

**From:** Office [REDACTED]  
**Sent:** 20 October 2025 14:51  
**To:** Consultations  
**Subject:** Comments on Draft Canterbury District Local Plan: Focused consultation 2025

**--Email From External Account--**

Dear Sir/Madam,

**Comments on Draft Canterbury District Local Plan: Focused consultation 2025**

These comments are made on behalf of Canterbury Golf Club (the Club).

It is important that the council recognises that the Club provides a major recreational facility in Canterbury and in 2027 its Centenary year will be celebrated. Our Club is now in Golf World Top 200 courses in England and is in Kent's top 10 golf courses.

Any proposals either by the Club or in the surrounding area impacting on its future success and viability are considered very carefully, ensuring its high-quality sporting facility can be maintained and enhanced, so that it continues to be of benefit to its members and Canterbury as a whole.

The Club currently has 770 members, attracted 9000 visitors to the course last year many from outside the area. We are currently running at 45000 non-Club member visitors to our golf range. We provide important direct and indirect employment opportunities.

The Club has a proven and exemplary track record of managing the ecology around the course working closely with national and local agencies to help conserve and protect natural habitats and woodlands. In 2024 our work was recognised nationally winning the Ecological Project of the Year at an awards ceremony at Harrogate awarded under Golf Environment National Award Scheme.

**Concerns**

Whilst cognisant of the housing need identified in the draft plan, the Club has significant reservations regarding the combined scale and localised impact of the new housing allocations for development in policies N4, N5, N6 and N7.

It is the Club's view that these housing proposals would severely impact on its future desirability as one of England's top golf clubs to members, visitors and consequently its future viability.

The Plan also fails to support ways in which the Club could develop its land ownership, as had previously been proposed but rejected, in ways that might complement and contribute towards Canterbury's housing requirements.

This would utilise its land assets which are 'previously developed' and therefore can be defined as brownfield land. Importantly, this would provide an opportunity to create a properly managed buffer between the urban fringe and the rural area and provide an opportunity for the Club to consider ways of enhancing its facilities and secure future financial viability.

The primary concerns of policies N4, N5, N6 and N7 relate to the scale and combined effect of the development proposed and the impact 2,461 houses would have on the surrounding area.

- The sheer scale of the incongruous development proposed, in an area currently open farmland and countryside would fundamentally change the character of this part of south-east Canterbury.
- It is understood that the relationship of traffic movements within the policy areas to be developed would be phased, it is the Club's view that the proposed vehicle access route shown in Policy N4, almost adjacent to the existing access to the Club on Littlebourne Road with Bekesbourne Lane would have a negative impact. There is a lack of clarity or detail on how the increased levels of traffic movements would be accommodated without major disruption.
- The policies fail to identify how the associated pressure from such an increase in adjacent new residential development would be mitigated without damaging the ecological integrity and important protected habitats both adjacent to and on the course itself. There is already a noticeable increase in neighbouring residents from the recent barracks site using the course for dog walking, etc. straying from the identified footpaths.

We look forward to future engagement with CCC on ways the Plan could support the enhancement of the Club's important role in Canterbury's recreational offer.

Yours Sincerely,  
Peter Cheney – Chair. (Bcc in)  
For Canterbury Golf Club Limited.

Best regards

Liz Brazier

Office Administrator



The advertisement features a central image of a tablet displaying a golf simulation interface. The screen shows a green golf course with a red trajectory line, a 'CHANGE AIM' button, and an 'AIM DIRECTION' of 172. Below the screen, there is a blue banner with the text 'NEW TOPTRACER RANGE BAYS COMING SOON'. To the left of the screen is the Canterbury Golf Club crest and name. At the bottom, there is contact information for the club.

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