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Dear Sir/Madam

Re: Policy R6 (Bread and Cheese Field)

This letter has been prepared on behalf of Wates Development Ltd ('Wates') in response to the Council's publication of the Regulation 19 Local Plan. Wates have an interest in 'Bread and Cheese Field' (the 'Site') which is a proposed draft allocation (Policy R6).

Under the current National Planning Policy Framework ('NPPF') (adopted December 2024), Canterbury's required housing need is calculated using the new standard methodology. This cumulative housing need totals 23,085 new dwellings over the planning period (2024/25 to 2042/43). To meet this need, approximately 1,283 homes will need to be delivered per annum.

Policy SS3 (Development Strategy of the District) of the Regulation 19 Local Plan is summarised at paragraph 2.19 of the Council's 18th March 2026 Special Cabinet Agenda, which states, *"For the early years of the plan, the proposed housing target is set at 972 dwellings per annum (dpa) which represents 80% of the current LHN (1,215dpa). This shortfall would then be made up in the later years of the plan, through an increased housing target of 1,370dpa."*

Wates is supportive of the Council's recognition of local housing need and encourages the Council to place great weight on the direct and indirect benefits generated by the delivery of new homes.

By way of background, the Council has previously undertaken four consultations as part of its Regulation 18 stage, followed by a Focused Consultation between 9th September 2025 and 21st October 2025. As such, most existing draft site allocations have previously been consulted on.

On page 3 of the Regulation 19 Local Plan, the Council states *"consultations on the Draft Canterbury District Local Plan subsequently took place in 2022/23, 2024 and 2025 as the plan was developed through extensive consultation with communities and stakeholders, and to reflect updated national policy requirements and new evidence. This Regulation 19 Draft Canterbury District Local Plan is the culmination of all this work."*



