

# Canterbury District Local Plan Review

“Regulation 18 Consultation of Draft Local Plan”

Submitted on behalf of Hollamby Estates  
Developments Ltd

Site at Bullockstone Road,

Herne Bay

CT6 7TL

## **1.0 Introduction**

- 1.1 On behalf Hollamby Estates Developments Ltd, we wish to object to the non-allocation of a site that is currently allocated for housing development in the existing Local Plan, but has not yet been built out.

## **2.0 Site**

- 2.1 The site is on part of the land formerly known as the Herne Bay Golf Driving Range, Bullockstone Road, Herne Bay CT6 7TL. It is shown at Appendix 1.
- 2.2 The site forms part of a larger site that is allocated under Policy HD1 for 80 dwellings in the existing Local Plan. It is called: "Herne Bay Golf Driving Range and Land adjacent."
- 2.3 Planning permission was granted under 22/00941 for 78 dwellings on that larger site, but the existing former golf club building and its parking and storage buildings were not included in the development proposals.
- 2.4 The existing building fronts onto Bullockstone Road. It is of modern two storey construction and is in use as offices on the ground floor by the landowners (Hollamby Estates) with a flat on the first floor. There is an extensive area of hard surfacing made up of loose stone, in front of and to the south of the building, with a gated access from Bullockstone Road. A single storey building located to the south of the main building is in use as storage.
- 2.5 The access into the site serves only this site. The site is also self-contained and does not connect with the surrounding development.
- 2.6 To the west of Bullockstone Road are the grounds of the School; to the north, east and south of the site is residential development.

## **3.0 Site Development**

- 3.1 At the time of the 2022 application for the 78 dwellings, the owner occupiers were not in a position to vacate their building due to their operational

requirements. However, it is their intention to relocate at some stage in the future and then bring the site forward for residential development.

3.2 It is anticipated that some 20 new dwellings could be accommodated on the land.

3.3 The site is owner occupied. Housing development is deliverable and achievable and is suitable for development in view of the existing housing allocation of the land and the built context of the site.

#### **4.0 Conclusion**

4.1 As the Consultation Draft Local Plan does not retain the land as a proposed allocation for housing development, our objections are made to seek to correct this so that the Regulation 19 consultation draft Local Plan does include the land - to yield some 20 dwellings.

4.2 The site is available for development; development would be achievable and would be suitable on the land. The site is deliverable as a housing site and there are no known constraints to its development.

4.3 The site forms part of an existing housing allocation, it is previously developed, and it is accessible by alternative means of travel and is within good walking and cycling distance of public amenities and facilities, shops and public transport.