

Minutes of the meeting of Westbere Parish Council held on Monday 16 March 2026 in Westbere Village Hall at 7.00pm.

Present: Parish Councillors:

Paul Glover (Chairman), Sylvia Harlow (Vice Chairman), Georgina Glover, Granville Glover, Dave Wilson and Kathy Fielding.

Clerk to the Council, Amanda Sparkes.

11 x residents

1. The Chairman's opening remarks

Cllr P Glover welcomed everyone.

2. Apologies for absence

Apologies for absence were received from Parish Cllr Ken Dekker (leave), CCC Cllr Keji Moses, and CCC Cllr Harry Mckenzie (although they had sent a report, below).

3. Declarations of Interests

Cllr Wilson advised that he is to be formally appointed as the Chair of the Canterbury Society on 18 March 2026.

4. Minutes of the last meeting held 19 January 2026

Cllr Wilson proposed, and Cllr Fielding seconded and all councillors agreed they were a true record of the meeting, and the Chairman duly signed them.

5. Adjournment of the meeting for Parishioners' questions and comments.

A resident asked if the parish council would make a representation to object to the Bread and Cheese Field development under Regulation 19 consultation for the Canterbury District Local Plan. The Clerk explained the Regulation 19 is about soundness and legal compliance, and does not offer opportunity to object to sites. She confirmed that the parish council did object under Regulation 18. Cllr Wilson advised the parish council's objection was alongside 27 other objectors including Hersden Parish Council. The parish council may make a representation around the settlement boundaries which the parish council has already objected to in May 2024.

Another resident explained he has evidence of CCC misleading Westbere residents on this issue and they have put together a paper around soundness and legality for the Regulation 19 consultation as a representation to be submitted by the Westbere Village Preservation Society (WVPS). The resident will send this to the Clerk also. WVPS intends to ask to speak to the government Inspector in due course.

Cllr Wilson commented that he felt that CCC has failed to give any justification or explanation on changes made, such as the removal of The Blean allocation and additional draft allocations on South Canterbury sites. This is an issue of soundness he felt. He has been working on a comparison of changes in the Canterbury District Local Plan across the board and looking at the bigger picture as a member of ACRA.

A resident explained that the Strategic Land Availability Assessment reproduced in February 2026 still has Bushy Hill Road in the Westbere settlement (it's been like that in the last 3 editions) and is contradictory to the Canterbury District Local Plan.

A resident asked if there could be another Westbere Parish Council meeting with residents in April to ratify the parish council's Regulation 19 response. This was agreed with a date to be confirmed. Residents thanked the councillors for that.

The meeting continued.

6. Parish Councillors' reports

Cllr Georgina Glover

Cllr G Glover advised that Westbere Lane, as you come into the village, by a 20mph roundel has a massive pothole that has been reported but not yet fixed. She drew attention to the overgrown vegetation on the path from Bushy Hill Road towards the convent – the Clerk will report this again.

Cllr Fielding

Cllr Fielding advised there is a persistent problem with cars parking too close to the entrance to Pennington Close, making it dangerous when they're parked there. There is a stretch of yellow lines on one side. The Clerk will add to the next meeting agenda that the parish council consider submitting a request to CCC in the next annual parking review for double yellow lines to be added to the other side too.

Cllr Dave Wilson

Cllr Wilson advised that South East Water and assessed and investigated water leaks last week. He also advised that there is a current licensing application for the Merton Vintage Show to be held again this year in the Bread and Cheese Field. He commented that the phone box / book library will need repainting in the next year.

Cllr Harlow

Cllr Harlow had nothing to report.

Cllr Granville Glover

Cllr Granville Glover had nothing to report.

Cllr P Glover

Cllr Glover drew attention to a consultation on re-opening Manston airport. RiverOak Strategic Partners Limited ('RSP') is working to redevelop and reopen Manston Airport as an air freight hub. RSP's Stage 3 airspace change consultation is now live and will run until 22 June 2026. The consultation provides residents, communities and wider stakeholders with details of proposed changes to flight paths and airspace structure. The consultation has several aspects to it, including a dedicated website where materials and proposals can be viewed and responses submitted: <https://consultations.airspacechange.co.uk/manston-airport/manston-airport-consultation/>.

RSP will also be running a series of in-person and online engagement events throughout April where attendees can view their proposals and talk to members of the project team. Consultees can provide feedback via the online portal, at the consultation events, or by printing the questionnaire and posting it to a Freepost address (FREEPOST 1616). In person events:

- Wednesday 22 April, San Clu Hotel, Victoria Parade, Ramsgate, CT11 8DT, 4PM-8PM
- Saturday 25 April, Christ Church Hall, 47 William St, Herne Bay, CT6 5AG, 1PM-5PM

Online events:

- Tuesday 28 April - 6:30PM-7:30PM
- Wednesday 6 May - 6:30-7:30PM

Please contact RiverOak Strategic Partners Ltd for details about the online events.

(The consultation is being run in accordance with airspace change standards governed by the Civil Aviation Authority (CAA). All progress regarding the consultation and wider airspace change process is available to view on the CAA's online portal: <https://airspacechange.caa.co.uk/PublicProposalArea?plD=112>)

7. Canterbury City Councillor Harry McKenzie report

Cllr P Glover read the Canterbury City Council councillors, Cllr McKenzie and Cllr Moses' following report:

Councillor Report for Westbere Parish Council (16/03/2026) Councillors Harry McKenzie and Keji Moses

Local Plan Reg 19

The final draft of the local plan has now been prepared and will be put to Full Council and Cabinet on 18th March to decide whether to submit it for a Regulation 19 consultation and then submit it to the planning inspector along with the reg 19 consultation responses for further analysis and adoption. It has been stressed to us that this is a final draft and cannot be amended at this stage, it can either be approved or rejected for consultation in its current form. We are actively reading the draft plan and responses from the formal regulation 18 consultation that was done previously. If any parish councillors or residents want to ask any

questions, we encourage them to contact us and we will do our best to answer those questions. If the plan is approved for the reg 19 consultation, we will do our best to encourage residents to respond to it.

Budget

At the last Full Council meeting we voted for the budget that we believe to be a common-sense budget that delivers for everyone across the district without bankrupting the council or emptying people's pockets. Harry could not vote on the general fund element due to a conflict of interest with his new job but voted on everything else involved in the budget. This budget lowers the cost of bulky waste collections to tackle fly tipping, provides £6.5 million to build/buy new council houses, raise them to the decent homes standard and fit disability adaptations and freezes parking charges in 80% of council-owned car parks among many other things.

Open Yard and Container Storage

A new open yard and container storage is being advertised on Staines Hill which residents are concerned about. We made inquiries and Planning say it is not a planning matter for them to investigate. We are actively reviewing the situation and options.

Local Government Reorganisation

The government has launched its formal consultation for LGR that can be responded to here: Local government reorganisation in Kent and Medway - GOV.UK We are expecting a decision on what LGR will look like in Kent within months.

Westbere Butts application

Bretts are looking to submit an application for a new development on the Westbere Butts along Island Road. It would include 100 new dwellings, 2 football pitches, a sports pavilion and a section of open space between Sturry and Hersden. Harry attended the public presentation on 16th February to hear what Bretts and residents had to say about the proposals, and we will continue to listen to the community until this matter is over. At this stage, we are in listening mode as we cannot predetermine ourselves.

Biodiversity and nature recovery strategy

We are consulting on our new Draft Biodiversity and Nature Recovery Strategy which you can read and respond to here: [Draft Biodiversity Strategy - Canterbury Newsroom](#) **Housing strategy**

We are consulting on our new Draft Housing Strategy which you can read and respond to here: [Draft Housing Strategy - Canterbury Newsroom](#)

Annual Parking Review

The Annual Parking Review is on 24th March – this is where the proposals for changes to parking restrictions will be decided. Neither of us will be able to attend this meeting but we are going to send representations into the committee and officers ahead of the meeting to speak up for residents. Please let us know your views on the proposals around Westbere, so that we can factor this into our written representations.

8. Planning matters

Community Governance Review

At the 19 January 2026 CCC Cabinet meeting a report commissioned by Cabinet members invited Cabinet to consider whether resources should be allocated for a Community Governance Review in 2026/2027. Cabinet recommended a district-wide review focusing on the unparished areas of Canterbury, Herne Bay and Whitstable. Money will be added to the budget to enable the review to be carried out. Terms of Reference will go to General Purposes and then be ratified by Council in April.

Local Government Reorganisation – Update:

Government ministers launched their consultation on 5 February 2026 on the future number of unitary councils in Kent and Medway, and the areas they should cover. In the biggest proposed shake up of local government in 50 years, ministers asked councils to come up with plans to create unitary councils in a process known as local government reorganisation (LGR). Under the current system Kent County Council (KCC) delivers some services such as education, social services and roads, and district or borough councils deliver others like emptying bins and providing housing services.

Under the proposed system, a much smaller number of unitary councils would deliver all council services in one area. Medway Council operates in that way today.

Councils across Kent and Medway worked together to draw up a series of options for the number of Unitaries needed and what areas they should cover.

Ministers want views on how Kent and Medway's councils should be organised.

Take part in the government's consultation at gov.uk/government/consultations/local-government-reorganisation-in-kent-and-medway. The deadline for responses is 26 March.

Background information, including the detailed explanations of each of the options, is at KentCouncilLeaders.org.uk/lgr-consultation.

Once the consultation closes, civil servants and ministers will consider responses alongside the evidence that has been presented to them.

A decision on which option ministers have chosen is likely to be announced in the summer.

Cllr P Glover advised that he had heard that the KCC option is an option for consideration.

Cllr Fielding and Cllr Georgina Glover had no opinion.

Cllr Wilson advised he supports CCC's proposal (Option 4D) for four unities, with Canterbury being grouped with Dover and Thanet, and 64% of the current Folkestone and Hythe area, and 17% of Swale (Faversham) area. He advised that Faversham Town Council is happy as its people travel to Canterbury way for work.

Cllrs Wilson, Fielding, Georgina Glover, Granville Glover, and Harlow agreed to this, while Cllr P Glover abstained.

Email received 10 February 2026 with an update re the Parish Council's application (Claim No C428) under Section 53(5) of The Wildlife and Countryside Act 1981 for an Order modifying the Definitive Map and Statement by adding three public footpaths across "The Two Fields" in Westbere:

In considering the application the County Council must be satisfied that any claim submitted complies with the procedural requirements laid down in The Wildlife and Countryside Act 1981 and, in this respect, the officer is satisfied.

In addition, the County Council must be satisfied that the evidence submitted, when considered with all relevant evidence available, shows that a right of way which is not shown in the Definitive Map and Statement subsists, or is reasonably alleged to subsist, over land in the area to which the map relates.

The application has been considered very carefully by the County Council. In addition, to the evidence that was submitted with the application, further investigation and historical research has been carried out.

The decision reached is that Kent County Council will make an Order to record the routes at footpath status on the Definitive Map of Public Rights of Way. A copy of the Order and Notice will be sent to the Clerk when it is due to be advertised.

Copies of this Notice have been served as required on all interested parties.

The County Council Order will modify the Definitive Map and Statement by recording three claimed public footpaths running from

- a) the A28 Staines Hill to public footpath CB91,
- b) from the corner of Westbere Lane to public footpath CB91 and
- c) from a junction point off Route A, running parallel to Westbere Land to connect with Public Footpath CB91 (near entrance to Westbere Lane) including a small loop at the eastern end.

Broad Oak Reservoir

South East Water is proposing a new reservoir to the north of Canterbury, which is a key water resource scheme in its Water Resources Management Plan. Broad Oak Water will help meet future demand for drinking water in east Kent, while also creating new habitats, increasing biodiversity and providing social benefits for the local community. Public engagement runs 4 February - 18 March 2026. There is an online engagement hub at southeastwater.co.uk/broadoak and a number of public drop-in events – 25 February 1pm-7pm (drop-in anytime) at Broad Oak Village Hall; or

03 March 12 noon-6pm (drop-in anytime) at Tyler Hill Memorial Hall, Summer Lane, Tyler Hill, or 09 March 12noon-6pm (drop-in anytime) at Sturry Social Centre, 15 Mill Road, Sturry. Consultation closes on 18 March 2026. Then South East Water will review all the feedback received to help inform the next stage of the design development. In 2027, South East Water will hold further public consultation on refined proposals in 2027 for Broad Oak Water, how the feedback received has been taken on board and seek further comments ahead of submitting a planning application in early 2028. Construction starting is anticipated for 2031 with water in supply in 2035.

Local Plan

The Agenda and the Draft Canterbury District Local Plan for the Overview Committee meeting on 5 March 2026 is at:

<https://democracy.canterbury.gov.uk/documents/g14028/Public%20reports%20pack%2005th-Mar-2026%2019.00%20Overview%20Committee.pdf?T=10>

The Bread and Cheese Field remains a carried forward allocated site.

Subject to Overview committee recommending moving to Regulation 19, a special meeting of the Cabinet will be held on 18 March followed by Full Council the same night to vote on the plan (to move to Regulation 19). If agreed there will be an 8-week consultation period. It is expected that the Examination will begin in late 2026, concluding with a report from the Inspector in November 2027, and adoption of the new Local Plan in December 2027.

Land at Westbere Butts

Hume Planning Consultancy offered a presentation at Sturry Social Centre on 16 February 2026 and ran a community consultation which closed on 02 March 2026 on the potential development of Westbere Butts, a former quarry site on the north side of the A28 Island Road between Sturry and Hersden. More details at

<https://www.humeplanning.co.uk/consultations>



The proposal is for the potential development of 'Westbere Butts', a 24.5 hectare former quarry site on the north side of the A28 Island Road between Sturry and Hersden. The proposed development aims to maintain a permanent 'Green Gap' separation between Sturry and Hersden by creating a recreational hub with public access and landscaping

/biodiversity enhancements whilst delivering 100 new dwellings in the eastern portion of the site adjacent to Montgomery Gardens.

The site is owned by Bretts, who are looking to establish a long-term vision for the which has been disused since the 1970's and is not currently publicly accessible. The aim is to create a development that combines housing with community and recreational benefits and forms a permanent edge to the settlement.

Engagement with local stakeholders has identified the need for new playing fields provision in the area, specifically football pitches and changing facilities which have followed discussion with local clubs.

A Westbere Parish Council response was resolved under Section 101 delegation to the Clerk to meet the 02 March 2026 deadline – and uploaded on 27 February 2026. The parish council is opposed to the proposal. (The full response is detailed on a separate appendix to these Minutes).

New planning applications:

**CA/26/00113 - Brett Aggregates, Fordwich Road, Sturry CT2 0BW
Single-storey outbuilding for use as clubhouse.**

Notifications: None this month.

9. **Arrangements for a Summer Party event to celebrate the gifting of the village green**
It was agreed that the parish council would approach the Westbere Preservation Society and that Cllr P Glover, Cllr G Glover and the Clerk would ask for a joint meeting with them.
10. **Use of Section 101 Scheme of Delegation** to the Clerk in conjunction with a minimum of two councillors since the last meeting: The response to the Hume Planning proposal detailed above.
11. **Finance**
NOTED that Unity Trust Bank advised on 22 January 2026 that with effect from 23 March 2026 the interest rate on the parish council's Savings Account would reduce from 2.10% to 1.95%.

NOTED that on 25 January 2026 the Clerk completed an online VAT Refund claim for the period 01 June 2025 to 31 December 2025 totalling £1,247.65. This was paid into the bank on 28 January 2026.

NOTED that the clerk checked the revised KCC pension contributions rate for employees and confirmed that the rate from 01 April 2026 remains as 5.5% for the clerk based on actual pensionable pay amount.

East Kent Joint Independent Remuneration Panel Quadrennial Review

Since 2003, the law has required an independent panel to recommend the amount of remuneration that might reasonably be applied to the duties of members of district/city councils and council committees (whether appointed as independent members or from elected councillors).

In the case of parish councillors, the panel is directed to express recommended Basic and Chairman's Allowances as a percentage of the actual Basic Allowance paid to district/city councillors. In Westbere Parish Council's case, this is based on CCC.

The Panel undertakes a review every four years, setting out recommendations to cover the period until the next review. These recommendations, whilst non-binding, should be considered by the town/parish council if it chooses to exercise its discretionary powers to set levels for Parish Basic Allowance, Parish Chairman's Basic Allowance and travel and subsistence allowances.

The Panel recommends that the Parish Basic Allowance and Parish Chairman's Basic Allowance should be index-linked to the Consumer Price Index for the next four years to ensure that the allowances for parishes in the same band increase at the same rate. For Westbere, the recommended Basic Allowance for councillors is £280.00 and the Chairman's Allowance £560.00.

Westbere Parish Council does not currently have a Parish Basic Allowance or Chairman Allowance, but does reimburse councillors for expenses in relation to discharging their duties as a parish councillor, for example travel expenses in relation to attending training courses. All councillors considered the recommendations and whether to implement a Parish Basic Allowance or Chairman's Allowance for 2026-2030, and all councillors resolved unanimously to keep the current policy and not adopt a Parish Basic Allowance or Chairman's Allowance for 2026-2030.

12. **Authorisation of online payments**

The payments were listed on the agenda. The Chairman signed the Finance Appendix x2 for the Minute book and Invoice file.

13. **Clerk report**

Dog fouling across the district

Cllr James Hodgkinson the Canterbury Area KALC vice chairman has had the issue of persistent and recurring dog fouling raised with him by a number of different councillors from across the Canterbury district. He is trying to gather some basic information from parishes to get a clearer picture of the problem to then approach CCC with a request to allocate stronger resources and enforcement measures. He asked all parish councils to answer a survey.

Westbere Parish Council's response is as follows:

1) Is dog fouling a significant issue within your parish?

Yes.

2) Has the frequency of dog fouling changed in the last 12 months?

Stayed the same.

3) Do parishioners regularly report these incidents to the parish council?

No.

4) Does your parish currently fund its own bins or signage because of a lack of District/City support?

We have bought bins/dog bins specifically to address a dog fouling issue and to increase the number of disposal outlets. It should be said that CCC has supported us by adding them to the emptying schedule.

5) On a scale of 1-5, how would you rate the visibility of Dog Wardens in your area? (1 = Never seen / 5 = Highly visible)

1 – Never seen.

6) Are there specific "hotspots" (e.g. School routes, sports pitches, or farmland) where fouling is most prevalent?

Footpaths through The Two Fields.

7) In your view, what is the single biggest barrier to solving this issue? (e.g. lack of bins, lack of fines, or poor public awareness)?

Lack of fines. Whilst there isn't a lack of bins in Westbere as the parish council has bought more bins, this isn't the same picture across the whole of the Canterbury District.

14. **NOTED that the Sturry and District United Church's Church Wardens will attend the 18 May parish council meeting to discuss the Future of Westbere Church and the proposal to close All Saints Church as a venue for worship.**

15. **Westbere Charities**

NOTED that Maria Morcom's term of office as a Parish Council Nominative Trustee of Westbere Charity expires on 31 March 2026. Maria is happy to serve another 5 year term if the Parish Council so wish. Cllr Georgina Glover proposed and Cllr Harlow seconded that Mrs Maria Morcom be elected for a 5-year term of office.

Also NOTED that Judith Van den Broek's term of office as a Parish Council Nominative Trustee of Westbere Charity expires on 31 March 2026. Judith is happy to serve another 4 year term if the Parish Council so wish. Cllr Fielding proposed and Cllr Harlow seconded that Mrs Judith Van den Broek be elected for a 4-year term of office.

16. New residents for a Welcome Pack

The Clerk will prepare a welcome pack for new residents at 27 Bushy Hill Road.

The meeting closed at 8.20pm.

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Signed: Cllr Paul Glover, Chairman

Date:

Please note these Minutes remain as draft Minutes until they are approved by the parish council at their next parish council meeting.

The parish council meets bi-monthly on the third Monday of each month: Next meeting dates are 18 May, 20 July, 21 September and 16 November 2026.

Appendix: Land at Westbere Butts proposal – parish council response to consultation:

Hume Planning Consultancy ran a community consultation on the potential development of Westbere Butts, a former quarry site on the north side of the A28 Island Road between Sturry and Hersden.

More details at <https://www.humeplanning.co.uk/consultations>

The Consultation ran until 2nd March 2026. The parish council's response was uploaded on 27 February 2026 as follows:

Q1: Are you in favour of a comprehensive approach to the whole of the land?

Yes

Further comments (please specify)

We are however opposed to the proposal.

We believe that the whole site should be retained as green space and we are therefore opposed to the proposal.

It is a spurious suggestion that this will create a "permanent green gap" as most of this site is already included as an allocated Green Gap in the 2017 Canterbury District Local Plan (and the forthcoming update). [Canterbury City Council's Green Gaps and Local Green Spaces Review \(April 2021\)](#) clearly shows this on Page 7.

Q2(a): Do you agree that there is a strong need for the provision of football pitches and associated facilities to meet the needs of local clubs in Canterbury District?

No

Further comments (please specify)

There appears to be a presumption that playing fields are the planning gain required without any discussion with the local communities. Westbere Parish Council and Hersden Parish Council have not been consulted. No other planning gain or mitigation has been discussed with the local communities.

We question the need for more playing fields. There are existing playing fields at Hersden, and more will be provided on the Persimmon development to be built at the back of Hersden. There are also the playing fields on the other Bretts grounds old gravel works and Lakes. If further ones are provided at Westbere Butts but not used, then what happens to them?

Q2(b): Do you agree that this is a good and accessible location for a football facility?

No

Further comments (please specify)

If this does proceed, then adequate parking provision will be crucial as cars cannot park on the A28 safely. 83 spaces as planned is inadequate for two full sized football pitches, which will, at various times have 44 players plus substitutes, coaches, match officials and supporters in attendance, and other people arriving early or yet to leave after games which have been played or are due to be played. The traffic volumes associated with such use – the times of which have not been specified – are significant and excessive for this location

Q3: Do you think any one or some of the following uses should be included in the wider proposals?

If development goes ahead:

Improved public access.

Recreational activities such as trim trails.

Other (please specify)

Improved public access to the retained woodland.

Cycle paths which actually connect to other cycle routes (not as shown on the plan, exiting onto Hoath Road with no onward connection).

Q4: Do you agree that as part of a comprehensive approach there are opportunities for biodiversity and landscaping improvements within the site?

Yes - both:

Biodiversity improvements

Landscaping improvements

Q5: How do you think the wider land should be managed?

A joint Parish Council-led proposal.

Q6: What would you like to see included alongside the two football pitches?

Changing facilities

Lighting

Security Fencing

Parking

Other (please specify)

Lighting which is screened from adjacent properties and those on the south side of the A28.

Q7: Do you agree that the siting of the residential parcel of land is the best location within the site for the proposed housing?

Yes.

Q8: Do you have any further feedback?

Westbere Parish Council was not contacted directly about this proposal but was made aware by a Sturry colleague, so we are pleased to be able to raise our concerns about this proposal.

It appears that this "consultation" comprised just one public event, and a limited time to respond to this questionnaire, both in the period of school holidays.

The impact on the roads (A28 and Church Lane intersection especially) of both the housing and sports grounds is totally ignored, as is the cumulative impact on traffic from all the development around Hersden and Sturry and Westbere.

We have a major concern about the number of road junctions there would be between Bushy Hill Road and Westbere Lane. This presentation revealed that there would be 3 new vehicular accesses on the A28 in a very short distance. In total, that would create Ten roads or access points to the north of the A28 (Oaklands Way, Redcott Lane, the Parker Steel yard, the footballs pitches, two housing site access points (one main access and one emergency access), The Reeds, two for Perry's car dealership, and Bredlands Lane. In addition, there are two roads joining the A28 from the south (Church Lane and Pennington Close) as well as Westbere Lane and Bushy Hill Road. All this on a stretch of the A28 which is just 1.12 kilometres long.

There is, we believe, not enough space for major road improvements (roundabouts or road widening) which would be needed to accommodate the volume of traffic generated by this proposal, especially given the already planned housing growth around Hersden and in the draft Local Plan in Westbere and on Bredlands Lane.

There is an accident history on the A28 between Sturry and Hersden. With a further 3 accesses, we would ask that there be:

- a condition, if CCC should be minded to grant any application, that the applicant pays for a Traffic Regulation Order (TRO) to reduce the speed limit from Sturry to Lakesview to 30mph.

- A pedestrian crossing of the A28 at the site, to allow safe access to bus stops towards the City.
- Enhanced bus shelters adjacent to the site
- Widened footpaths along the A28, especially on the north side for access to Spires Academy from Sturry and Westbere

Westbere Parish Council
clerk@westbereparishcouncil.gov.uk

Site Location

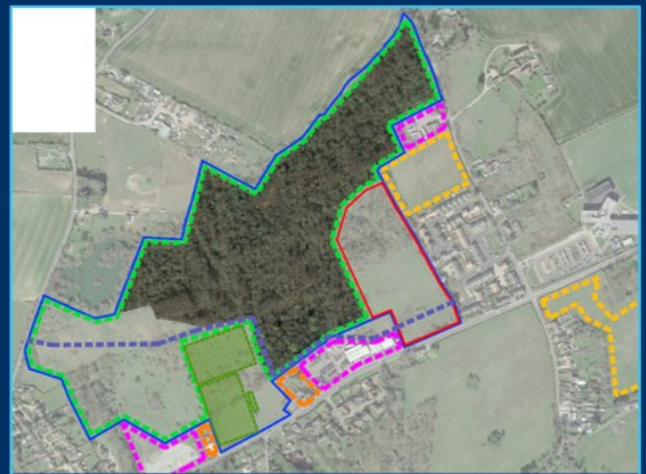
- The proposed development aims to maintain a permanent 'Green Gap' separation between Sturry and Hersden by creating a recreational hub with public access and landscaping /biodiversity enhancements whilst delivering 100 new dwellings in the eastern portion of the site.
- The site is located on land at Westbere Butts, on the north side of the A28 Island Road between the Parker Steel yard to the west, Perrys car showroom, and Hersden to the east.
- The site comprises an area of 24.5 hectares and is currently an area of grassland, scrubland and trees, on level ground.

Identifying a Use for the Site

- As the landowner, Brett is looking to establish a long-term vision for this former quarry site, which has been disused since the 1970's and is not currently publicly accessible.
- The aim is to create a development that combines housing with community and recreational benefits and forms a permanent edge to the settlement.
- Engagement with local stakeholders has identified the need for new playing fields provision in the area, specifically football pitches and changing facilities which have followed discussion with local clubs.

The Proposed Development Emerging Plans -Housing

- The proposed housing area (edged red) of the site lies adjacent to the western edge of Hersden and is 3.5 ha in area, some 14% of the total landholding.
- Recent residential development adjoins this parcel (Blengate Close & Montgomery Gardens).
- This parcel currently comprises a grassed area of land that could be developed for up to 100 dwellings, providing connections to the existing neighbouring developments and with the woodland and open space beyond could create a permanent edge to the western end of Hersden.
- Residential development of this parcel would also complement adjoining identified residential allocations within the emerging Canterbury Local Plan.



—	Proposed Development Area
—	Site Ownership boundary
- - -	Retain and Enhance Woodland
- - -	Draft Local Plan Residential Allocations
- - -	Existing Residential
- - -	Existing Commercial
- - -	Potential Pedestrian / Cyclepath
■	Potential Sports Pitches

The Proposed Development Emerging Plans - Football Pitches and Pavillion

- In recent years, there has been a significant increase in demand for football pitches in Canterbury District, as identified in the Council's Playing Pitch Strategy.
- Brett, as landowner, propose to make land and access available within the site to allow for football demand to be met.
- The emerging plans for the site could include for:
 - Two full-size 11 v 11 football pitches
 - Pavilion building providing changing and amenity facilities
 - Car parking for 83 cars
 - New and enhanced landscaping along the site boundaries to maintain the visual 'Green Gap' separation along Island Road between Sturry and Hersden.

