

**LOWER HARDRES AND NACKINGTON PARISH COUNCIL**

Parish Clerk, Susan Shaw, [REDACTED]

email

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For the attention of the Policy & Strategy Team,  
Canterbury Local Plan Team,  
Canterbury City Council

Dear Sir/Madam,

**Land off Hardres Court Road, Lower Hardres, Nr Canterbury.**

Following notification that the Planning Authority has not accepted the site in Hardres Court Road for future development in the Local Plan, stating that it is a greenfield site in a conservation area within an AONB, concerns regarding landscape and heritage impact, site located in an area with limited access to day to day services and public transport.

The Parish Council is writing to you querying the above reasons for refusal as members are perplexed at your decision, particularly so as the current District emphasis is for locations on which to house new development together with much needed local needs and affordable housing.

There are two points that do not match your reasons for non-acceptance:

1) Lack of public transport: A bus route runs through Hardres Court Road passing the above site, plus a further bus route on the main road (B2068), a short walk away, although we do accept that this is limited.

2) Limited access of day to day facilities: The site is very close to an excellent farm shop that stocks groceries, vegetables, bread etc, including a fantastic first class butchery. You appear not to have taken this much used facility into consideration.

In addition we feel it should be pointed out that Lower Hardres is sadly lacking an open space/ play area for children and this site, if developed would have provided that facility.

Does this indicate that in the future no new development will take place in the Parish?

Kind regards,  
Susan Shaw,  
Parish Clerk.

*Chairman: Cllr Miss B.J. Grundy,*

[REDACTED]