

Tom Hawkes

From: Mark Fowler [REDACTED]
Sent: 29 September 2025 09:47
To: Consultations
Subject: RESIDENT FEEDBACK on Canterbury City Counsel - District Draft Local Plan issued 9 Sept 2025

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Dear Sir,

RE: Draft PLAN / Specifically p12 under 'Rural Areas' section R5 Bread & Cheese Field Greenfield 150 (Net Residential Yield)

I disagree in the strongest terms that this location is suitable for 150 new build houses !

My main reasons to OBJECTING to this proposal are :

- The field was identified as suitable for more houses *before* the Two Fields Village Green application was made (see KCC Village Green application VGA 681), and that is highly significant. The Bread and Cheese Field is exactly like Two Fields insofar as both help delineate Westbere as a separate and distinct village from Hersden and Sturry, respectively. During the Village Green application, Bellway initially opposed the latter on the grounds that the application amounted to a 'trigger event' (as set in Schedule 1A of the Commons Act 2006, which would prevent KCC from considering the application). That objection was referred to the High Court, which ruled against Bellway. In passing, the judge pointed out that Two Fields should not be developed because it provided a green buffer between Westbere and Sturry and thus contributed to CCC's Local Plan, which, in part, aspires to protect the unique identities of villages and to oppose the process of 'bleeding' one village into another. The Bread and Cheese Field serves exactly the same purpose: it helps to separate Westbere from Hersden. That important aspiration, **preserving local identities**, which is called for in the Local Plan, should be protected.
- Since the Bread and Cheese Field was identified as suitable for development, CCC has ruled that it belongs to Westbere, that the Field falls within the boundaries of Westbere parish. That decision was made on the grounds of protecting and promoting local **Heritage**. The field has been part of Westbere for hundreds of years and helps to create Westbere's unique character. Again, the importance of **Heritage** should not be ignored.
- CCC's Local Plan also addresses the issue of **proportionality** insofar as the number of houses to be added to any locality should be proportionate to its needs and character. Adding 150 houses to a village with fewer than 130 properties would be entirely disproportionate. That would destroy Westbere as we know it

Additionally the infrastructure is NOT capable of supporting increased housing resultant from more development in this area. e.g.

- The A28 main road artery in/out of the city is a narrow road with on street parking where significant tailbacks are a regular blight for residents plus lack of suitable pavement and cycling provision poses significant DANGER to pedestrians and cyclists (including children at the SPIRES school)
- Doctors and local amenities are not in place to support further developments in this location

sincerely,
Mark, Abigail & Karen Fowler

