

LTR/BLEAN1031/RL

Canterbury City Council

Correspondence by email:

3 June 2024

REPRESENTATIONS TO CANTERBURY CITY COUNCIL LOCAL PLAN (REGULATION 18)

LAND AT MILL FIELD, BLEAN (KNOW FORMERLEY AS SITE REF. R4)

Lee Evans Partnership LLP is instructed by Rubix Estates Ltd. (hereafter, the Promoter) who are promoting the land on behalf of the, the Landowner, to submit representations to the Regulation 18 Draft of the Canterbury City Council Local Plan 2045.

On behalf of the Promoter and Landowner, we are deeply disappointed by the removal of this land as an allocation for new homes. We kindly seek the reintroduction of Policy R4 for 36 new homes. As our previous response to the Regulation 18 Process, the land is available, suitable and deliverable for new homes. Below we provide commentary in support of the policy wording as currently drafted, recognising the Site's capacity to promptly deliver circa 36 dwellings in this sustainable location directly adjoining the settlement of Blean.

To aid clarity, a red line plan of the Site is included as part of this response.



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LAND AT MILL FIELD, BLEAN (POLICY R4)

Site Context

Blean is classified as a rural service centre in the District Settlement Hierarchy with good access to community facilities and services such as a primary school, GP surgery, local shops and community hall. The settlement is located within close proximity to Canterbury and is predominantly linear in form, built along the main route between Canterbury and Whitstable.

The Site at Mill Field measures circa 2.29 ha in total with direct road frontage to Tyler Hill Road on its southern extent. The Site sits closely related to existing residential development due west, beyond which falls the wider settlement of Blean. The Site is undeveloped in its current configuration, and retains an established boundary line to its northern and eastern demise. A group of established, largely mature trees are located within the Site's core nearest to Tyler Hill Road.

Services and facilities within Blean are readily accessible via Tyler Hill Road which provides connectivity beyond the Site's immediate context.

It is also recognised that the Site falls within the designated Blean Conservation Area. Despite this, there are no statutorily listed buildings within the immediate setting of the Site. The Grade II* Church of St Cusmus and St Damian (List Entry: 1085522) falls to a south-westerly direction, with the remains of a Roman settlement beyond (List Entry: 1018785). Neither is considered to fall in the immediate context of the Site.

The Site falls within Flood Zone 1, an area of low probability flood risk.

The Site falls within the SAMMS Thames, Medway & Swale Estuaries 6 Km Zone of Influence, and the SAMMS Thanet Coast and Sandwich Bay 7.2 Km Zone of Influence. In landscape terms, it falls within the E3: Amery Court Farmland Landscape Character Area.

The Site is otherwise free of onerous planning constraints, as recognised in its assessment by the Council to date.

Commentary In Support Of reintroducing Policy R4

Following the Regulation 18 draft Local Plan (2022) consultation, a number of site allocations (included this site) have been removed from the plan due to concerns around deliverability and/or unresolved fundamental technical constraints. The exact wording is provided below:-

- Mill Field, Blean (36 dwellings) - pedestrian and cycle accessibility and land availability constraints.

Rubix Estates communicated several times to the Policy team, that positive discussions had been held with several landowners to provide the necessary pedestrian links into Blean Village.

An agreement was formally made with the University of Kent to utilise part of their land to connect to Footpath 18A. The University of Kent then would be able to access their land, which is now an allocation for a freestanding settlement to provide 2,000 dwellings.

To reiterate, their land abuts this former allocation. Therefore, as part of the overall delivery of the University Land under Policy Site – C12, we kindly seek to reintroduce this land in Blean as an allocation for new sustainable homes. As part of the vision for the University of Kent land, it is clear that they will need to work with us and this land to deliver the requisite opportunities to improve cycling and walking routes to connect into Blean.

We look forward to onwards participation in the Local Plan consultation, and to working with officers at the appropriate time for the continued promotion of this land.

Yours sincerely,



Gurdev Moore
Director

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Location Plan