>Area</th> <th>Site</th> <th>Floorspace</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Canterbury</td> <td>Land at Barton Farm</td> <td>70,000 sqm</td> </tr> <tr> <td><u>Land at Cockerling Farm, Thanington</u></td> <td><u>4,000 sqm</u></td> </tr> <tr> <td>Whitstable</td> <td><u>Land south of Ridgeway</u></td> <td><u>3,500 sqm</u></td> </tr> <tr> <td rowspan="2">Herne Bay</td> <td>Land at Strode Farm</td> <td>15,000 sqm</td> </tr> <tr> <td>Land at, and extension of, Altira Business Park</td> <td>33,000 sqm</td> </tr> <tr> <td colspan="2"><b>Total</b></td> <td><del>118,000</del> <u>125,500</u> sqm</td> </tr> </tbody> </table>	Area	Site	Floorspace	Canterbury	Land at Barton Farm	70,000 sqm	<u>Land at Cockerling Farm, Thanington</u>	<u>4,000 sqm</u>	Whitstable	<u>Land south of Ridgeway</u>	<u>3,500 sqm</u>	Herne Bay	Land at Strode Farm	15,000 sqm	Land at, and extension of, Altira Business Park	33,000 sqm	<b>Total</b>		<del>118,000</del> <u>125,500</u> sqm
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AM67	74	3.41	A new "Canterbury Start-up Programme" (Start My Biz), has been established to help boost business start-ups in the area, <u>focussing on Canterbury to begin with, but with the intention of expanding the programme which has now been expanded</u> across the whole District. The programme is supported by Canterbury 4 Business, <del>Business Support Kent,</del> and the Universities and Colleges, the East Kent Growth Fund and the Council. The purpose of the programme is to encourage new start-up businesses by providing business support in a range of ways.																			
AM68	74	3.42	The <u>City Council</u> will, therefore, support the re-use of upper floors which should also assist <u>Start My Biz and other business growth programmes.</u> <del>the Start-up Programme.</del>																			
AM69	77	3.49	There are also potentially quite significant benefits to be gained in relation to reducing traffic congestion, <del>and hence improving</del> air quality. In terms of the <u>City Council's</u> vision for the District, therefore, home-working <del>needs to be</del> <u>is</u> supported.																			

Ref	Page	Policy/ Paragraph	Additional Modification
AM70	77	3.52	The <u>City Council</u> wishes to support home-working in all areas of the District, as a way of encouraging new business to develop, <u>providing business opportunities for disabled people</u> and to assist in reducing congestion resulting from people travelling to different workplaces.
AM71	79	3.56	<del>A recent study estimated the annual local economic impact of the three principal universities at almost £153 million in 2009/2010 with over 3,200 district jobs (in addition to those already employed by the institutions) dependent on the spending of the universities and their students (Source: Canterbury City Council, 2011). Elsewhere the sector has important multiplier effects on other sectors of the local economy such as the construction, business services, retail and hospitality industries. A recent study estimated the total annual economic impact of the two principal universities at almost £909 million in 2014/2015 (Source: Viewforth Consulting Ltd, 2016).</del>
AM72	79	3.61	The <u>City Council</u> <del>recognizes</del> <u>recognises</u> that the fiscal environment for further and tertiary education is also changing rapidly, and that long-term planning may be complicated. It therefore seeks to continue to support the Universities and Colleges in the improvement, diversification and development of their educational offer, <del>but also</del> <u>and in addition</u> the development of business ideas stemming from innovative research and other University core business. The Universities differ in location and built form, <del>and this</del> <u>which</u> requires different policy approaches. The University of Kent is located on the edge of the City in a largely self-contained campus; Canterbury Christ Church University is located in a “ribbon” form around the edge of the <u>eCity Centre</u> , utilizing a number of sites.
AM73	79	3.62	The <u>City Council</u> <del>therefore</del> supports the preparation of long-term strategies for the University sites, and will work with the Universities to facilitate their preparation. <u>The boundary of the campus of the University of Kent is shown on the Proposals Map. However, it is recognised that should the current masterplan process identify a need to include proposals beyond the campus boundary, this could be dealt with through the planning process and the extent of the campus boundary may also be reconsidered when the Local Plan is reviewed.</u> The <u>City Council</u> will also support and work to promote links between the Universities and local businesses, and the development of new business ideas emerging from the Universities. Policy HD7 requires all future increases in academic or administrative floorspace resulting in an increase in student numbers to be matched by a corresponding increase in purpose-built student accommodation.
AM74	81	3.67	Whitstable Harbour is a small, but busy harbour, serving a range of business uses including minerals importation, fishing, and some restaurants and retail uses. It also has considerable significance in terms of its value to the local community and <del>to</del> visitors. It is the <u>City Council's long term</u> objective to support the continued business use of the Harbour, and the expansion of business uses within the Harbour, <del>in the long term</del> . Whitstable Harbour is located within the Town Centre boundary as set out in the Town Centres chapter. <del>Therefore, the</del> <u>The City Council</u> will not <del>therefore</del> normally support uses <del>which that</del> <u>which</u> would compromise <del>that the</del> <u>the</u> continued business uses, in particular, residential uses.

Ref	Page	Policy/ Paragraph	Additional Modification
AM75	82	3.69	The NPPF (paragraph 28 onwards) encourages local planning authorities to support economic development in rural areas, and this is supported by the <u>City Council's own</u> Corporate Plan.
AM76	83	3.73 (pt3/4)	<ul style="list-style-type: none"> <li>• <del>Setting</del> New agricultural buildings should be set into the landscape. ...</li> <li>• Screening with low maintenance native plants, <u>such as quick</u> growing conifers look suburban and should not normally be used in a rural setting.</li> </ul>
AM77	83	3.74	For sites within, <u>and affecting the setting of,</u> the Kent Downs AONB, regard should also be had to the AONB Landscape Design Handbook.
AM78	84	3.76	<p><del>The Government has recently published (April 2014) changes to permitted development rights for the change of use of some rural buildings to business and other uses for a short period. Beyond the scope of those proposals, the Council will apply the following policy.</del></p> <p>There are permitted development rights which allow for the change of use of some rural buildings to business and other uses for a short period. Beyond the scope of these permitted development rights, the Council will apply the following policy.</p>
AM79	86	3.78	This issue has been identified in the landscape appraisals <del>that have been</del> undertaken for the District. Any horse-related development proposal will need to satisfy the criteria in the design policies in the Plan, and any ancillary development or works should seek to employ a high standard of design, which should reflect the rural surroundings

#### Chapter 4 - Town Centres and Leisure

AM80	89	4.1	Our town centres are vitally important to the District's economy. In <del>2012</del> <u>2014</u> the wholesale and retail sector alone directly employed some 11,7 <u>6</u> 00 workers, which amounts to almost one in every five workers in the Canterbury District (Source: <u>British Business Register</u> Employment Survey, <del>2013</del> <u>2015</u> ). As well as retail, numerous other uses operate from town centres, including offices, leisure, entertainment facilities, <del>the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs and health and fitness centres, indoor bowling centres, and bingo halls);</del> and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). It is also home to many of the District's residents
AM81	89	4.2	A considerable evidence base has helped to inform the content of this chapter comprising local and national studies together with ongoing health monitoring conducted by the Council and its partners such as the <del>Canterbury City Partnership</del> Business Improvement District which will take on a greater role in enhancing the economic role of Canterbury over this plan period.
AM82	90	4.10	Local <del>Neighbourhood</del> Centres....

Ref	Page	Policy/ Paragraph	Additional Modification
AM83	91	4.15	This new right, however does not apply in much of the District, including Conservation Area's and the <del>AONB</del> <u>Area of Outstanding Natural Beauty</u> as the town centres and many of our village centres are within <u>these</u> designated <del>Conservation Areas</del> areas.
AM84	92	4.16	The City Council <u>has designated a Primary Shopping Area in Canterbury and Primary Shopping Frontages in Canterbury City, Whitstable and Herne Bay.</u> These areas are intended primarily for A1 (shops) use, to ensure a competitive retail offer and accessible shopping core, which will underpin healthy and thriving town centres. Alternative retail and non-retail uses can in most instances be located in the Secondary Shopping Frontages or wider town centre and still contribute to vitality and viability. The Council will continue to monitor town centre vacancies. This will be a relevant consideration in the application of Policy TCL2.
AM85	92	4.20	Policy TCL2 refers to active marketing at a reasonable rate. To demonstrate this, the marketing agent should keep a record of the marketing campaign and keep a log of enquiries and offers made. A marketing report should demonstrate that the property /site was marketed at a price and associated terms that are commensurate with market values, based on evidence from at least three recent transactions for comparative properties. Written evidence from an independent qualified and experienced valuer on the market values in the local area <del>w</del> could also be taken into account, alongside the marketing report <del>acceptable</del> . Where premises are marketed for lease, the length of lease offered should not be unduly restrictive and should include the potential for a short-term lease in appropriate cases. Details of the lease terms offered should be included in a marketing report.
AM86	97	4.33	Retail capacity studies carried out by DTZ in 2011 have reviewed future retail trends, the vitality and viability of the Canterbury City Centre and the quantitative retail needs of the City, Herne Bay and Whitstable. <u>This work was subsequently updated by GL Hearn in 2015.</u> The Council must provide an adequate framework to enable the retail industry to establish and maintain appropriate town centre sites to meet identified retail need, and ensure the <u>sub</u> -regional status of Canterbury's shopping provision is not eroded.
AM87	97	4.34	Comparison retailing relates to items not <u>purchased</u> obtained on a frequent basis, including clothes, footwear, household and recreational goods. Despite <u>comparison retailing being affected by the recent economic downturn, innovations in online retailing and changes in consumer behaviour using lower expenditure growth rates, more conservative future expenditure growth estimates, and stronger internet shopping growth forecasts, the Experian Retail Planner Briefing Note (October 2014) raises expectations regarding its longer term forecasts for annual comparison expenditure growth from 2.9% to 3.3%.</u> <del>r</del> Retail capacity forecasts undertaken in 2011 <u>2015</u> by DTZ <u>GL Hearn</u> have identified that sufficient capacity for new comparison floorspace should emerge over the forecasting period to support a significant new development(s) in <u>or around</u> Canterbury City <u>c</u> Centre. Combined <u>c</u> Capacity figures for both central and non-central provision <u>for the District</u> might rise to as much as 31,000 <u>33,800</u> sqm by 2021 <u>2031</u> . Due to limitations in long-term forecasting, these figures need to be treated with caution, but nevertheless a significant retail allocation should be made in or around the City to ensure this need is met , particularly for the earlier forecasting periods.

Ref	Page	Policy/ Paragraph	Additional Modification
AM88	97	4.35	<u>Herne Bay and Whitstable have localised catchments for comparison shopping and a much more limited shopping offer, befitting their respective roles in the Retail Hierarchy. Whilst Whitstable town centre does have a wider appeal and trades strongly its comparison capacity is remains relatively more modest, rising to 1550 sqm by 2021. There is also a theoretical capacity for 1700sqm by 2021 for non-central comparison floorspace. Although listed as non-central capacity the sequential approach must apply and the Council must seek to meet this capacity where possible in the town centre or edge of the town.</u>
AM89	97	4.36	<u>In contrast, Herne Bay has an under-performing town centre, due to the limited range of comparison goods retailing and the strength of Canterbury. Once completed, significant comparison retail in the Central Development Area, as well as other allocations in the Herne Bay Area Action Plan, will use and indeed exceed, any available capacity for additional floorspace for the foreseeable future.</u>
AM90	97	4.37	<b>Food Retail Need (Convenience)</b> <u>Convenience retailing relates to items purchased on an everyday basis such as Canterbury is well provided for convenience goods (including food, drink and non-durable household goods), with. Retail capacity forecasts by both DTZ (2011) and GL Hearn (2015) show that Canterbury is well provided for in terms of convenience goods an increase in convenience floorspace in recent years. This and the fact that Experian (2014) expect annual convenience expenditure growth to dip from 0.8% to 0.6% means There is no overriding need for new floorspace in the immediate future and therefore any new proposals for additional food retail would need to present a strong qualitative or regeneration argument.</u>
AM91	100	4.46	<u>Until May 2016, there are some limited additional permitted development rights for shops and offices. Further information can be found on the <a href="#">Planning Portal</a>.</u>
AM92	102	4.57	<u>Whitstable has a successful retail offer of independent shops. Similar to Herne Bay, Similarly Whitstable has limited retail capacity. As such, significant additional out-of-town floorspace should not be permitted.</u>
AM93	103	4.61	Environmental improvements might include pedestrian bridges, subway improvements, seating, speed limits, signage and lighting improvements, improvement to the consistency of materials and layout and the use of high quality street furniture, surfaces and planting. Policy DBE12 gives further advice on public realm improvements.
AM94	104	4.63	With the exception of the Roger Britton Carpets site (190 Wincheap), the Mixed Use development sites in Policy TCL10, have approved development briefs or principles. The Kingsmead Development Brief, which was published in 2004, extends well beyond the mixed use allocation, but gives advice on the role this site will play in the regeneration of the wider area, including provision for the riverside walk and urban enhancements. There is also a <del>an adopted</del> development brief for the area around Canterbury West Station, <u>adopted in 2011.</u>

Ref	Page	Policy/ Paragraph	Additional Modification
<b>Chapter 5 - Transport</b>			
AM95	109	5.3	Westwood Cross, <del>and</del> Sittingbourne/ Isle of Sheppey - <del>and</del> a new garden town at Otterpool, Folkestone. Government forecasts suggest a <u>100</u> <del>101</del> % increase ....
AM96	110	5.9	Corporate Plan <del>2011 – 2016 – 2020</del>
AM97	111	5.10	<p>The <del>current</del> Corporate Plan was adopted in 2016 and it aims to enable infrastructure improvements to regenerate our urban spaces and deliver economic growth. Across the district, the Corporate Plan aims to support the roll-out of the most advanced digital technology, make our car parks as accessible and attractive as possible and aims to tackle congestion. The Corporate Plan also aims to enable the building of a new Bridge A2 junction, a new A2 off slip road at Wincheap, Canterbury, a Herne Relief Road, a Sturry Relief Road and increase park &amp; ride capacity in Canterbury.</p> <p><u>September 2011 and it sets out a number of Council pledges relevant to the Transport Strategy :</u></p> <ul style="list-style-type: none"> <li>• <u>Support the growth of our economy and the number of people in work;</u></li> <li>• <u>Plan for the right type and number of homes in the right place to create sustainable communities in the future;</u></li> <li>• <u>Support improvements to tackle traffic congestion;</u></li> <li>• <u>Tackle disadvantage within our District;</u></li> <li>• <u>Make our district cleaner and greener and lead by example on environmental issues .</u></li> </ul>
AM98	111	5.11	<p><del>These pledges were broadly supported by a wide range of local stakeholder groups. Some of the key actions in the Corporate Plan relate directly to the strategic direction of the Local Plan which will affect the Transport Strategy. These actions include:</del></p> <ul style="list-style-type: none"> <li><del>• Preparing and delivering a Local plan that strengthens and diversifies our economy in our City, towns and villages;</del></li> <li><del>• Making best use of existing land and identifying new opportunities to enable existing businesses to stay and expand and for new businesses to locate to the area;</del></li> <li><del>• Supporting higher and further education organisations to achieve their ambitions and to create jobs for new graduates and others in the local community;</del></li> <li><del>• Through the Council's plans, encouraging and influencing the growth of the economy, especially in the knowledge based sector;</del></li> <li><del>• Encouraging the building of the right number of homes in the right place to support job growth;</del></li> <li><del>• Ensuring the Local plan allocates enough land for enough homes to meet the needs of our sustainable communities in the future;</del></li> <li><del>• Ensuring new building development occurs in the right places to support the broader travel options and promoting alternatives to reduce traffic across the district; and</del></li> <li>• Ensuring that our plans and activities give sufficient protection to heritage sites and the built and natural environment</li> </ul>

Ref	Page	Policy/ Paragraph	Additional Modification
AM99	112	5.16 & 5.17	<p>The preparation and submission of a Local Transport Plan (LTP) is a statutory requirement of all local transport authorities in England. An LTP sets out the authority's policies and delivery plans for managing and improving the local transport network including Public Rights of Way through KCC's Countryside and Coastal Access Improvement Plan. The government's Guidance on LTPs (July 2009) made clear that they should reflect and support Local Plans and that, in two-tier areas, County Councils should work closely with districts to ensure alignment between these documents and ensure that the transport implications of development proposals are identified and mitigated at an early stage in the planning process.</p> <p>KCC's strategic approach for Kent's third Local Transport Plan (LTP3), covering the period 2011 to 2016, was to develop five LTP3 Themes aligned to the previous government's national transport goals. These themes are:-</p> <ul style="list-style-type: none"> <li>● Growth Without Gridlock – covering the objectives of traffic management, unlocking regeneration and housing growth, improving access to jobs and services, and supporting the function of the county's international gateways;</li> <li>● A Safer and Healthier County – covering the objectives of safer roads, active travel, and a safe and secure network;</li> <li>● Supporting Independence – covering the objectives of improving access to public transport, walking and cycling, particularly in disadvantaged areas;</li> <li>● Tackling a Changing Climate – covering the objectives of reducing emissions from transport and smarter travel; and</li> <li>● Enjoying Life in Kent – covering the objectives of improving access to learning, culture, social networks and the countryside, enhancing the journey experience, protecting Kent's natural and built environment, and providing for sociable streets.</li> </ul> <p>The LTP3 Implementation Plans allocate the funding over the five years up to 2016 to these themes with additional Implementation Plans and funding for the Members Highway Fund and Crash Remedial Measures.</p> <p><u>The preparation and submission of a Local Transport Plan (LTP) is a statutory requirement of all local transport authorities in England. An LTP sets out the authority's strategic and countywide priorities and provides a framework for highlighting cross-district and local priorities of particular significance.</u></p> <p><u>KCC's ambition for Kent's fourth Local Transport Plan (LTP4), covering the period 2016 to 2031, is to deliver safe and effective transport, whilst ensuring that all Kent's communities and businesses benefit, the environment is enhanced and economic growth is supported. This ambition is to be realised through the following five overarching policies:</u></p> <ol style="list-style-type: none"> <li>1. <u>Economic growth and minimised congestion</u></li> <li>2. <u>Affordable and accessible door-to-door journeys</u></li> <li>3. <u>Safer travel</u></li> <li>4. <u>Enhanced environment</u></li> </ol>

Ref	Page	Policy/ Paragraph	Additional Modification
			<p>The priorities for Canterbury include:</p> <ul style="list-style-type: none"> <li>• <u>Sturry Link Road</u></li> <li>• <u>Herne Relief Road</u></li> <li>• <u>Wincheap: New eastbound A2 off-slip, relief road and new traffic management scheme</u></li> <li>• <u>South Canterbury – fast bus link and improved walking and cycling links</u></li> <li>• <u>New A2 interchange at Bridge</u></li> <li>• <u>Completion of A28 Sturry Road bus link</u></li> <li>• <u>A28 Sturry Road integrated transport package</u></li> <li>• <u>Vauxhall Road/Broad Oak Road junction capacity improvements</u></li> <li>• <u>Expansion of park and ride sites</u></li> <li>• <u>Extension to Crab and Winkle Way</u></li> <li>• <u>Tourtrel Road roundabout improvements</u></li> <li>• <u>Improved access to Canterbury West station</u></li> <li>• <u>Expansion of Urban Traffic Control</u></li> <li>• <u>Herne Bay to Canterbury cycle route</u></li> <li>• <u>Whitstable traffic management</u></li> </ul>
AM100	119	5.37	<p>The availability, cost and location of parking all influence whether someone uses the car. There is little point promoting alternative forms of transport unless the demand for car parking is carefully managed and controlled. This Local Plan looks to balance the need for parking with the need to manage the use of the private car. This will be achieved through increasing car parking spaces at the park and ride sites, <del>reducing the number of City centre parking spaces</del> and setting parking charges to influence travel choice.</p>
AM101	119	5.41	<p>The regeneration of Wincheap Industrial Estate will require the delivery of a <del>n</del> <u>new eastbound A2 off – slip at Wincheap</u> .....</p>
AM102	120	5.43	<p>There is an existing planning consent to expand capacity at the New Dover Road site from 600 to 800 spaces. <del>and it is expected that this expansion will be provided by 2014. and additional 110 spaces were provided at this site in 2014.</del></p> <p>In addition, this plan identifies a large strategic allocation at South Canterbury including a new grade separated interchange on the A2 near Bridge. It is proposed, as part of this development, that the existing New Dover Road park and ride is expanded and re-sited close to a new A2 interchange, <u>this will provide an overall capacity of 1000 spaces and this will be included in a development brief.</u></p>
AM103	122	5.49	<p>Key transport infrastructure that is required in the Wincheap area during the plan period includes :</p> <ul style="list-style-type: none"> <li>• <u>New eastbound A2 off-slip road, .....</u></li> </ul>

Ref	Page	Policy/ Paragraph	Additional Modification
AM104	123	5.50	The Local plan has identified a strategic development site at South Canterbury. This is for mixed use development including housing, a community hub, play areas, green spaces, two primary schools, a doctor's surgery and commercial, <u>extended park &amp; ride and the potential relocation of the hospital.</u>
AM105	124	5.53	The current traffic using the A291 through the centre of Herne causes congestion and high levels of pollution. <del>Any new development sites allocated in Herne Bay which would create additional traffic would be required to fund a relief road through the Strode Farm area and improvements to Bullockstone Road.</del> <u>As identified in Policy SP3, improvements to the A291 corridor will be expected, including highway infrastructure works having regard to the requirements of the Highway Authority and may include improvements to Bullockstone Road which forms part of the Herne Relief Road as referred to in Policy T13 and identified on the Proposals Map.</u> <u>Any new development sites allocated in Herne Bay which would create additional traffic would be required to fund a relief road through the Strode Farm area and improvements to Bullockstone Road.</u> The City Council will enter into legal agreements with the relevant site owners/agents to ensure that the Herne Relief Road is delivered at an appropriate point with fair and proportionate contributions from all relevant developments.
AM106	125	Policy T15	<del>The Council will seek to implement a local distributor A road between linking Chaucer Road and the A257 as identified on the proposals map (Barracks Link, Inset 1), funded by the</del> <u>will be provided as part of the development of the Howe Barracks Strategic Site .....</u>
AM107	126	5.60	..... National Planning Policy Framework, <u>paragraph 32</u> , ....
AM108	126	5.61	Canterbury City Council will work in partnership with Kent County Council to target those organisations in the District which are generating high volumes of traffic, especially, but not only, those impacting on <u>the Air Quality Management Area (AQMA).</u>
AM109	127	5.62	Improvements in communications technology have the potential to reduce the need to travel significantly. Home working has potentially quite significant benefits to be gained in relation to <u>providing business opportunities for disabled people</u> , reducing traffic congestion and hence improve air quality.
AM110	127	5.63	In order to assess the transport implications of future development, Canterbury City Council and KCC have jointly funded a strategic multi- modal VISUM model for the District. The model simulates traffic on the existing network and can test the <u>cumulative effect</u> of major new development on the network and/or model changes to the network.

Ref	Page	Policy/ Paragraph	Additional Modification
<b>CHAPTER 6 - Tourism and the Visitor Economy</b>			
AM111	129	6.2	The Corporate Plan <del>2012-2016-2016-2020</del> .....
AM112	129	6.3	The East Kent <del>Community Strategy</del> <u>Growth Framework (EKGF)</u> sets out <del>a</del> <u>an overarching strategic approach for identifying investment priorities to achieve long-term economic growth across East Kent between 2017 and 2027. The Framework incorporates the five East Kent districts of Ashford, Canterbury, Dover, Shepway and Thanet.</u> The vision is to have a distinctive profile .....
AM113	129	6.4	..... Within East Kent, there is a growing national and international recognition and publicity of this geographical cultural growth area, which has developed through the volume of cultural and sporting regeneration programmes, <del>and</del> capital infrastructure programmes <del>primarily in the Canterbury, Margate and Folkestone ‘triangle’</del> <u>and the emerging reputation and attraction of a food and drink based offer. The Canterbury food and drink festival, the Whitstable Oyster festival and the Faversham Hop festival also attracts numerous visitors to the area.</u>
AM114	129	6.6	..... With Canterbury Cathedral, St Augustine’s Abbey, Beane Institute <del>and Royal Museum,</del> <u>House of Art and Knowledge</u> .....
AM115	130	6.9	The National Planning Policy Framework, <u>paragraph 23</u> , ....
AM116	130	6.10	Canterbury’s cultural heritage acts as a strong attraction for visitors, and tourism is, and has always been, a key activity <u>and economic driver</u> in the District.
AM117	130	6.12	.... The Council’s <del>Cultural Policy</del> <u>Corporate Plan</u> sets out the Council’s <del>strategy-intentions</del> <u>for delivering this.</u>
AM118	130	6.14	As an industry, the District’s overall visitor economy, which includes the cultural infrastructure, supports over <del>8,000</del> <u>9,378</u> jobs, <del>12%-15%</del> of the District’s employment profile, bringing more the <del>£347.453</del> million to the District in <del>2010-2015</del> via an estimated <u>7.2</u> million visitors a year.
AM119	130	6.15	The Council’s <del>Visitor Economy Policy</del> <u>sets out how to direct investment and attract and retain visitors to the District, whilst seeking to balance the needs of local residents, the environment and visitors. The policy understands the value and distinctiveness of Canterbury City’s offer and its role in capitalising on this reputation to disperse visitors to other attractions throughout the wider District.</u>
AM120	131	6.19	The Council will also seek ..... <del>This will be achieved through the implementation of the Council’s Cultural Policy, which</del> <u>and will promote cultural well- being across the District.</u>

Ref	Page	Policy/ Paragraph	Additional Modification
AM121	132	6.22	.....Although cultural activity and development is predominately clustered around our town centres, the Council will work with developers to provide cultural interventions and benefits through the application of the Council's Public Art Policy. <del>through Developer Contributions. Other Funding may also be available through</del> <u>the Community Infrastructure Levy (CIL) and other sources, such as from arts bodies, and charitable trusts or donations</u>
AM122	133	6.29	<del>The World Heritage Site which includes</del> <u>the Cathedral, St Augustine's Abbey and St Martin's Church alongside</u> <del>and</del> the historic built environment also continues to attract many visitors.
AM123	135	6.37	....the <u>City Council</u> may require evidence of a pricing strategy and market competitiveness, . <u>The City Council will require evidence to show</u> <del>and</del> that marketing and promotion has been undertaken in recognised tourism publications and channels over the previous <del>two years</del> year continuously. Evidence of a lack of demand may also be required and <del>will</del> <u>should</u> be based on the preceding three years occupancy rates and returns.
AM124	136	6.40	Development and renewal would be subject to other policies in the plan including those relating to <u>flooding</u> , landscape, and design and nature conservation.
AM125	137	Policy TV4	The Council will grant planning permission for new touring and static caravan tourist sites within the District or the refurbishment and expansion of existing sites provided that the proposals meet the aims of the relevant <u>flooding</u> , design, and landscape and biodiversity policies.
AM126	137	6.44	Evidence at South East regional level indicates that there is a shortfall of Marina provision along the North Kent coast between Ramsgate harbour and facilities around the Medway estuary. <del>However, there would appear not to be a requirement to make provision for a Marina within the Canterbury District during the plan period. given the fact that there are already firm proposals for Queenborough and Rushmeade and Sheerness. There are long term proposals for further provision at Sheerness and these would</del> <u>could</u> provide the additional berths required along the North Kent coast <u>during the plan period</u> . If, however, proposals are received for further provision within the Whitstable and Herne Bay areas they would be considered against Policy TV5. <u>Any proposals for marina provision needs to be in conformity with the Marine Policy Statement 2011 and the Marine Management Organisation will need to be consulted on any proposals.</u>

Ref	Page	Policy/ Paragraph	Additional Modification
<b>Chapter 7 - Climate Change, Flooding, Coastal Change and Water Resources</b>			
AM127		7.1	The issue of climate change is of global importance, and it is essential that activities in District contribute to national objectives for reducing carbon emissions. Many of the necessary actions will need to be delivered locally and will require both adaptation and mitigation measures. The NPPF recognises that planning plays a key role to "secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy ...".
AM128	145	7.5	Numerous policies in this plan will assist in reducing the impact of development on climate change, including policies to ensure an appropriate location and density of development (particularly Chapter 2 relating to housing and Chapter 3 relating to economic development). Approaches to sustainable travel are set out in Chapter 5 and the policies in the Design and Built Environment section of this plan (and policies DBE1, and DBE2 and <del>DBE6</del> relating to sustainable design and construction in particular) are key to mitigating the impact of new development. Responses include, site selection, orientation and layout and accessibility to travel alternatives, <del>meeting Level 4 of the Code for Sustainable Homes</del> and installation of renewable micro-generation equipment. For further information see the Sustainable Design and Construction Measures checklist at Table D1 in the Design and the Built Environment chapter.
AM129	145	7.7	Renewable Energy for Kent', a study prepared for <del>KCC in 2011</del> Kent County Council in 2012, updates existing renewable energy studies for Kent to identify resource potential for renewable energy. <u>It also sets a target for Kent to commit to a reduction in greenhouse gas emissions of 34% by 2020 and 60% by 2030.</u> In the Canterbury District <u>the study identifies the there is a</u> <del>theoretical</del> potential for commercial wind energy (although there are numerous physical and non-physical constraints, including the AONB), a significant biomass resource (the Blean and other managed woodlands), potential opportunities for district heating networks and significant potential for improvements to existing buildings. There is, of course, a significant gap between the physically accessible resource and what is <u>viable and practically deliverable.</u>
AM130	145	7.10	The particular planning considerations that should be considered when determining applications for different renewable energy technologies are set out in the <u>Government's National Planning Practice Guidance.</u> The guidance gives advice on how cumulative impacts of wind and solar farms can be considered. <del>Certainly the</del> <u>The City Council will expect clear commitments to returning land associated with solar farms or wind farms to their previous use and productive condition once the use ceases.</u> While in use the <u>City Council will encourage land diversification alongside its new use – incorporating biodiversity enhancements, or a continued agricultural use.</u> In 2014 BRE National Solar Centre published 'Biodiversity Guidance for Solar Developments'.

Ref	Page	Policy/ Paragraph	Additional Modification
AM131	146	7.11	The Government had proposed changes to Part L of the Building Regulations that <del>would</del> <u>will have expected</u> all new dwellings to be zero carbon after 2016 (the zero carbon target for non-domestic builds applies <del>d</del> from 2019, with earlier dates for schools (2016) and public sector buildings (2018)). <u>However, the implementation of this has been put on hold and may well be reviewed.</u> The definition of zero carbon requires new dwellings to take into account: emissions from space heating, ventilation, hot water and fixed lighting; and exports and imports from the development (and directly connected energy installations) to and from centralised energy networks. <del>By following</del> <u>If this policy was to be implemented</u> the Government <del>will</del> <u>would</u> expect new buildings to have net zero carbon emissions from regulated energy use over the course of a year
AM132	148	7.18	The <u>City Council</u> will expect the <del>new</del> <u>allocated</u> Strategic Sites to provide site wide renewable, <u>low carbon</u> or <del>gas fired</del> Combined Heat and Power <u>energy</u> or alternatively to connect to an existing <u>local</u> network. <del>Due to the significant landscape and wildlife constraints in the District it is considered this would be a crucial method of delivering renewable and low carbon energy to these developments.</del> Preference will be given to schemes that capitalise on <u>renewable or biomass</u> as an <u>energy fuel</u> source and work is underway to stimulate demand and develop local, sustainable supply chains.
AM133	150	7.25	The <u>City Council's</u> Strategic Flood Risk Assessment (SFRA), <u>as revised</u> , provides guidance for the completion of site specific Flood Risk Assessments as well as setting out policy recommendations to help manage the risk of flooding elsewhere in the District. Copies of the document are available to view at the Council offices.
AM134	150	7.28	This may include protecting <del>their</del> properties by preventing or limiting the amount of water entering the home (flood resistance) or constructing a building in such a way that although floodwater may enter the building, its impact is minimised (flood resilience) (i.e. no permanent damage is caused, structural integrity is maintained and it is easier to dry and clean). Measures may include safe access and escape routes, flood resilient building techniques including the siting of electrical controls and appliances at higher levels, raising ground or floor levels, the use of sustainable drainage systems and <del>potentially</del> flood barriers. <del>However, these</del> <u>These</u> measures cannot be used to justify inappropriate development in inappropriate locations. Development should ensure that <del>they do it does</del> <u>it does</u> not exacerbate or create flood risk elsewhere. Sustainable Drainage Systems are key and the <u>City Council's</u> requirements are set out at Policy CC11.
AM135	151	7.33	Known areas at risk of flooding include Blean, Chestfield, the Gorrell Stream, Swalecliffe Brook, Westbrook, Plenty Brook, Great Stour, Little Stour and Nailbourne river <u>and are shown on the proposals maps.</u>
AM136	153	7.41	As part of its commitment to reducing the risk of flooding, the City Council will <del>encourage</del> <u>work with</u> the County Council, Environment Agency and other statutory undertakers to investigate the feasibility of, and carry out, flood alleviation measures in areas at known risk of flooding.

Ref	Page	Policy/ Paragraph	Additional Modification
AM137	156	7.52	As the natural river catchment is ultimately the sink for urban runoff it is vital that stormwater discharges are managed effectively both in terms of quantity and quality. A highly effective way of doing this is through the use of Sustainable Drainage Systems (SuDS). <u>The utilisation of SuDS has the potential to reduce the risk of pollution. The “first flush” of runoff contains the initial flush of pollutants that has built-up on surfaces during the preceding dry period. Interception of small rainfall events, i.e. rainfall events less than or equal to 5mm, would mimic greenfield runoff characteristics and reduce the pollutant loading to downstream systems by retaining this volume within the site.</u> SuDS are designed to reduce the potential of flooding on new and existing urban developments, often working by ensuring that water can soak away into the underlying soil or holding water temporarily. By doing this the amount of water entering drains or the river can be reduced or delayed, thereby reducing the likelihood of flooding.
AM138	157	7.53	As more development takes place and the amount of impermeable surfaces increase, the use of SuDS, including soakaways, swales, rain gardens and porous/permeable surfaces, has an important role to play in allowing stormwater to enter the ground directly and not to place unrealistic loads on the downstream water network. <u>The drainage system must account for likely impacts of climate change and changes in impermeable area over the design life of the development. Utilisation of SuDS provides greater flexibility to accommodate changes. As well as providing other benefits such as mitigation of heat island effect and enhancing biodiversity.</u> Green roofs can also have the advantage of slowing down runoff from roofs and also providing a useful refuge for wildlife.
AM139	157	7.55	When carefully designed, SuDS can have numerous other benefits, such as opportunities for rainwater harvesting, protecting and enhancing ground water quality, providing wildlife habitats and providing interesting landscape structures and water features. These features such as ponds, ditches and swales can be integrated into on-site green infrastructure <u>and biodiversity networks.</u>
AM140	157	7.57	Some areas of the District are located with a Groundwater Protection Zone to protect drinking water supply. In these areas SuDS proposals must be discussed with the Environment Agency. Developers should refer to <del>the Environment Agency</del> <u>guidance "Groundwater Protection: Policy Principles and Practice" (August 2013) "The Environment Agency's approach to groundwater protection (March 2017)"</u> and any site proposed for development should be screened using this document for acceptability. Where infiltration SuDs are to be used for surface water run-off from roads, car parking and public or amenity areas, they should have a suitable series of treatment steps to prevent pollution of groundwater. The design of infiltration SuDs schemes and their treatment stages needs to be appropriate to the sensitivity of the location and subject to relevant risk assessment. In particular, infiltration SuDs in Source Protection Zone (SPZ) 1 are unlikely to be acceptable unless the supporting information shows that the scheme will not pose an unacceptable risk to groundwater.

Ref	Page	Policy/ Paragraph	Additional Modification
<b>Chapter 8 - Design and the Built Environment</b>			
AM141	163	8.1	.....This vision demands a high quality of design that cannot afford to allow poor <u>quality</u> development. High quality design requires a clear understanding of the local physical, social, economic and environmental context. The City Council will promote the use of skilled designers to help deliver the vision. <u>Where appropriate supplementary planning guidance, Ddesign codes, development briefs, master plans and detailed design guidance will be prepared and adopted</u> to help guide new developments.
AM142	164	8.5	In planning for <del>the achievement of</del> high quality and inclusive design, developers should have regard to national <u>good best practice set out in By Design – Urban design in the planning system: towards better practice; By Design – better places to live; Safer Places – the Planning System and Crime Prevention; and Planning and Access for Disabled People: A Good Practice Guide.</u> In addition developers should refer to The Kent Design Guide (December 2005) which is a companion document to the design principles discussed in this Local Plan. Canterbury City Council has adopted ‘Kent Design’ as a Supplementary Planning Document (SPD). In addition guidance on Archaeology, Conservation and Heritage, Shopfronts and Shopfront Security, and Outdoor Lighting have also been produced and adopted. A number of <del>site specific development briefs and</del> <u>detailed guidance documents</u> are already available from the City Council, <del>{including development briefs, conservation area appraisals, landscape appraisals and area based design guidance}</del> . <u>Masterplans, dDevelopment briefs and/or design codes will be produced to help explain the local context and what is required from a development. This guidance may be prepared by the City Council or by developers to help inform well designed developments.</u> The use of skilled designers and design review will be promoted to help deliver the City Council’s vision for the District. Pre-application discussions on proposed developments <del>s</del> will be encouraged to help inform the design process. <del>These documents and processes are intended to assist the local planning authority in making decisions and help people who are applying for planning permission. By providing this</del> <u>This guidance and advice, the City Council will help</u> ensure that good quality development is achieved.
AM143	164	8.6	Sustainable development can be defined as “development that meets the needs of the present without compromising the ability of those in the future to meet their own needs” (the Brundtland definition from ‘Our Common Future, the United Nations World Commission on Environment and Development, 1987). <u>The guiding principle is enshrined in the National Planning Policy Frameworks presumption in favour of sustainable development.</u> The Government’s five guiding principles of sustainable development are: “living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly”.
AM144	168	8.11	New homes should be constructed using sustainable methods and built to meet the needs of present and future occupants. Homes should provide good internal and external spaces <u>standards</u> and be constructed to use the minimum of energy consumption for heating <u>and lighting</u> .

Ref	Page	Policy/ Paragraph	Additional Modification
AM145	168	8.13	For the installation of renewable energy (micro-generation) equipment applicants may need to apply for both planning permission (and listed building consent if relevant) and Building Regulations approval. Permitted development rights allowing householders to install specified types of micro-generation equipment without applying for planning permission, in certain circumstances, <del>were introduced on 1 December 2011</del> . If a proposal is not 'permitted development' then a planning or listed building consent application will need to be submitted to the City Council before work can begin. If the proposal relates to a listed building, or is within a conservation area or in the Kent Downs Area of Outstanding Natural Beauty (AONB), the controls over permitted development are slightly more restrictive.
AM146	170	8.19	The starting point for all good design is the context of the specific site in question (the character and setting of an area within which a <del>projected</del> scheme will be situated). Understanding context involves understanding and responding to the pattern of the built and natural environment, <u>heritage and historic uses</u> , and the social and physical characteristics of the locality in order to be able to produce locally distinctive design. The character of settlements and small groups of buildings arises from the layout pattern of buildings, streets and spaces, density, grain, scale (height and massing), details <del>and materials</del> , <u>and historic uses</u> . The relationship between built form (scale and materials), <u>heritage</u> and <del>their</del> landscape setting is a key feature of distinctive local character
AM147	171	8.21	<u>The Canterbury District is an attractive area rich in architecture of every period and style. The design quality achieved in the past</u> <del>was has been</del> generally very high, particularly in respect of the sense of place, 'rightness' and delight. The quality of design in new developments is one of the most obvious measures of success of the planning system- <del>and the expectations for quality in design have been</del> <u>are rising over the past decade</u> . <del>Future generations will judge us by the quality of what we build today</del>
AM148	173	8.24	<u>Modern Design</u> In certain circumstances the <u>City Council</u> will consider creative and modern design solutions in appropriate locations. Although modern in their design, proposals will need to reflect local context and distinctiveness, be fit for purpose and stand the test of time.
AM149	173	<i>title</i>	Design and Access Statements, <u>Masterplans</u> , Development Briefs and <u>Design Codes</u> <del>Sustainability Statements</del>
AM150	174	8.31	Including information about the sustainability principles incorporated in the development can be a useful method of clarifying the ways in which the objectives of sustainable development have been incorporated. Where appropriate A sustainability statement should provide information on the subjects contained within the sustainability checklist in Table D1. This statement could be included in the design and access statement. The sustainability statement is an important means by which applicants should demonstrate design quality. For major developments (as defined in the General Development Procedure Order 1995 2015 or subsequent amendments), and on strategic sites, a sustainability statement should form a separate document that focuses in detail on measures taken to reduce environmental impact and enhance social and economic benefits. An energy statement may also be required as part of this process.

Ref	Page	Policy/ Paragraph	Additional Modification
AM151	176	8.34	Any proposal for large scale development should seek to provide a <u>high quality, clear and coherent design framework layout that incorporates the design objectives of Policy DBE3 and any approved masterplan, design code or development brief or other guidance adopted by the City Council and provides a higher quality development in the surrounding area.</u>
AM152	177	8.35	Applications for subsequent stages and/or revisions to stages that have already received planning permission will <del>only</del> be considered favourably if they are consistent with the overall principles of the development and any approved <u>masterplan, design code, Development Brief or other guidance.</u>
AM153	177	8.38	..... In addition to the above, the City Council has adopted specific design guidance for the New Dover Road area. Development proposals in this area should take into account <del>this</del> <u>any relevant adopted design advice.</u>
AM154	178	8.40	<b>Whitstable</b> is a town of two storey houses with a central area of two or three storeys. The predominant building height is an active ground floor with a residential floor over. Building heights should be determined by the immediate context of a development. There are two tall buildings in Whitstable that do not fit with their context (21-23 High Street and Windsor House on Belmont Road). If these buildings are re-developed they should be replaced with two to three storey buildings appropriate to the location. The City Council has adopted specific design guidance in respect of two areas within Whitstable, notably Joy Lane and Marine Parade. Development proposals in <del>these</del> <u>this</u> area should take into account <del>this</del> <u>any relevant adopted design advice.</u>
AM155	179	8.46	In order to address the concerns over inadequate dwelling size in new housing, <u>developers should have regard to DCLG's minimum space standards. space standards have been prepared. The standards relate to a minimum gross internal floor area (GIA – measured to the internal face of the perimeter walls) of accommodation for a specific number of bed spaces. The more bed spaces provided the more space is required for living, sleeping, cooking and storage.</u>
AM156	183	8.51	.....There are fewer homes being built than new households that are being formed each year and consequently there is a housing shortage. Part of this demand is being met by infilling and intensification of existing housing developments. <del>Selling off part of a large garden for development, for example, is a way in which building land can be made available, although this is now not included in the Government's definition of previously developed land.</del>
AM157	183	8.52	.....The City Council has produced guidance on Residential Intensification (April 2008) and development proposals should have regard to this guidance <u>where relevant.</u>
AM158	184	8.54	Site layout and the orientation of development should follow the character of the area, particularly in <u>infilling or adding onto</u> well-established residential areas where houses fronting the road with an established building line are the norm. If a new cul-de-sac is to be created the houses at the entrance should front the main road in order to retain the appearance of the street frontage. <u>New housing development should work to develop coherent building lines, plot boundaries and layouts.</u> Possible development plots should be of a similar size to those prevailing in the adjoining area – i.e. wide enough to locate the building(s)

Ref	Page	Policy/ Paragraph	Additional Modification
			with adequate separation between them. The depth of frontage (i.e. front garden) should be maintained especially where front gardens contribute to the character of the area. Where depths of frontages vary greatly the minimum depth of frontage should be an average size and not be reduced to the shallowest plot. Examples of suitable plot layouts and other guidance can be found in the <del>Council's Residential Intensification Design Guide (2008)</del> <u>Kent Design Guide</u> .
AM159	184	8.55	New dwellings should be sited to prevent any direct overlooking of habitable rooms of existing neighbouring houses. New dwellings should be positioned away from common boundaries to ensure that windows do not overlook principal elevations and that daylight and sunlight are not adversely affected. Proposals should retain important trees, <u>hedgerows</u> and landscape features and should not disturb wildlife corridors. Large gardens that make a significant contribution to the character of the area and its biodiversity should not be lost <u>retained and created where possible</u> .
AM160	184	8.56	New development proposals <u>within an established residential area will be</u> when considered acceptable in principle <u>if they will</u> need to fit in with existing built form in terms of density, appearance, proportion, scale, and massing. <u>New housing development on greenfield or large brownfield sites should tie in with the adjoining areas and develop a coherent built form and character in its own right</u> . Proposals to develop at a scale and massing that are considered to be out of character with the adjoining area, and would harm the surrounding context will be resisted. Backland development will only be allowed where it does not affect the amenities of surrounding properties. The new development should avoid the overlooking of existing private amenity space.
AM161	184	8.57	The height form and footprint of the proposed building, particularly in respect of infill developments, <u>and the width of building plots and any proposed infill dwelling</u> should be similar to that prevailing along the road frontage. There should be adequate side boundary separation of buildings in the street frontage; appropriate separation will be required between houses depending on the location's streetscape. Sufficient parking shall be provided on site. A limited amount of parking can be provided to the front of the house in the garden if the space is well landscaped and designed in such a way that the hard surfacing does not dominate and cover the whole of the front garden. The drainage of such hard surfaced areas should be via a sustainable drainage system <u>where appropriate</u> . Vehicular access points should be designed in accordance with the standards set out in Kent Design.
AM162	185	8.60	Apartment designs and developments of flats will be resisted in locations where they are considered to be out of scale and context with the surrounding area. They will also be resisted where the site's location is considered to be unsustainable in terms of convenient, easy and safe pedestrian links to local facilities and public transport links. Intensive housing or apartment developments should be avoided unless they are of an appropriate scale. <u>Where buildings are being converted into apartments the footprint of the new building should be</u> is similar to that of the existing dwelling.
AM163	185	8.61	The Government has recently amended permitted development rights, from 30 May 2013, to allow for single storey extensions to be built, without the need for planning permission in unprotected areas, <del>for a period of 3 years,</del> up to 30 May <del>2016-2019</del> . The temporary new rights allow that in unprotected areas, single-storey rear extensions with a depth beyond the rear wall of eight

Ref	Page	Policy/ Paragraph	Additional Modification
			metres should be allowed under permitted development rights, for a detached house, and six metres for any other type of house. The extension must not be more than four metres in height. Although planning permission may not be required, householders must still notify the City Council of the proposal, to allow adjoining neighbours to be notified and have an opportunity to comment. Further advice can be found in the DCLG Permitted Development for Householders Technical Guidance (April 2014). Upon expiry of these rights in May 2016, and in the absence of any other central Government changes, the City Council will apply the following approach to alterations and extensions.
AM164	186	8.66	Extensions can be designed so as to appear part of the original concept or, alternatively, as a contemporary addition. Both of these approaches require skill, in the former case an extension may not be noticeable; in the latter the extension would be different, but compatible, and attractive in its own right. It is usually preferable to leave the existing 'original' house/building intact and extend under a separate roof. <u>In most circumstances</u> the ridge height of the extension should be lower than the original. If the extension is smaller, lower and follows the design of the original it should be acceptable. Bulky, box like, flat roof extensions should be avoided. In order to provide a break between the old and the new a setback <del>is</del> <u>may be used</u> <del>advisable</del> . This will help the extension read as being subsidiary to the original building. Setting an extension 'in' from the existing also helps disguise different brick courses, joints and bonding to the existing façade, and <del>also</del> separates the eaves. ...
AM165	186	8.67	Rear extensions can have a detrimental effect on neighbours, especially in terraces. <del>A depth of 3.0m is usually acceptable for terraces (3.6m for semis) if they are single storey.</del> Two storey extensions to terraces create shading, and are overbearing to neighbours. If the house is a semi then a two-storey extension may be acceptable if no part of it protrudes beyond a 45 degree line from the nearest part of the extension to a window of a habitable room of a neighbour.
AM166	187	8.72	Conservatories are not appropriate for certain types of building – where they would adversely affect the special character and appearance. Conservatories should be resisted on the following: <ul style="list-style-type: none"> <li>• Barns converted to residential use</li> <li>• Older historic buildings which have not been altered, or only little altered. (e.g. small 17th century cottage, a medieval hall). <del>Such buildings would never have had a conservatory and to add one now would ruin their character.</del></li> <li>• Lodges, turnpike cottages, purpose designed dwellings with a strong character</li> <li>• Where it is proposed on a main elevation and would visually dominate the building.</li> </ul>
AM167	188	8.74	Landscape design should be seen as the total design of outside space from the very first layout design stage where built development and open space is broadly zoned, to the detailed design of hard surfaces, <u>road layout</u> , lighting, street furniture, enclosing walls, fences and other structures, <u>building scale, density and style</u> , as well as planting design including using drought resistant planting where possible. <u>Landscape design should take its cue from the existing landscape context.</u>

Ref	Page	Policy/ Paragraph	Additional Modification
AM168	1190	8.82	Road design and off-street parking standards are a major determinant of the amount of land required for new housing, the price of that new housing and of the ability of urban design to create places of distinct character. Standards will be applied in a flexible manner where possible, to provide opportunity for the design of more creative external spaces. (See the Manual for Streets, Department of Transport, <del>published by Thomas Telford books, 2007</del> ). The creative use of built form and landscape design should be used to reduce the visual impact of roads and to reduce vehicle speed, rather than obvious ‘bolt-on’ traffic calming measures, wherever possible. Generous road space gives the message that drivers have priority, can drive fast and habitually use the car. Developments should be designed to help promote walking and cycling. Road layouts should prioritise safe, easy and direct pedestrian routes and the creation of a network of well-connected public open spaces. The Kent Design Guide (2005) states “It may be appropriate to limit parking where there is easy access to public transport and walking and cycling routes. It may even be practical to have car-free commercial or residential developments but these must be backed by evidence that potential residents will not require parking spaces. It is essential that robust controls are in place on surrounding public highways to prevent displaced parking”.
AM169	190	8.84	Spaces such as St George’s Street in Canterbury, Mortimer Street in Herne Bay, and Harbour Street in Whitstable are where people walk, cycle, drive, are pushed or are carried. They are places of activity, where people meet, talk, trade and entertain. Within such spaces there can be a number of features including trees, seats, planters, public art, signs, railings, adverts, market stalls and litter bins. However, this mix of urban space and features can be uncoordinated and haphazard <u>if a coherent plan for development and maintenance is not in place.</u>
AM170	191	8.85	Public Open Space - It is important that public open space is conceived as a ‘connected system’ at the very beginning of the master-planning process. Open space contributes <u>to</u> and is an important element of the provision of green infrastructure. Open space provision standards are set out in the table in paragraph 11.69 <u>and the open space strategy, as revised.</u> There should ....
AM171	8.89	192	Public Art can greatly benefit a new development. It can create a sense of place and engender civic pride; it creates distinctiveness <del>ness</del> of places and spaces, and can ensure that a building, development or landscape scheme is unique. A site-specific artist commission can increase involvement of and ownership by local residents and workers to firmly link schemes to local areas. Landmark public art can also act as recognisable orientation points, lasting symbols for particular buildings and as cultural tourism attractions. The City Council has an agreed methodology of selecting, appointing and commissioning artists. Public art advice can be <del>sought through</del> <u>obtained from</u> the City Council. Public art will be sought <del>and secured through a legal agreement</del> as part of new development.
AM172	194	8.98	<ul style="list-style-type: none"> <li>• <b>Safety</b> - Lower light levels can make navigation in a busy urban area more hazardous. High quality, appropriate lighting can <u>remove</u> <del>obviate</del> personal injury risks and improve road safety.</li> </ul>

Ref	Page	Policy/ Paragraph	Additional Modification
<b>Chapter 9 - Historic Environment</b>			
AM173	198	9.5	... Heritage Strategy for the District to ensure that heritage assets <u>and their settings</u> are appropriately conserved ...
AM174	214	9.58	...making directions under Articles 4(1) and 4(2) of the Town and Country Planning (General Permitted Development) Order, <del>1995</del> <u>2015</u> .
<b>Chapter 10 - Landscape and Biodiversity</b>			
AM175	225	10.2	Further north and east the landscape is characterised by grazing marsh, wetland and saltmarsh <u>and coastal environments</u> .
AM176	225	10.3	The <u>City Council's</u> commitment to retention and enhancement of <del>our</del> <u>the district's</u> biodiversity resource, ...
AM177	225	10.5	The <u>City Council</u> will ensure that landscape improvements are secured for the long-term through the development process. The <u>City Council</u> will use <u>a number of resources including</u> the following documents and work areas to judge proposals affecting the landscape: h.Canterbury Area of High landscape Value ( <del>Review of Local Plan Inspector's Comments (2005)</del> ).
AM178	229	10.14	... LB5 seeks to protect internationally important habitats (including coastal <u>SPAs dealt with in Policy SP7</u> ) <del>habitats</del> from development that would have an adverse impact on their integrity.
AM179	230	10.18	The Landscape Character and Biodiversity Appraisal will be adopted as Supplementary Planning Guidance and will be used <u>as a material consideration</u> when determining applications for development within the rural areas.
AM180	232	10.24	There are currently <del>four</del> <u>five</u> internationally designated sites within the District:
AM181	233	10.31	The <u>City Council</u> believes that with proper mitigation measures, <del>no likely significant effect should result.</del> <u>the likelihood of a significant impact would be avoided.</u>
AM182	235	10.36	Site Management Statements have been agreed <del>with</del> <u>between</u> Canterbury City Council <u>and Natural England</u> to maintain ...
AM183	236	10.40	There are two sites in the Canterbury District which are notified as SSSI for their geological interest: Sturry Pit and Thanet Coast ( <u>notified for both biological and geological features</u> ).
AM184	239	10.50	Biodiversity Opportunity Area (BOA) maps <u>and supporting statements</u> (produced by <del>South East Biodiversity Forum</del> <u>the Kent Biodiversity Partnership</u> ) are a reflection of the areas where biodiversity improvements are likely to have the most beneficial results for establishing large habitat areas and/or networks or wildlife habitats. The <u>City Council</u> will therefore, pursue net gains for biodiversity in and around BOAs, and projects which seek to enhance biodiversity, <u>improve permeability and remove barriers to species movement</u> , within the Canterbury district, will be supported.

Ref	Page	Policy/ Paragraph	Additional Modification
AM185	239	10.51	The draft Canterbury District Landscape and Biodiversity Appraisal (2012) gives more detailed advice on habitat opportunities across the District, together with advice on how habitats and networks might be enhanced. Although advice in the document does not replace on-site surveys, it <del>will advise on</del> <u>indicates</u> whether a site may be important to the overall strategic habitat network. All sites, however, have the potential to be important for biodiversity and the document <del>will give</del> <u>gives</u> general advice <del>on</del> <u>as to</u> how a landscape and its ecological features may be enhanced for biodiversity benefits.
AM186	240	10.56	Regulation <del>37</del> <u>39</u> of the Habitats Regulations 2010 (as amended) requires the encouragement of the management of features in the landscape that are of major importance for wild flora and fauna
AM187	241	10.60	... across the broader network of green spaces in the City, <u>towns and villages</u> will also be assessed for their biodiversity value.
AM188	245	10.75	Woodland can also help to maintain air quality and the balance of carbon dioxide in the atmosphere <u>and provide; shading, water attenuation, soil preservation and increased biodiversity.</u>
AM189	245	10.77	..... <del>A national veteran tree survey is currently underway.</del> <u>Natural England and the Forestry Commission have standing advice available and an assessment guide for dealing with ancient woodland and development has also been produced.</u>
AM190	247	10.82	The Blean Complex <del>is</del> <u>includes areas</u> designated as a Special Areas of Conservation (SAC), <u>Sites of Special Scientific Interest (SSSI), Ancient Woodland, Local Wildlife Sites and National Nature Reserves.</u> The SAC <u>is</u> selected as an example ...
AM191	247	10.83	The <u>City Council</u> will seek opportunities to enhance the robustness of the <del>SAC</del> , ancient woodland complex ...
AM192	248	10.88	The Riverside Strategy <del>SPG (2003)</del> (2015) ( <del>currently under review</del> ) and Policy OS13 provides further guidance and sets the Council's land use proposals for the River Stour corridor <u>and the Riverside path.</u>
<b>CHAPTER 11 - Open Space</b>			
AM193	251	11.2	The Council has a desire for quality open space and to protect, enhance and promote the use of open spaces. The Open Space Strategy, <u>as amended</u> , <del>is currently under review and will be updated in line with the adoption of the Local Plan.</del> This will set out various objectives to achieve this.
AM194	252	11.8	The Corporate Plan <del>2011-2016 - 2020</del> aims to <u>protect and enhance our open spaces, heritage and wildlife sites by managing natural sites we own to enhance the wildlife that use them, create and maintain high quality open space and make our parks, play areas and open spaces places people want to use.</u> <del>includes 10 pledges. The following 6 pledges relate to a connected network of high quality open space:</del> Pledge 3 – <del>the right type and number of homes in the right place to create</del>

Ref	Page	Policy/ Paragraph	Additional Modification
			<p>sustainable communities</p> <p><del>Pledge 5 – Cleaner and greener place leading on environmental issues</del></p> <p><del>Pledge 6 – Facilities and activities for children and young people</del></p> <p><del>Pledge 7 – Diverse cultural facilities and activities for residents and visitors</del></p> <p><del>Pledge 9 – Greater involvement for local people</del></p> <p><del>Pledge 10 – A broad range of sporting and fitness facilities and activities</del></p> <p><del>This demonstrates the cross-cutting benefits open space can deliver which supports many different aspects of the Council's activities.</del></p>
AM195	254	11.15	The National Planning Policy Framework, <u>paragraph 73</u> , .....
AM196	254	11.16	The National Planning Policy Framework, <u>paragraph 76</u> , .....
AM197	258	11.35	<p>Herne Bay :</p> <ul style="list-style-type: none"> <li>• Amenity green spaces – Reculver, Heron, West Bays wards;</li> <li>• Outdoor sports pitches (4 junior football);</li> <li>• <del>Play areas for Beltinge /Reculver</del></li> <li>• <del>New allotment site</del></li> </ul> <p>Whitstable :</p> <ul style="list-style-type: none"> <li>• Amenity green spaces – Swalecliffe, Tankerton, harbour and Seasalter wards</li> <li>• Play area at <del>South Tankerton</del> and Harbour wards</li> <li>• Outdoor sports pitches (<u>7</u> mini and <u>2</u> junior football, cricket <u>and</u> rugby)</li> </ul> <p>Rural areas :</p> <ul style="list-style-type: none"> <li>• Green corridors – Herne Bay to Canterbury, Faversham to Canterbury via The Blean and Bridge to Canterbury;</li> <li>• Play areas at Chislet, <del>Bostingham</del> and Lower Hardres</li> </ul>
AM198	260	11.40	The Council and Sport England encourages the provision of sports and leisure facilities. <u>Proposals for sports should have regard to Sport England's Active Design Guidance October 2015 and Planning for Sport Aims and Objectives Guide July 2014</u> . .....

Ref	Page	Policy/ Paragraph	Additional Modification					
AM199	261	11.41	There is also an opportunity as plans develop alongside the proposed strategic site at <u>Canterbury Hospital/</u> <u>Ridlands Farm and</u> <u>Langton Field, Canterbury</u> for an area to be enhanced for informal public recreational uses and /or mini football pitches for community use.					
AM200	268	11.69	Amend table <table border="1" data-bbox="562 432 1715 632"> <tr> <td>Green Corridors</td> <td>Including rivers and canal banks, cycle ways and rights of way Plus accessible green space in urban fringe.</td> <td>300 metres</td> <td>Based on ANGST ** Guidance and consultation results</td> <td>1.3 – 1.7 hectares per 1,000 people <u>1.3</u>(13-17 m<sup>2</sup>/ person)</td> </tr> </table>	Green Corridors	Including rivers and canal banks, cycle ways and rights of way Plus accessible green space in urban fringe.	300 metres	Based on ANGST ** Guidance and consultation results	1.3 – 1.7 hectares per 1,000 people <u>1.3</u> (13-17 m <sup>2</sup> / person)
Green Corridors	Including rivers and canal banks, cycle ways and rights of way Plus accessible green space in urban fringe.	300 metres	Based on ANGST ** Guidance and consultation results	1.3 – 1.7 hectares per 1,000 people <u>1.3</u> (13-17 m <sup>2</sup> / person)				
AM201	268	11.70	<del>..... This will continue to be used until either</del> It is anticipated that an updated Supplementary Planning Document <del>or a</del> <u>and</u> Community Infrastructure Levy (CIL) <del>is</del> <u>will be</u> adopted.					
AM202	268	11.72	Where it is inappropriate to provide open space within a development, the developer will be required to make a financial contribution for “off site” provision in accordance with specified rates to the Council’s open space provision as set out in <del>paragraph 11.69</del> <u>the Council’s Open Space Strategy as revised.</u> These were established in <del>the Council’s Open Space Strategy</del> following public consultation.					
AM203	269	11.75	<del>A green Infrastructure strategy will be produced jointly by Canterbury City Council with other local authorities and the North Kent environment Group.</del> <u>In compliance with the Duty to Cooperate, the Canterbury City Council Green Infrastructure Strategy will be produced in liaison with the other local authorities, the East Kent Green Infrastructure Group and the North Kent Environmental Planning group.</u> <del>†</del> This will aim to create a sustainable green infrastructure network that goes beyond the District boundary to ensure all areas are interlinked.					
AM204	270	11.76	<del>Policy SP5, relating to the green infrastructure strategy, should also be referred to when considering green infrastructure in new developments and open space.</del>					
AM205	270	11.77	<del>The Riverside Strategy Supplementary Planning Guidance 2003 is in the process of being updated.</del> <u>The Riverside Strategy 2015</u> aims to create a network of access routes including long distance walks, town centre footpath links, riverside paths and cycle routes from Chartham to Sturry. The wildlife interest and biodiversity of the river and the river bank will be enhanced.					

Ref	Page	Policy/ Paragraph	Additional Modification
AM206	270	11.78	<p>There are also a number of open space allocations in Canterbury associated with this strategy and these are shown on the Proposals Map (<del>Inset</del> <u>Insets 1 &amp; 2</u>) they are as follows:</p> <ul style="list-style-type: none"> <li>• <del>Fransican</del> <u>Franciscan</u> Gardens/Binnewith Island</li> <li>• <del>Nursery Garden,</del> <u>Greyfriars Priory Garden</u>, Stour Street (south east of St Peter's Grove)</li> <li>• <u>Solly's Orchard</u>, St Peter's Lane</li> <li>• North Lane car park</li> <li>• Land at St Radigand's Street</li> <li>• <u>Tannery Park</u></li> <li>• <u>Kingsbrook Park</u></li> </ul>
AM207	270	11.79	<p>Policy <del>LB16</del> <u>13</u> also aims to conserve and enhance the environment within the river corridors and river catchments <u>in line with the Riverside Strategy.</u></p>
<b>CHAPTER 12 - Quality of Life</b>			
AM208	274	12.10	<p>The National Planning Policy Framework <u>paragraph 69</u>, states that .....</p> <p>The NPPF, <u>paragraph 70</u>, also .....</p>
AM209	281	12.45	<p>Under the Environment Act 1995, the Government published the Air Quality Strategy in <del>2000</del> <u>2007</u>. <u>A new strategy was published for consultation in 2017.</u> All local authorities .....</p>
AM210	284	12.57	<p>Kent County Council is the Waste Planning and Waste Disposal Authority and therefore determines proposals relating to waste. However, the City Council is a consultee on any such proposal within the District. <del>In order to minimise the impact on the environment, the City Council will use the criteria set out in the following policy to assess any waste related proposals and this will inform the response. In most cases the proposals will need to be accompanied by an environmental impact assessment in line with current legislation.</del></p>
AM211	285	12.58	<p>The Kent Minerals and Waste Local Plan <del>is currently being reviewed and once was adopted on 14 July 2016.</del> <u>†The waste and mineral sites have been identified, if required in the Canterbury District, they will be incorporated into this Local Plan. and an area is allocated as a safeguarded site at East Quay, Whitstable for a mineral transportation facility. Any proposals within this area will need to have regard to Policy CSM6 of the Kent Minerals and Waste Local Plan 2016.</u></p>