

Extracts Quoted at Canterbury District Local Plan Examination Hearings, Stage 2 (July 2016) from the 2006 Local Plan Inspector's Report

The following extracts are those quoted from the 2006 Local Plan Inspector Hoiles' Report during Matter 8 Questions Q & R on 21 July 2016.

SHLAA/072: Land South of Westbere Lane

Omission sites in the Westbere Sturry Green Gap: (1) Land South of Westbere Lane, Westbere, and (2) Land at Staines Hill, Sturry (Pages 113 – 114)

Para 3.3.187: Site (1), unused agricultural land, lies within the generously designated Westbere No.2 Conservation Area, and also within the designated Green Gap between Sturry and Westbere. As the undeveloped land was presumably designated to preserve or enhance the setting of the village within the Conservation Area, its loss to development would, on the face of it, detract from the area's qualities, through the degree of detraction would depend on the way development was planned or landscaped.

Para 3.3.188: The Green Gap designation as shown on the Proposals Map seems entirely logical to me as a perhaps belated attempt to prevent total coalescence between the built up area of South Sturry and Westbere village. Such coalescence has no planning justification or benefits, and would needlessly diminish local community loyalties and historic distinctions. The argument that the land is not easily visible to the passer-by on the A28 and would leave a substantial remainder of open land, is unconvincing. The gap has shrunk to such a small degree that further diminution – by about 50% if site (1) were developed alone - would bring into question the utility of any such designation here.

SHLAA/217: Land at Blean Common

Omission sites: Land at Chapel Lane and elsewhere at Blean Common (Pages 107-108)

Para 3.3.161: Development of these two flat agricultural sites would have the effect of extending yet further to the north the straggling linear settlement of Blean. The larger site would transform what is now an irregularly development linear frontage with an entirely rural hinterland into a deep wedge of development. At present this open land, and the wooded area north of it, constitute a clear end to the northward growth of development. I see no planning merits here.

SHLAA/237: Highland Court Farm

Policy ED3 – Land at Highland Court (Page 149 - 150)

Para 4.20: The physical context of the local area is highly sensitive, and but for the fact that a complex already exists, countryside and conservation policy considerations would be weighted heavily against more development.