




Email : 

Date : 26 December 2022

**The Planning Department  
Canterbury City Council  
Council Offices  
Military Road  
Canterbury CT1 1YW**

**Dear Sirs**

**Draft Canterbury District Plan - Policy W8 Bodkin Farm**

**This partly triangular shaped greenfield site is unlike other greenfield sites identified by the Council to fulfill its obligations to designate sufficient developable land to meet housing targets, as it is a Designated Green Gap.**

**The designation of the Herne bay and Whitstable Green Gap stems from the Local Plan Inquiry of 1997 where the Inspector held that the long term retention of the Green Gap separating these coastal towns to be "an objective worthy of very strong support" and urged the Council to protect the open land between the settlements. Subsequently, the Inspector for the Local Plan Inquiry in 2006 stated "I find a Green Gap to be imperative in**

**this very vulnerable area , separating two seaside towns that have been allowed to sprawl very close together.**

**There have been various mixed use development proposals and planning applications for permission to develop this site which were refused by the Council and appeals against the refusals were rejected. As recent as October 2015 a proposal for a mixed-use development similar to the proposals in Draft Policy W8 Bodkin Farm was refused and the decision was upheld on appeal. That proposal was for 290 dwellings, Primary school, restaurant, office building, community building, gym/fitness centre, 24 unit Care Home, convenience shop ,clubhouse/changing room building, and parks, amenity green space, children's play areas, playing fields, allotments ,and community woodland and associated access, infrastructure, landscaping and cycle/footways on the site.**

**In rejecting the planning appeal the Inspector supported the Canterbury City Council's continuing objective of maintaining separation between the built up areas of Whitstable and Herne Bay and said specifically in her Report - "There is no dispute that the designation of the Herne Bay and Whitstable Green Gap was intended to protect the open space between two settlements rather than protect any particular landscape qualities or features. The Green Gap designation reflects the susceptibility of this landscape to particular land uses rather than being an indicator of valued landscape. The importance of the Green Gap then lies in its separating function." The Inspector went on to say " The development of these paddocks.....would completely remove the perception of openness currently experienced along this stretch of the A2990. The sense of being within the Green Gap between two settlements would be replaced with a sense of being part of this urban area of Chestfield and Swalecliffe".**

**The importance of the Green Gap has increased and will continue to do so as a result of the residential and other developments completed and planned along the A2990 and in and around Chestfield. The impact of these developments in terms of the village nature of Chestfield is and will be significant and harmful.**

**The proposed land use and layout of the W8 draft proposal were it to be adopted are fundamentally flawed:-**

**A single road access into the site from the A2990 is incapable of safely coping with the residents(250 dwelling), secondary school (6FE + 6th form) with potentially 300 pupils/teachers etc, school buses, commercial vehicles etc, etc**



**- There will not be sufficient parking space for the needs of this community and its daily visitors.**

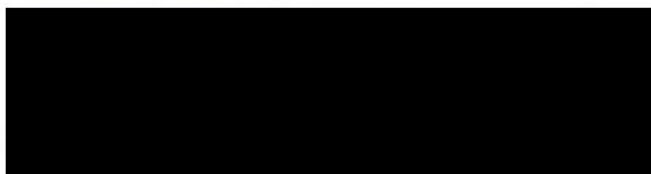
**- The already overburdened A2990 and the Chestfield Roundabout will not be able to cope with the volume of traffic and the whole of the road infrastructure in this area will be gridlocked at peak times**

**- The proposals for use of existing public footpaths as primary foot/cycle access to the proposed school are impractical and potentially hazardous.**

**- The deleterious effects of the proposals on the residents of Maydowns Road, particularly along the southern boundary of the site will be extremely serious. Access restrictions for unauthorised vehicles may have to be implemented to prevent pick up/drop off and parking as this private road is incapable of accommodating such traffic.**

**In conclusion, Canterbury City Council should continue to protect the designated Herne Bay and Whitstable Green Gap as they have done so successfully against development proposals in the past and maintain their Planning Policy for this site. As a consequence the W8 Draft Plan Proposal should be abandoned.**

**Yours Faithfully,**

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**Mr A.A.Burgess**