

Canterbury City Council Local Plan Regulation 19 Pre-Submission Consultation

Land at Shrub Hill Road, Chestfield, CT5 3NZ

Representation submitted on behalf of Messrs S and N Griffiths

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GP ref: 5083

May 2026

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1. Policy N20 in the Regulation 18 version of the draft Canterbury District Local Plan included an allocation for approximately 150 new dwellings on land east of Chestfield Road. Surprisingly, that site is no longer included in the Regulation 19 version of the Local Plan. We request that this allocation is reintroduced along with the site to the east of it as identified on the attached site location plan.
 2. We previously made representations in October 2025 on the council's Focussed Consultation and suggested the expansion of Policy N20 to the east to include land which is shown on the attached location plan which is located between the Thanet Way and the rear gardens of houses in Molehill Road. We attach that representation at appendix 1 which explains the size of the site and its potential developable area of around 1 hectare. The remainder of the land, more than 1.2 hectares, would then be available for public open space. And it would also offer significant biodiversity opportunities. It would deliver an additional 30 to 40 new dwellings at an appropriate density and with a suitable housing mix in line with Policy DS2.
 3. The reintroduction of the allocation for land east of Chestfield Road, together with the land which we are promoting to the east of it would deliver an additional 180 to 190 dwellings in a highly sustainable location.
 4. We are concerned that without the reinstatement of this previous draft allocation N20 together with this site to the east of it, the Plan will fail to meet the objectively assessed housing need. Both sites are sustainable options to meet those needs. Both sites are suitable, available and deliverable and can provide not only for the faster delivery of housing but also for a wide range of housing needs.
 5. We consider that because of the omission of these sites the Plan is unsound, is not positively prepared, is not justified and not effective.

Appendix 1 : Representation on Focussed Consultation, October 2025