

Date: 23 September 2020
Direct dial: **01227 862178**
E-mail: planning@canterbury.gov.uk
Website: www.canterbury.gov.uk/planning



Lower Hardres Parish Council
Mrs Shaw - Parish Clerk,
2 Queens Cottage,
The Street,
Molash,
CT4 8HU

Dear Lower Hardres Parish Council

Application No: CA//16/00600

Proposal: Planning application for the proposed South Canterbury urban extension, for up to 4,000 dwellings comprising: , Detailed proposals for 140 dwellings with access via New Dover Road, internal vehicular/cycle/pedestrian routes and public open space., , Outline application for up to 3,860 additional dwellings with all matters reserved except access (excluding internal circulation) also including; , - Two primary schools, - A Community Hub comprising uses including: , shops, financial and professional services, food and drink outlets, business, hotel, residential institutions, including care accommodation, dwellings, non-residential institutions, including medical and health services, creches, conference centre, community centres and places of worship, assembly and leisure uses, including indoor sports facilities, petrol filling station, - An additional Local Centre accommodating any of the above uses except hotel, residential institutions, conference centre and petrol filling station, - Land reserved for a potential relocation of the Kent & Canterbury Hospital including associated medical and health services and an energy centre; or, if not required for the hospital and associated uses, business, hotel, conference centre and/or petrol filling station , - Park and Ride facility to accommodate 1,000 car parking spaces and bus interchange, - Public open space, including parks and gardens, green corridors, amenity green space, play areas, semi-natural / natural open space, outdoor sports pitches including pavilions, allotments/community orchards including storage buildings, and civic spaces, - Vehicular access via the A2 by means of a replacement junction near Bridge and link road to New Dover Road, - Vehicular, cycle and pedestrian access via New Dover Road, Nackington Road and Pilgrims Way with separate bus-only access via Nackington Road, - Cycle and pedestrian access via the

Location: Land North And South Of New Dover Road, Canterbury, Extending North To Canterbury-Dover Railway Line, West To Nackington Road And South To A2.

The above application is being discussed by the Planning Committee on 1st October 2020 at 5pm. The meeting will be online only due to the current public health emergency.

You can view the agenda online at democracy.canterbury.gov.uk. This includes the planning officer's report and recommendation and a link to youtube where you will be able to watch the

meeting live.

Members of the public can submit a pre-recorded speech, up to three minutes long, which will be played to the Committee and those watching online. Democratic Services will arrange the recordings, which will be done remotely by computer, tablet or telephone.

These speaking slots are limited to three for and three against the planning proposal. In addition, there are also slots reserved for the applicant or agent (but not both), parish council or amenity group and the ward councillor.

The Committee is only able to consider “material planning considerations” when determining an application. This means that the protection of private interests, such as the impact of a development on the value of a neighbouring property or loss of private rights to light, cannot be considered. There is some guidance [online here](#) here about what can be considered.

If you wish to register to speak, please fill [out this form](#) or telephone 01227 862009 no later than 5pm two working days before the meeting. You can also contact democracy@canterbury.gov.uk if you have further questions about the meeting. Please contact planning@canterbury.gov.uk with any questions about the application.

Yours sincerely

Democratic Services Team