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Canterbury City Council
Council Offices
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31 May 2024

Dear Sir / Madam,

**REPRESENTATIONS TO THE REVISED CANTERBURY DISTRICT LOCAL PLAN (REG 18)
CONSULTATION – SLAA049 LAND TO NORTH OF ORCHARD VIEW, SWEECHGATE**

Iceni Projects Limited ('Iceni') is writing on behalf of our client, Quinn Estates (QE), to submit representations to the revised draft Canterbury District Local Plan 2040 (Regulation 18 Consultation). This representation follows a previous submission sent in the October 2022 consultation.

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.

These representations relate specifically to the site SLAA049 at land to the north of Orchard View, Broad Oak ('the Site'). QE has an interest in the land and aspirations to redevelop the Site. A site location plan of the landholding is attached to this representation.

We trust that the comments provided below will be taken into consideration and afforded the appropriate level of weight in the next stages of the draft Local Plan. Addressing the comments set out within these representations are necessary to ensure that the Local Plan reflects the appropriate needs of the surrounding area.

The Site and surroundings

The Site, at 3.27 ha in size, is located to the north of Orchard View, Broad Oak and is currently used as a commercial fruit orchard.

Directly south of the Site is a residential development and to the east and west there are more sporadic residential developments. To the north of the Site, the fruit orchard extends beyond the site boundary. The Site is partially bounded by a mixture of trees, but there is no physical barrier between the Site and the adjoining residential development to the south.

The Site is relatively flat and access is likely to be achievable from Mayton Lane via the existing farm access, however this may need to be widened. There is a Public Right of Way (PRoW) between public house and the Godwin Farm House, which would provide pedestrian access from Sweechgate to the Site and also prevent pedestrians walking along Mayton Lane.

The closest train station is Sturry, located approximately 1.6 km to the south-east of the Site. This station provides direct links to London Charing Cross and Ramsgate. The closest bus stops are Broad Oak Turn that provides services to Herne Bay, Greenhill, Canterbury and Whitstable.

The Site is wholly within Flood Zone 1 and is not subject to any environmental constraints, however consideration would be given to the locally listed building to the south of the site.

Unjustified exclusion from Draft Local Plan

In its SLAA Assessment of July 2022, Canterbury City Council opted not to consider progressing the Site for inclusion in its draft Local Plan in light of concerns regarding landscape and uncertainty regarding potential to provide access to the Site. These conclusions were reiterated in the Dec 2023 addendum.

QE considers that identified concerns regarding landscape impact and access to the Site can be significantly and satisfactorily mitigated to justify the Site being allocated within the Draft Local Plan.

The Site has a strong spatial relationship with the Local Service Centre of Broad Oak, as identified in the District's Settlement Hierarchy, and should be considered an appropriate and suitable location to accommodate a sensitive and sustainable development.

Broad Oak is afforded Local Service Centre status in the Council's latest Rural Settlement Hierarchy, which informs the draft Local Plan. This is an upgrading from the village status of the currently adopted Canterbury District Local Plan 2017, therefore recognising the sustainability credentials of the settlement. In the latest study, Broad Oak sits within the Sturry cluster of settlements, orbiting the rural hub of Sturry. Broad Oak enjoys close proximity to Canterbury with excellent transport links to and from the city centre.

Canterbury City Council's proposed spatial policy sets out that within the identified local service centres, limited development which protects the rural character of these settlements will be supported on suitable sites. The Site forms a natural extension of the existing settlement, and the parcel of development being proposed would be contained by Mayton Lane and Barnett's Lane.

The concerns over access to the Site do not justify the site being excluded from the Local Plan, as the SHLAA highlights that the existing access to the farm can be used - it will just need to potentially be widened to support development on the Site and should not be considered a showstopper constraint.

The other concern is landscape impact, with fears expressed that redevelopment on the Site would create. Development of the site would be seen in the context of its local surroundings and would deliver economic, social and environmental benefits. QE can carefully formulate a development concept that respects the landscape setting and can quickly form an established and high quality contributor to the fabric of the settlement.

Summary and Conclusion

Quinn Estates advocates the inclusion of Land to north of Orchard View Sweechgate Broad Oak within a development allocation in the Draft Local Plan and the company would welcome the opportunity to work collaboratively with the Council and local stakeholders to evolve a high quality development proposal for the site through the Plan process.

We trust these comments will be taken into consideration and afforded the appropriate level of weight in the next stages of the draft Local Plan. Addressing the comments set out within these representations are necessary to ensure that the Local Plan reflects the appropriate needs of the surrounding area.

We would be grateful if you could keep us informed on progress of the draft Local Plan, including any further stages of consultation. Should you have any queries in relation to these comments, please do not hesitate to contact myself [REDACTED]

Yours faithfully,

Lydia Frimley
Assistant Planner

APPENDIX 1 – SITE LOCATION

