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Planning and Development
Canterbury City Council
Military Road
Canterbury
CT1 1YW

30th May 2024

Dear Sir/Madam,

REPRESENTATIONS TO CANTERBURY CITY COUNCIL'S REG 18 CONSULTATION OF THE REVISED DRAFT LOCAL PLAN TO 2040 – LAND NORTH OF COCKERING ROAD

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 at land to the north of Cockerling Road, which is proposed for residential development. The site is identified for development in the emerging plan document under draft Policy C10, which is one of five development sites that collectively comprise the South West Canterbury Strategic Development Area.

Crucially, the subject site is surrounded on all sides by the committed Cockerling Farm development, which was identified as Site 11 in the currently-adopted Canterbury Local Plan, and which is subject of an extant outline planning permission. 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.

The Site and Surrounding Context

The site, at 1.92 ha in size, is located south of Ashford Road (A28) and to the north of Cockerling Road. Directly to the north and one open field away from the east of the site is existing residential development and directly to the west and south is open space. The site is bounded by a mixture of trees and hedges to the north and west that provide a barrier between the surrounding open fields, the residential development to the north and the site. The site also has trees and hedges spread across the south side of the site.

The gently-sloping site has no Public Right of Ways (PRoWs) running through it. Existing access to the site is from Ashford Road to the north of the site. The closest train stations are Chartham and Canterbury East, both located approximately 2.4km to the south west and north east of the site. Chartham provides links to London Charing Cross, Ramsgate and Canterbury West. Canterbury East provides services to Dover Priory, London Victoria and Faversham. The closest bus stops is Chalklands that is 0.1 km north of the site and provides services to Ashford, South Ashford, Chartham, Challock and Canterbury.

The site is wholly within Flood Zone 1 and is not subject to any heritage or environmental constraints.

Site Allocation (Draft Policy C10)

The site is allocated in the revised Draft Local Plan to 2040 under draft Policy C10 for residential development for 36 dwellings within 1.3 ha of the total site area of 1.92 ha, with the remaining 0.62ha being open space.

Quinn Homes is in full support of this allocation and considers that the site can be brought forward effectively and in line with the criteria in the policy. QH would query the rigid demarcation of open space and residential development platform but accepts that these are indicative locations only.

This site is a good location for a residential development, due to the existing residential development to the north and the committed strategic residential development (Cockering Farm, Thanington) to the east, west and south. The landholding is in many ways a missing piece of the Strategic Development Area and its development for the quantity of residential identified will complete the development, both on plan and on the ground.

Development Management Policies

Quinn Homes supports the objectives and principles behind the wider Local Plan suite of policies. Some of the detailed development management policies are of some concern and could inhibit development of the site however. These include the limited scope for deviation on housing mix and the minimum 20% BNG requirement. These requirements are far more onerous than those that have influenced the surrounding Cockering Farm strategic development and amendments should be made to these policies in accordance with those sought in Quinn's Development Management representation.

Summary and Conclusion

Overall, Quinn Homes is fully in support of the allocation of the Land to the north of Cockering Road for residential development under draft Policy C10 and committed to bringing this site forward in a timely manner to align with the wider Thanington development.

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. We would be grateful if you could keep us informed on progress of the draft Local Plan, including any further stages of consultation. In this regard, it is Quinn Homes' intention to play a full participatory role in the Plan process.

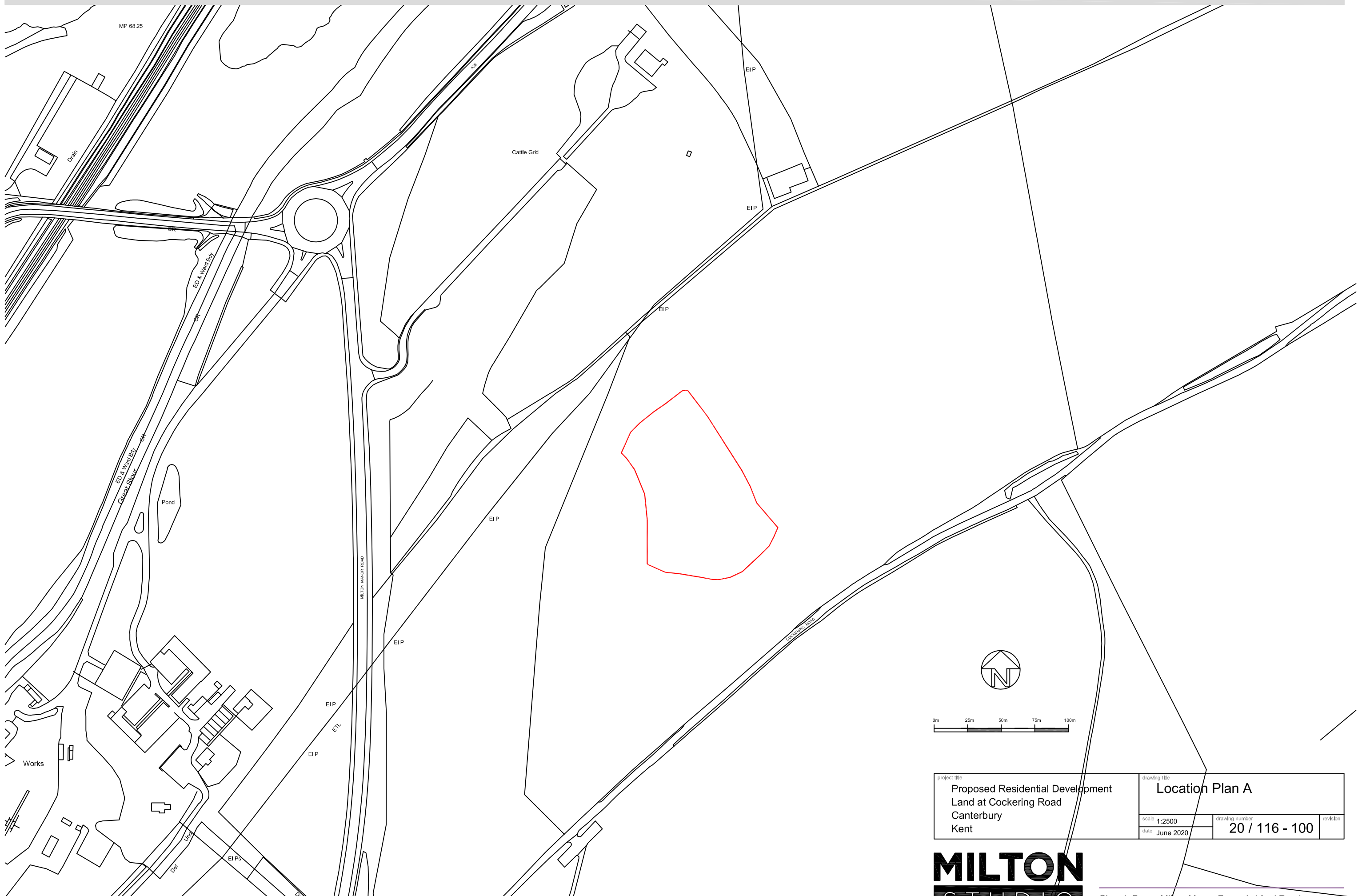
Should you have any queries in relation to these comments, please do not hesitate to contact myself



Yours faithfully,

Lydia Frimley
Assistant Planner

APPENDIX 1 – SITE LOCATION PLAN



project title Proposed Residential Development Land at Cocking Road Canterbury Kent		drawing title Location Plan A	
scale 1:2500	drawing number 20 / 116 - 100	revision	
date June 2020			

