

20<sup>th</sup> October 2025  
Our Ref: 24.5034

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Canterbury City Council  
Consultations Team  
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Canterbury  
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Dear Sir/Madam

## Re: Site Reference R5: Bread and Cheese Field

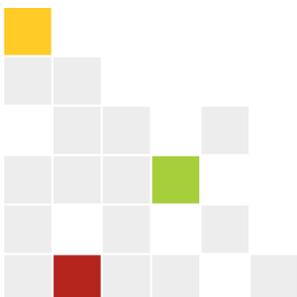
This letter has been prepared on behalf of Wates Development Ltd (“Wates”) in response to the Council’s Focused Consultation (Regulation 18) taking place between 9<sup>th</sup> September 2025 and 21<sup>st</sup> October 2025. Wates have an interest in ‘Bread and Cheese Field’ (the Site) which is a proposed draft allocation.

We note the Council is undertaking this Focused Consultation following the updated National Planning Policy Framework (NPPF) in December 2024. One of the key changes in the NPPF is the updated method for calculating local housing needs i.e., the new standard methodology calculation. This has resulted in an increase in Canterbury’s required housing need, rising from 1,149 homes per annum to 1,215 homes per annum.

By way of background, the Council has previously undertaken four consultations as part of its Regulation 18 stage. As such, most existing draft site allocations have already been consulted on previously. At paragraphs [2.21](#) and [2.22](#) of the Focused Consultation document, the Council states *“we have reviewed all the consultation responses to these draft site allocations and identified the sites which we expect can proceed to the Regulation 19 stage. We are not seeking any further comments on these sites as part of this consultation.”*

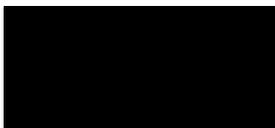
Whilst we acknowledge the Council is not seeking any further comments on existing draft allocations, we wanted to provide a short response to this consultation in relation to Bread and Cheese Field (R5).

We are pleased to see the Site (R5 – Bread and Cheese Field) remains a proposed draft allocation within the draft local plan. We strongly support this allocation as a sustainable site for new housing growth in an area where significant housing and associated infrastructure is proposed to be delivered. The Site presents a “rounding off” to the surrounding development in Hersden which will complement recent consents and development that have delivered local infrastructure such as a school and a new local centre.



Should the Council require any further information regarding the Site, we would be happy to provide this accordingly.

Yours sincerely



**Ben Pope**  
**Associate Director**

