

Tom Hawkes

From: [REDACTED]
Sent: 20 October 2025 11:44
To: Consultations
Cc: [REDACTED]
Subject: Canterbury District Local Plan Focused Consultation 2025 : Policy N20 - Land East of Chestfield Road
Attachments: CA_16_00722-SITE_LOCATION_PLAN-852519.pdf

--Email From External Account--

Dear Sir or Madam,

I write in connection with the Focused Consultation 2025 (Regulation 18) of the draft Canterbury District Local Plan.

I specifically refer to Policy N20 – Land East of Chestfield Road - which is identified for approximately 150 new dwellings. I suggest that the site and the allocation are expanded to the east to incorporate land between the Thanet Way and the rear gardens of houses in Molehill Road. This extension site is approximately 2.2085 hectares. There would be a developable area of around 1 hectare with the remainder of the land available for open space and biodiversity opportunities. This parcel of land would be accessed through the allocated site and could deliver 30 to 40 additional new dwellings at an appropriate density and with a suitable housing mix in line with Policies DS1 and DS2.

The development would retain and enhance the existing area of woodland along the southern boundary of the site.

I attach a location plan which was previously part of a planning application for residential development on the site with access from Shrub Hill Road. The site which we suggest be included as an extension to Policy N20 is that which is shown in red. Access to this site would be directly from the adjoining site allocated under Policy N20. There would be no vehicular access from Shrub Hill Road or from Molehill Road.

Please incorporate this land in an expanded Policy N20 allocation

Yours faithfully,

Mike Goddard BA DipTP DMS MRTPI

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