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Company Reg: 05150902

13 May 2024

**Dear Sir/Madam,**

**REPRESENTATION TO THE REVISED DRAFT CANTERBURY DISTRICT LOCAL PLAN 2040 CONSULTATION IN RESPECT OF LAND AT HOWFIELD LANE**

Quinn Estates (QE), welcomes the opportunity to submit representations to the revised draft Canterbury District Local Plan 2040 (Regulation 18 Consultation) relating to Land at Howfield Lane, Canterbury.

This parcel of land is available for development in the emerging plan period and could make a meaningful contribution to the Council's commercial and residential needs in an area that is the focus of future housing and mixed use allocations in the emerging Local Plan.

QE is one of the leading and most prominent developers in Canterbury, with the company having successfully delivered a considerable proportion of the District's residential and commercial development over the past decade. The company also has extensive land interests in the District for a range of high quality future development projects of differing scale and complexity. Economic, social and environmental growth and regeneration underpin all of QE's projects and the company always strives to work with local communities and the City Council to deliver transformational development that unlocks growth and inward investment into the District to forge significant societal benefits.

Quinn Estates considers the Regulation 18 Local Plan to be an impressive and strategic long-term Development Plan, which outlines an aspirational vision for the District with corresponding objectives that seek to capture and secure the societal benefits of well-planned growth. The Plan goes on to outline a detailed spatial strategy that is reflective of the Council's vision.

Quinn Estates has submitted a general representation with regards to the spatial policies proposed within the draft Canterbury District Local Plan To 2040, the principle of which the company supports. QE is also submitting a number of separate representations that are specific to individual sites that the company is promoting. This

representation is made specifically in respect of an additional parcel of land sustainably located at Howfield Lane, Canterbury.

### **Response to SLAA Assessment July 2022 (and SLAA Addendum Dec 2023)**

As part of Canterbury City Council's Call for Sites process, Quinn Estates has submitted a number of submissions relating to sites focussed to the west of Canterbury City Centre. These include reps relating to a larger strategic allocation at Merton Park, and a strategic wetland and self-build housing at Milton Manor Farm. In addition, this area is already subject to committed development being delivered through the current Local Plan through Land at and adjacent to Cockerling Farm, Thanington (Site 11, policy Sp3).

QE has been in discussions with the landowner of a site accessed from Howfield Lane, which could deliver further commercial and housing development that would meaningfully add to that being delivered in the west Canterbury area. The circa 8ha parcel of agricultural land immediately abuts an existing commercial park which is accessed from the southern end of Howfield Lane. The site is not subject to any specific constraints.

QE considers that in light of the strategic focus on growth in the west Canterbury area and in light of the infrastructure improvements that will result, Land at Howfield Lane is ideally placed for sustainable growth with a site that would lend itself to mixed uses, with commercial growth possible to the west of the site closest to Howfield Lane and residential development possible to the east of the parcel.

While the site has not been previously available during the emerging Local Plan process, QE would urge the Council to consider its inclusion in the draft Local Plan in order to complement the focus on development in the wider area. A site plan is appended to this representation.

### **Conclusion**

QE considers that Land at Howfield Lane could offer a sustainable mixed use offering to add to the wider strategic growth in the west Canterbury area. QE can confirm that the land would be available for immediate inclusion in the draft plan and would be developable in the plan period.