



CCC Consultations &lt;consultations@canterbury.gov.uk&gt;

---

**Fwd: Consultation Response - Draft Canterbury District Local Plan to 2045**

1 message

---

**CCC Policy** <policy@canterbury.gov.uk>

16 January 2023 at 10:23

To: CCC Consultations &lt;consultations@canterbury.gov.uk&gt;

----- Forwarded message -----

From: **Steve Davies** [REDACTED]

Date: Mon, 16 Jan 2023 at 10:20

Subject: Consultation Response - Draft Canterbury District Local Plan to 2045

To: [policy@canterbury.gov.uk](mailto:policy@canterbury.gov.uk) <[policy@canterbury.gov.uk](mailto:policy@canterbury.gov.uk)>

Dear Sir / Madam

On behalf of my client George Wilson Developments, I wish to raise objection to the local plan. My client has a proven track record of delivering employment land across the district and has a great understanding of the requirements required to successfully deliver employment land. They are currently in the process of delivering the major employment allocation in Whitstable allocated by the current local plan with Practical Completion expected later this year.

Whilst the overall aim of the plan to provide new employment land to meet the district's employment growth needs is supported, there is particular concern that the employment sites that have been included in the draft plan are generally included within larger mixed development sites, that are predominantly led by housing. The infrastructure and funding required to deliver these larger sites, will inevitably mean that the employment land provision will be delayed, either occurring later in the development process, or be watered down or even sought to be removed as developers seek to increase the provision of more profitable housing development in its place. It is therefore of concern that there is a significant risk contained in the proposed approach set out in the draft plan that the overall employment land provision requirements of the plan will not be met. It is therefore considered that some employment land allocations should be provided on standalone sites that can be delivered in a timely manner.

It is apparent that the approach to employment land allocation in the draft local plan is to look towards sites alongside the Thanet Way.

My client has put forward site SLAA043 / SLAA182 land at Colewood Road, Swalecliffe. The SHLAA assessment highlights that the site is accessible and would not be in conflict with adjoining uses. Whilst it is within floodzone 2, the proposed development of employment land would be regarded as providing a less vulnerable form of development and this should not be regarded as a factor against its allocation. The relatively flat site would be straight forward to develop without significant infrastructure costs. Access onto the local road network directly links the site onto the Old Thanet Way, and connectivity with the A299 in line with the council's stated approach for development. It also sits alongside the St Augustine's Business Park which is currently at full capacity and its development would not materially undermine functioning of the Green Gap as the site is relatively constrained on three sides by development. Moreover, my client has pledged to gift a circa 5 acre parcel of land on the eastern side of the site to Canterbury City Council, to alleviate any concerns regarding the expansion of Whitstable to Herne Bay. Any concerns regarding landscape impact would be addressed through the provision of appropriate landscaping across the site. It is therefore contended that this site is an appropriate employment allocation that would be deliverable without the requirement for significant infrastructure development, inherent costs or delay and in line with the council's broader requirements for delivering employment land. Should the site come forward, my client has pledged a significant amount of money as part of a proposed section 106 contribution to the Tankerton Football Club, who urgently need match funding to support the growth of the club on the

land opposite (which is owned by CCC, having been gifted by my client some years ago). Please see supporting letter attached from the Tankerton Football Club.

It is therefore consider that a specific employment site that can be delivered as a standalone proposal is required in Whitstable and that the land at Colewood Road site put forward by my client should be included in the subsequently modified plan to provide this.

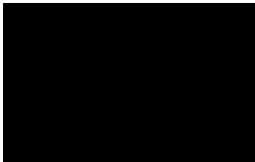
Kind regards

Steve

**Steve Davies BA (Hons) Dip UP MRTPI**

**Associate Director**

**Hobbs Parker Property Consultants LLP**



**W: <http://www.hobbsparker.co.uk/property-consultants/>**



**Chartered Surveyors - Planning Consultants - Land Agents**

**Part of the Hobbs Parker Group, serving the people of the South East since 1850.**



**TFC Letter in support of GW Holdings development land identification proposal for Local Plan.pdf**  
239K