

Chestfield Parish Council

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By email to Cllr Ben Fitter-Harding and Andrew Thompson, CCC Corporate Policy and Strategy Manager

Dear Cllr Fitter-Harding and Andrew

Request to remove Proposed green gap within Regulation 18 draft of the CDLP

Whilst Chestfield Parish Council has sent its overall response to various aspects of the Canterbury District Local Plan recently out to consultation, I am writing today to draw particular attention to one aspect that Chestfield councillors do not support. This concerns the proposed new green gap at Radfall, Chestfield.

The evidence that CCC has based the draft Canterbury District Local Plan To 2045 on can be found at www.canterbury.gov.uk/localplanevidence

One document found there is **The Natural Environment and Open Spaces Topic Paper 2022**. Extracts from that on Page 28:

3.37. Based on these assessments, additional green gaps have been included in draft policies map and under **Policy DS19 - Habitats, landscapes and sites of local importance**, between:

- Canterbury and Chartham;
- Sturry and Fordwich;
- Hersden and Westbere; and
- Whitstable and Radfall.

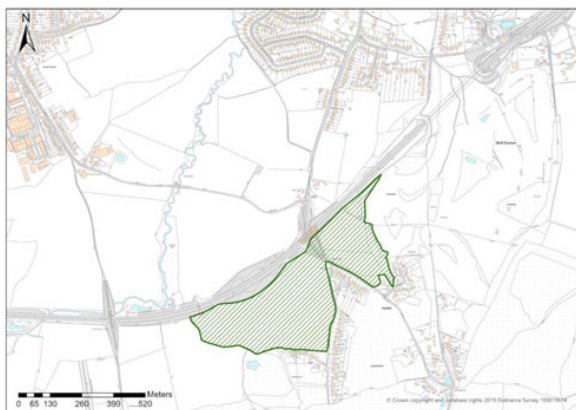


Figure C.9: Proposed Green Gap between Radfall and Whitstable

The parish council feel that this proposal appears to be reactionary to the inclusion of W5 Brooklands Farm allocation, rather than as a result of assessment or analysis. The parish council does not support it.

If designated as green gap this would alienate Radfall from the main Chestfield village.

The parish council does not feel that it is required - there is vast open space around these residents already – particularly to the rear of their respective properties – and with Thornden Wood and Clowes Wood nearby.

More importantly, it may also preclude deliverability of two more future slip roads on to the A299: The two new Eastern slip roads already proposed to help mitigate Policy W5 Land at Brooklands Farm for 1,300 homes are welcomed.

However, it would be good to go further and extend this site with additional homes in order to build a further two slip roads to completely future-proof this junction/development; benefit the existing Chestfield village and wider region; bring cost economies of scale in both the planning and build process and disruption rather than add on at a later date, and increase CCC's housing numbers.

Chestfield Parish Council feel it is a missed opportunity not to have both East and West access and egress.

Even if there is no current highways need at present to provide a further two more West-bound slip roads, it could come in the future.

Chestfield Parish Council therefore is writing this directly to Cllr Fitter-Harding, as the ward councillor and Leader of Canterbury City Council, with a **specific request to remove this green gap proposal from the Regulation 19 draft to be presented to the Inspector.**

Many thanks

Amanda Sparkes
Clerk to the Council