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14 May 2024

Dear Sir/Madam,

**REPRESENTATION TO THE REVISED DRAFT CANTERBURY DISTRICT LOCAL
PLAN REGULATION 18 CONSULTATION IN RESPECT OF LAND FRONTING
MAYTON LANE, BROAD OAK**

Quinn Homes (QH), welcomes the opportunity to provide representations to the revised draft Canterbury District Local Plan 2040 (Regulation 18 Consultation). in respect of Land fronting Mayton Lane, Broad Oak (the 'Site').

QH considers that the vision for the District presented within the Draft plan is laudable and the Council should be commended for producing an ambitious plan which seeks to deliver substantial growth and investment in the District. QH supports the allocation of Land fronting Mayton Lane within the new Local Plan for residential development under draft Policy R16 to assist with meeting the District's housing need over the plan period to 2040.

a. Site and Surroundings

Land fronting Mayton Lane is located to the north-west of Broad Oak, approximately 2km to the north-east of Canterbury. The site currently comprises an area of open land that forms a natural extension of an existing ribbon of development lining the south of Mayton Lane. The site has been assessed positively by the SLAA (ref SLAA045).

Land fronting Mayton Lane is located in a highly sustainable area, within walking distance of bus services on Herne Bay Road. These bus routes provide comprehensive access from Broad Oak to employment, schools, retail and leisure facilities in the three main settlements in the Canterbury district. Both routes also connect to Sturry railway station to the south and Herne Bay railway station to the

north, allowing onward connections to Canterbury, Ashford, London and along the Kent Coast.

From the site there are several amenities within the typical walking distance of 1.6km, representing a walk of up to 20 minutes. These include Broad Oak village shop, a butcher/deli, village hall and the Golden Lion pub. Sturry Primary School is slightly further at 1.8km.

Along with the majority of the District, the Site falls within the Stodmarsh Catchment Area and therefore would be required to demonstrate Nutrient Neutrality. However, the Site is not directly subject to any other planning constraints and therefore is highly suited for development.

Quinn Estates (incorporating Quinn Homes) is a leading developer in the county and has a proven track record of delivering both large-scale housing sites and smaller-scale sites at smaller settlements. The company represents a number of landholdings where smaller-scale rural housing can realistically be delivered to meet the needs of the district.

b. Summary

On behalf of Quinn Homes, we thank you for the opportunity to input into the draft Canterbury District Local Plan to 2040 Regulation 18 Consultation. As detailed above, the Land fronting Mayton Lane is a deliverable and sustainable site and should remain allocated in the emerging Local Plan for residential development.

I trust that these comments are of assistance and that these representations will be taken into account in consideration of the current consultation. We also confirm that we would like to be involved in future stages of the plan-making process.

Yours sincerely,

Ben Geering MRTPI
Head of planning
Quinn Homes