

Begin forwarded message:

**From:** Mark Barnes [REDACTED]  
**Subject:** New Local Plan Consultation 2040 - Request for Change to Urban Boundary  
**Date:** 4 June 2024 at 06:37:11 BST  
**To:** [consultations@canterbury.go.uk](mailto:consultations@canterbury.go.uk)

Good afternoon,

The comments below are in relation the Whitstable Urban Area - which specifically encompasses the village of Chestfield

They do not relate to major land allocations, that informed members of the public are fully aware of as being generally inevitable under Government requirements, but more of the need to address minor amendments to the settlement boundary surrounding part of Chestfield, and in particular, the old Green Gap policy of the 2017 adopted Local Plan

Though the Green Gap rightly sought to prevent the coalescence of settlements, as well as preserve the setting of the open countryside, the new Local Plan 2040 Draft proposes to draw the settlements of Chestfield and Greenhill closer through Policy W6, Bodkin Farm. In doing this, the pinch point will more than ever be significantly reduced. In part, that proposal includes 250 new houses into the previously protected Green Gap

Yet, further to the south on the eastern side of Chestfield, the settlement boundary has not been revised in any way, though some erosion has occurred within the village, that would allow for a minor number of new houses, or self-build opportunities to occur, which in themselves would add to the housing stock, give uplift to character of the village and in particular to the immediate surroundings

This does need a simple but careful review as part of the post-consultation work, otherwise small housing opportunities will be lost until the next Local Plan review, and past boundary lines will remain dated

There is one particular area where the settlement boundary and the Green Gap policy boundary that remains confused and previously poorly drafted as to actually how that area is, and has been, legitimately used for a number of decades. That area relates to an area of land east of The Drive.

Specifically, the property curtilage of Badgers End, being completely and legitimately residential, yet the settlement boundary and Green Gap designation cuts halfway through the enclosed garden. The garden is fully utilised for residential associated uses, such that such a policy division is both invisible and non sensical, albeit the aims are understandable, but not applicable

This therefore requires an amendment, however minor that may look to officers when looking down on a large map. The curtilage of that property comprises of mature trees and shrub planting closing of virtually all of the boundary, with closed panel post and rail fencing along the frontage, with extremely limited views into the open countryside. The land immediately adjacent and beyond that facing east up to Rabbit Shaw wood, is and has been fallow to any private or agricultural use. The position of the garden of Badgers End is further west on the fringe of Chestfield settlement than that of the housing developments of Kemnal Meadows and Carnoustie Close, both of which are significantly closer east buffeting onto Rabbit Shaw wood, therefore themselves have an already obvious proximity impact on the Green Gap as it stands

Both the settlement boundary and the Green Gap boundary need to revised and re-published. And given that the NPPF is not relevant here, any small development, be it a single dwelling or single self-build property, would therefore not be inappropriate, harm the character of the open countryside, or the setting or character of the village of Chestfield

As a result it is requested that both those aspects be revised accordingly. Not to do so undermines the basis of councils seeking to maximise housing numbers from minor additions, especially self-build properties other than planned developments. If that were not to be the case, then such a determination would need to be justified with quite some extensive convincing evidence base to the contrary, particularly not to be challenged in the light of what Bodkin Farm alters in the years ahead

If the Council determines such an alteration, it still has the protection of assessing any such planning application that might follow, as that would still be considered on the usual merits of character, fit, design, materials, etc.

We trust the Council will view this positively.

Kindest Regards

Mark Barnes

