

Stephen Hinsley

Town Planning Consultant

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Our ref: SHPSHP012103-

Your ref:

Date: 31st May 2024

Dear Sir/Madam

Re: Representations to the regulation 18 version of the Canterbury City Council Local Plan - Land at Abbottswood

These representations are made on behalf of Land Group (Herne Bay) Ltd. The primary reason for the representations is to put forward land at Abbottswood, Herne Bay, for residential development in the Local Plan.

This letter with attachments is made to seek the land known as Abbottswood at Herne Bay being made an allocation for residential development in the Local Plan. The land, which totals some 16.3Ha is made up of "plots" many of which are currently used for residential purposes: as such it is a previously developed site. It is well located to the main built-up area of Herne Bay: to the north beyond the areas of urban open space (playing fields) and Junction Road is the established residential district of Greenhill; to the west is the large new residential development (partly built) of 450 dwellings known as Land south of Greenhill Road (CA/17/02907); to the east is the residential allocation known as Northwood, for which there is a recently approved planning application for 160 homes; and to the south is the strong boundary formed by the A.299.

In short, the development of this established residential plotlands area would complete and round off the development of this area of Herne Bay without breaching the A.299 and extending development into open countryside.

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You may recall that my client put forward this site in the call-for-sites (SLAA198), but there were some, as it turned out unfounded, concerns relating to achieving access. Over recent times our client's highways consultants have established with Kent Highways, through their formal pre-app process, that an access from the site following an improved Owl Hatch Road to Bullockstone Road, is feasible. These technical drawings are attached and indicate that up to 400 dwellings could be served. Fiona Wiles is the Senior Transport and Development Planner at KCC who dealt with this. Please note our clients have also had a site meeting with Stonebond, the Northwood developer, as requested by KCC but having received planning permission they understandably have no interest in taking the access to our land through their site. However, it has been demonstrated that a suitable access can be achieved over Owls Hatch Road without causing harm to the wider Highway network.

It is to be noted that the Highway Authority, whilst stating that their "preference" was for a linked access with the Northwood scheme, it has been demonstrated that a technically viable alternative is available.

Not only is this site deliverable in the short to medium term, but as a previously developed site which the Council acknowledges has an existing residential use, it should be allocated for residential use either as an addition to those sites selected in the draft or as an alternative to selected sites given its sustainability credentials, and the fact it is brownfield when many of those selected are open countryside "greenfield" sites: the Government guidance is of course in favour of "brownfield" development ahead of "greenfield". Sequentially, this unconstrained site, has far more merits and should be selected ahead of many other of the allocations in the draft Local Plan. Significantly, this site can go towards meeting a substantial proportion of much needed affordable housing for which there is a residual need for over 9,600 dwellings.

It is requested the site is allocated in the Reg 19 version of the Local Plan for up to 400 dwellings.

We would be pleased to meet with the Local Plan officers at a convenient time in the coming weeks to discuss this further and to provide more detail relating to Highway impact.

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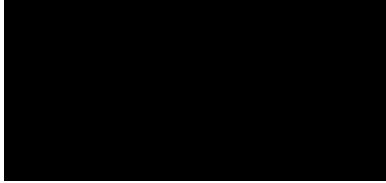
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Yours faithfully



STEPHEN HINSLEY BA Hons MRTPI
DIRECTOR
For and on behalf of Stephen Hinsley Planning

