



15th May 2026

Canterbury City Council,
14, Rose Lane,
Canterbury CT1 2UR

Dear Sir/Madam,

THE DRAFT CANTERBURY DISTRICT LOCAL PLAN

Here are the reasons why we consider that the **Draft Plan has not been soundly prepared**

The present character and changing needs of the area have not been addressed.

Canterbury City and District have key characteristics – a world heritage site – significant rural features and a very pleasant place in which to live.

Each of these would be seriously damaged or destroyed if the plan were to be implemented because

- The scale of new house building (23,085) is excessive and would place an unsustainable demand on the local **infrastructure** creating a vast increase in **traffic**
- There is a totally unrealistic hierarchical approach to **transport**. Cars should not be the lowest priority. They are an essential part of everyday life, especially for the elderly.
- **A long overdue vital replacement for Kent and Canterbury Hospital** is not mentioned as far as we can see;
- **The university has not been scaled back** despite falling demand and comparatively low achievements;
- The suggested **new junction and slip roads on the A299 at Chestfield** would lead to unbelievable congestion throughout the village and particularly at the roundabouts on the old Thanet Way,
- The **Brooklands Farm** development should be dropped as it would be built on valuable farmland which is locally in short supply. It would be out of keeping for the size of the village, and

A **Tourist Tax** would deter visitors to places like Whitstable thus producing a more enjoyable amenity for local residents.

My wife and I have really enjoyed living in Chestfield for over 40 years but are now deeply saddened by the number and scale of the developments underway and being considered around the village, homes are being built/proposed –up to 1,350 at Brooklands Farm and 300 at Bodkin Farm. In addition, there are commercial units, three schools, two residential care homes and retail facilities;

We are not against future appropriate development but strongly believe that it must be complementary to the area and enhance it rather than destroy its characteristics;

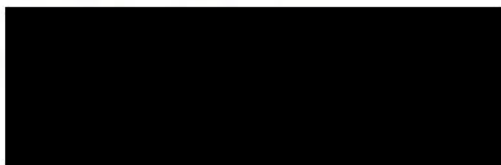
The **very high density** proposed is not at all in keeping with the existing sensible and pleasant density of Chestfield;

All of the development would be on **existing farmland** which is needed to preserve an attractive balance around a relatively rural village; The loss of a substantial swathe of **lovely countryside** would result in a blight on the landscape;

Locally, many developers have **not been able to sell** all of their properties to individuals and have had to resort to selling them to London Boroughs to be used as rental homes – often for people who do not want to move to Kent!

PLEASE, PLEASE TURN DOWN THE BROOKLANDS FARM PROPOSAL

Yours faithfully,

A large black rectangular box redacting the signature of the sender.

Rod Hedley-Smith and Liz Hedley-Smith