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Planning and Development
Canterbury City Council
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17 May 2024

Dear Sir/Madam,

REPRESENTATIONS TO THE (REG 18) CONSULTATION OF THE REVISED DRAFT LOCAL PLAN TO 2040 IN RESPECT OF LAND ADJACENT TO LAMBERHURST FARM, YORKLETTS

Iceni Projects, on behalf of Dargate Developments Ltd, welcomes the opportunity 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. It is made in respect of Land Adjacent to Lamberhurst Farm (referred to as 'the Site', SLAA ref. SLAA083).

Dargate Developments Ltd strongly believe that the Site should be allocated for employment and/or commercial development, given its existing relationship with adjoining commercial and residential development lying within Swale District. It is considered that the site presents significant scope for redevelopment/extension of the existing site. In account of the matters raised in the Council's SLAA, this representation seeks to address these matters in order to demonstrate the technical suitability of the Site. Notably, the site is outside of the Stour Catchment, meaning it would not be subject to nutrient neutrality restrictions, and is also strategically positioned next to the Strategic Road Network.

The suitability of the Site for commercial and/or residential development is echoed by the allocation of a larger landholding directly alongside for employment floorspace within the Regulation 19 Draft of the Swale Local Plan; published after the Site was submitted to Canterbury Council's Call for Sites. Respectfully, Dargate Developments ask that the Site is allocated within the revised draft Canterbury Local Plan to 2040 to reflect the aspirations of the neighbouring Borough Council, and that text is provided to create the opportunity for future growth in this location to meet a number of needs over the new plan period.

a. Site Context

The Site adjoins the northern edge of the Lamberhurst Farm employment park, located near the built-up area of Yorkletts. It sits on the edge of the Canterbury district boundary, bordering the Swale administrative district. The existing estate is approx. 2.4ha of B class uses, a small number of residential dwellings, open space and car parks. It has incrementally expanded over many years to accommodate a host of different businesses, the majority of which are highly specialised and require an on-site workforce. The existing site is fully occupied with no vacancies, which is a good indicator of further market demand for B-class space in this area.

The Site is also excellently positioned for its existing use, being located just 2 minutes away from Thanet Way (A299), which after 0.8km becomes the M2 between Dover and London. From Thanet Way, vehicles follow Dargate Road which leads to an unnamed road which provides access to the Site, whilst largely avoiding interaction with the nearby residences in Yorkletts. A petrol station and multiple bus stops are in Yorkletts and can be accessed via a 5-minute walk from the Site, however, if employees need to travel further afield, a number of services, including a train station, are in the nearby town of Whitstable which can be reached via an 11-minute car drive or by bus.

The topography of the Site slopes gently downhill from east to west. In terms of landscape considerations, the Site borders the Victory Wood Open Space, and without appropriate screening is visible from wider views, including the Blean Woods AHLV which is located approximately 350m to the northeast. Current Landscaping and Screening on the Site is in poor condition and an extension/redevelopment would therefore provide an opportunity to address these issues.

The only known Heritage asset is Lamberhurst Farm; a Grade II Listed Building. The Site is not within close proximity to any residential development or ecological assets that would be impacted by the proposed land use. Notably, the Site is outside of the Stodmarsh Catchment area which covers a significant portion of the District, and therefore would not be required to demonstrate nutrient neutrality. The Site is entirely within Flood Zone 1 and therefore has the lowest chance of flooding.

In summary, the Site is largely unconstrained from an environmental perspective and offers good scope to accommodate additional employment floorspace.

b. Swale Borough Strategic Housing Land Availability Assessment (SHLAA)

As noted above, Lamberhurst Farm straddles the border between the Swale and Canterbury District. Accordingly, the Site was included as part of the Swale Borough Council's Call for Sites exercise to inform the evidence base for its Local Plan review.

The Site has been assessed by Swale, Canterbury City Council's neighbouring local authority, to be technically suitable and deliverable. The full extract of the SHLAA containing the Site is provided at Appendix 1 of this representation.

In respect to the Site, the Swale SHLAA states:

1. The Site is not considered to be subject to any high level constraints.
2. It is remote from the confines of the nearest settlement with a range of shops and services but is close to the facilities at the services on the A299 Thanet Way that offer various facilities.
3. The scale of the development would require investment in infrastructure that would support the sustainability of the Site.
4. It is well located to the strategic road network that would support further commercial development in this location.
5. The Site is considered suitable.

Given the above assessment, the Regulation 19 version of the Swale Borough Council Local Plan includes Lamberhurst Farm as an allocation for employment land (draft allocation ref. A5), as the Site plays an important role in providing a mixed portfolio of employment premises for established and new businesses.

Additionally, the Swale Employment Land Review (2018) recognises the scope to enhance the internal landscaping and layout arrangement that the extension/redevelopment of the Site would bring. Therefore, not only would an allocation help to make a more effective use of the Site and reduce impacts on the surrounding landscape, the extension/redevelopment will also create opportunities for new businesses, whilst allowing the existing small and medium sized businesses to grow and expand whilst not having to relocate elsewhere.

Accordingly, the principle of commercial development on the Site should logically be accepted and reflected in the Canterbury Local Plan. The direct responses to each of the matters raised in respect to the Canterbury 2022 Strategic Land Availability Assessment are provided below.

c. Issues Raised in the Canterbury 2022 Strategic Land Availability Assessment

In July 2022, the Council published the SLAA to inform the list of draft allocations in the current Regulation 18 Version of the Local Plan. CCC's assessment outlined uncertainty about the potential to provide adequate access to the site, concern regarding landscape impact and the site's location in relation to day-to-day services and public transport. As set out in the sub-sections below, the issues raised in the SLAA do not affect the technical suitability of the site, nor do they align with the aspirations of the neighbouring Borough Council. Therefore, we respectfully request that the site is allocated.

Access

The first issue raised in the SLAA published in July 2022 related to the uncertainty that a sufficient access could be provided to the new employment uses.

At present, Lamberhurst Farm accommodates premises for a range of businesses, including those which rely upon the use of HGVs. These businesses are extremely well placed in respect to the wider strategic road network, being a short distance from the A299 Thanet Way. From the A299, vehicles travelling to the Site take Highstreet Road for two minutes until reaching the Site access junction from Highstreet Road / Dargate Road. As such, the positioning of the Site means that there are minimal impacts towards intervening communities. This is mirrored in the Swale SLAA (Appendix 1), and the Site is scored as excellent for access in the Swale Employment Land Review.

The Site access road from the junction at Highstreet Road / Dargate Road is approximately 4m wide with passing places provided to allow for larger vehicles and HGVs to pass each other safely. Whilst the extension/redevelopment of the Site would lead to increased instances of passing vehicles, the extension/redevelopment is modest, and the existing road infrastructure could suitably accommodate this. As identified within the Swale SLAA, the extension/redevelopment of the Site would create scope for new infrastructure provision such as additional passing places, which would need to be identified through a submitted transport assessment and subsequently agreed with the Council.

Overall, it is considered that the issues regarding access are surmountable. By enabling the modest extension/redevelopment of the Site, it would provide additional employment opportunities in the area in a location that can take advantage of quick access to the Strategic Road Network whilst also remaining within reach of the District's key settlements.

Landscape Impacts

In respect to landscape considerations, the Canterbury SLAA confirms that the Site is not within a landscape designation, nor an area of high landscape value which would require landscape character to specifically be addressed in any future application. It is noted however that the easternmost section of the Site is over 350m west of the Blean Woods AHLV and therefore it was considered in the SLAA that the Site may result in landscape impacts on the surrounding localities.

The existing site currently comprises a number of agricultural land parcels. Due to the nature of these uses, the screening around the field boundaries is significantly limited and in poor condition. As a result, the Site and the wider Lamberhurst Farm employment site is visible from afar, and its extension/redevelopment would result in landscape impacts if appropriate measures are not taken to mitigate this.

It is considered that a development on the Site could be designed to minimise adverse impacts upon the landscape and surrounding countryside by creating an appropriate and attractive buffer to the development. Moreover, this would significantly reduce the current visibility of the existing Site, whilst creating new opportunities for local biodiversity. This would be introduced through a sensitive landscaping approach, that would enhance and improve the setting of the Grade II listed building.

This opportunity is also identified within the Regulation 19 Draft of the Swale Local Plan, and requires the applicant to submit a Landscape Visual Impact Assessment which proposes measures to limit any landscape impacts. It is suggested that any existing hedgerows and trees should be retained, whilst a good variety and mixture of new vegetation is provided.

In summary, it is considered that there is a logical solution to the issues raised in the Site assessment in respect landscape impacts and subsequently that the mitigation measures proposed could be secured by way of a planning requirement as part of any future application. Dargate Developments has welcomed the suggestions given by Swale Borough Council and believes that the extension/redevelopment of the Site would entail significant landscaping benefits.

Limited access to Services and Facilities

In the SLAA, the final matter raised against technical suitability of the Site was the number of services within sustainable reach and public transport options. It is considered that the approach taken to assessing the suitability of employment land should not be the level of services within sustainable reach, as the most important locational factors relate to accessibility to the strategic road network and nearby settlements.

The Site is considered to be in a sustainable location for employment uses. This is mirrored in the Swale Employment Land Review, which scores the site as 'excellent' for its accessibility. The site is within walking distance of a filling station and convenience store which also offers a café. The Site is c.650m from the A299 which provides access to Whitstable, Herne Bay and further east, as well as the M2 and Rochester, with London beyond this to the east. Whitstable train station is located 5km to the north-east of the Site. The Site is 5 minutes walking distance from a petrol service station, however, a number of additional shops and services are located c.3km to the north-east of the Site on the edge of Whitstable.

In terms of sustainable access to the Site, Yorkletts benefits from a bus stop which stops in Yorkletts multiple times every day, Monday to Saturday. This service offers sustainable access to Faversham and Whitstable where there are many services including trains to London. There are no dedicated cycle facilities on the nearby highway network. However, the Site is well within easy cycle distance of residential areas in western and southern Whitstable, via lightly trafficked minor highway connections.

As such, Yorkletts is a sustainable settlement due to its proximity to the larger Whitstable which can be reached via sustainable transport methods. Moreover, there are a number of larger sites already allocated in the draft plan, namely, SLAA259, SLAA090, SLAA137b, which have almost the same level of services within proximity to the Site subject of this representation and require around the same amount of travel to access day to day services.

In the Swale Regulation 19 Local Plan, draft Policy A5 recognises that the redevelopment/extension of the site may require improvements to the existing travel options, such as bus services for employees to both Faversham and Whitstable, which could be identified through a transport assessment and subsequently agreed with the Council.

The Site is therefore considered to be suitable for employment and/or residential use and the proposed development would strengthen the existing employment site.

It should be noted that a recent appeal decision relating to the Yorkletts settlement, concluding:

“...the proposed development, being within Yorkletts and close to Whitstable, discussed further below, the appeal site is not isolated...”

“The LP at paragraph 2.58 goes on to state that development within existing villages, that is appropriate to the size and character of the village, is generally acceptable in principle and the provision of housing development within some villages is likely to continue, adding to the existing housing stock in the rural area...”

“...there would very likely be some reliance by future occupiers on private cars. However, the appeal site is a short drive from the services and facilities of Whitstable and Seasalter and the relationship of Yorkletts to Whitstable has previously been acknowledged by the Council among earlier decisions

“I do not consider the site to be in an entirely unsustainable location.”

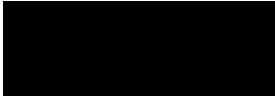
d. Summary

The inclusion of the Site within the latest iteration of the draft Swale Local Plan demonstrates that the Site is technically suitable for the extension/redevelopment of employment uses at Lamberhurst Farm. This representation sets out a clear case as to why the issues raised in the SLAA, namely access, landscape impacts, and nearby services, are surmountable, and would not prevent a sustainable development from coming forward.

The Site is a clear and compelling opportunity for the extension/redevelopment of the existing rural business floorspace provision, in co-operation with a neighbouring authority which is supporting employment growth at a location which has excellent accessibility and clear demand. Accordingly, we ask that the Canterbury Local Plan be amended to reflect this.

I trust that these comments will be taken into account to inform the next revision of the plan, and that the value and importance of giving rural areas an appropriate share of the Districts future growth is recognised.

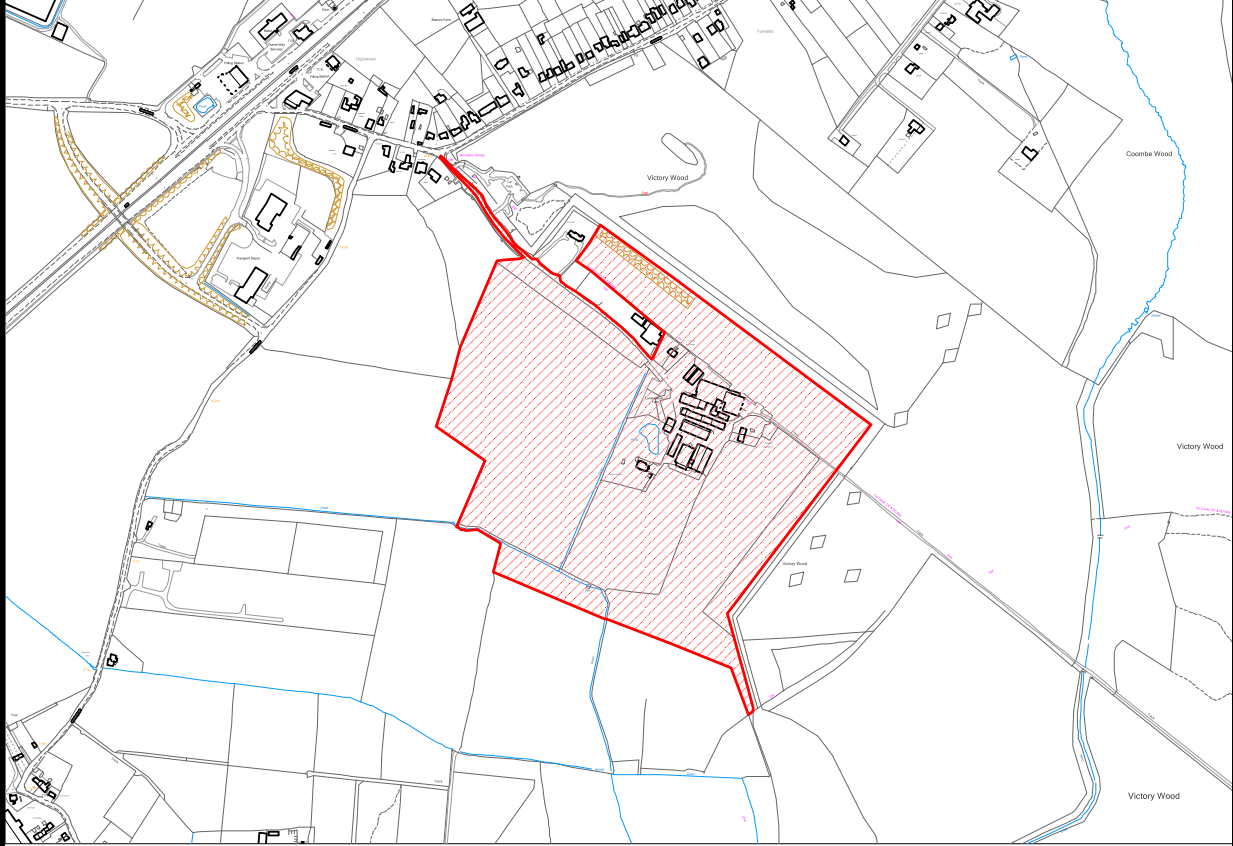
Yours sincerely,



Nick Pellegram
Planner

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/154	Land at Lamberhurst Farm, Dargate	Hernhill



Site Assessment

Current/Previous Use:	Agriculture/Storage/Distribution	Gross Site Area (ha):	22.54
Site Type:	Mixed green/brownfield	Developable Area (ha):	0

Site Description:

The site is within the Parish of Hernhill but is a distance from the nearest built-up area boundaries at Boughton and Dunkirk. The town of Faversham is approximately 7km to the west and Whitstable 5km to the north-east. The site is close to the Thanet Way and services, and adjacent to the small Hamlet of Yorkletts. The site is surrounded by open countryside and agricultural land. There is a listed building on the site. The buildings on site were formerly in agricultural use, but now are in various uses including B2/B8.

Suitability:

The site is not subject to any high level constraints. It is remote from the confines of the nearest settlement with a range of shops and services but is close to the facilities at the services on the A299 Thanet Way that offer various facilities. The scale of the development would require investment in infrastructure that would support the sustainability of the site. It is well located to the strategic road network that would support further commercial development in this location. The site is considered suitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented relevant permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, and the boundary with the neighbouring authority, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	300
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Potential Employment Area (ha):	15,000 sq. m.
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Potential Other Use Area (ha):	0
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Timescale for delivery:	0
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Assessment Outcome:

Suitable and deliverable