

# Canterbury District Local Plan Review

## “Regulation 18 Consultation of Draft Local Plan”

Submitted on behalf of Hollamby Estates  
Developments Ltd

Site at Molehill Road,

Chestfield

## **1.0 Introduction**

- 1.1 On behalf Hollamby Estates Developments Ltd, we wish to object to the non-allocation of its land in Molehill Road, Chestfield.

## **2.0 Site**

- 2.1 Appendix 1 contains the site location plan showing the extent of the land.
- 2.2 The site does not have any environmental designations that might constrain its development. The more detailed masterplanning and design stages of future drawings will need to take into account the proximity of the site to the closest residential properties, tree planting and a watercourse to the west of the site and the change in the topography of the land, rising from south to north.
- 2.3 The site is accessible from Molehill Road. Public Rights of Way (PROW) cross the site and link with other PROWs. These lead to the Old Thanet Way and Chestfield Railway Station.
- 2.4 The site adjoins the urban area and is close to and is accessible to and from Chestfield, by walking, cycling, bus and railway transport. To meet future housing needs, the site is within a sustainable location – with existing networks that can be improved.

## **3.0 Site Development**

- 3.1 Submitted with this statement is a masterplan/vision statement of how the site could be developed, what the constraints and opportunities to development are, and the site's connectivity to the surrounding area and bus stops and railway station.
- 3.2 Appendix 2 contains the illustrative masterplan document.
- 3.3 The site could deliver between 800-1,000 new homes.

- 3.4 As most of the land falls towards the south, the development would not be overtly visible from the Old Thanet Way with a structured landscaping buffer along the top of the site. The proposed allocation at Bodkin Farm (W4), once constructed, will provide effective screening from views from the north but also provide a visual and built context for development on the Molehill Land.
- 3.5 The site had been promoted through the local planning authority's "call for sites" exercise. A response to the previous Regulation 18 Consultation of the Draft Local Plan was also made.
- 3.6 Notwithstanding the previous submissions made by Hollamby Estates, the site has not been proposed to be allocated in this current draft Plan. Rather, the draft Plan proposes three large housing-led mixed use allocations of land nearby at 1) Land at Bodkin Farm 2) Land West of Thornden Wood Road, and 3) Land at Brooklands Farm.
- 3.7 In comparison with Bodkin Farm (SS3 & W6), the land at Molehill Road does not extend the built form of Whitstable closer to the urban area of Herne Bay than the Bodkin Farm allocation. As such, the main risk of coalescence between the settlements, which would cause greater harm to the objectives behind the Green Gap policy DS19, would be from the Bodkin Farm development and not the development of land at Molehill Road.
- 3.8 The allocation of land at Molehill Road would cause no more harm to the Green Gap than Bodkin Farm, it would be effectively screened from views from the north and it would be visible from other public vantage points within a visual and built context – it would not be an isolated form of development.
- 3.9 With reference to Land West of Thornden Wood Road (SS3 & HB4) and Bodkin Farm, the allocation of this land and the allocation of Bodkin Farm would significantly close the gap between the settlements and cause harm to the objectives of the Green Gap policy – to the point that the development of these sites would provide no meaningful visual break/green gap between the settlements.
- 3.10 The allocation of the Molehill Road Site would help achieve the objectives behind the Green Gap policy and retain a meaningful gap to the Herne Bay urban boundary.

3.11 The Brooklands Farm Site (SS3 & W4) is in the open countryside, with rural lanes running alongside it. It is a significant distance from public facilities and amenities in Whitstable and Chestfield. It would lead to greater levels of car borne traffic. The impact arising from the loss of the countryside and the location of a significant level of housing and other development so far removed from existing facilities and amenities, would create a shift away from the urban areas of Whitstable. This would run contrary to the core vision and strategies set out in the draft Local Plan.

3.12 The development of Brooklands Farm is too far removed and isolated from public amenities and facilities. It would appear as an adjunct – isolated from the more centralised areas of the urban area. Whereas, the land at Molehill Road is much better located and accessible to and from local infrastructure and the built environment.

#### **4.0 Conclusion**

4.1 As the Consultation Draft Local Plan does not propose the land as a proposed allocation for housing development, our objections are made to seek to correct this so that the Regulation 19 consultation that will take place includes the land to yield some 800-1,000 dwellings.

4.2 The Site is available for development; development would be achievable and would be suitable on the land. The site is deliverable as a housing site and there are no known constraints to its development.

4.3 The site is accessible by alternative means of travel and is within good walking and cycling distance of public amenities and facilities, shops and public transport.