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Canterbury City Council
Council Offices
Military Rd
Canterbury
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16th January 2023

Dear Sir/Madam,

REPRESENTATIONS ON BEHALF OF QUINN ESTATES LTD IN RELATION TO LAND AT COCKERING FARM, COCKERING ROAD, THANINGTON CANTERBURY

Iceni Projects Limited ('Iceni') is writing on behalf of our client, Quinn Estates, to submit representations to the draft Canterbury District Local Plan 2045 which is being consulted on until Monday 16 January 2023, with adoption currently targeted for Summer 2024.

Quinn 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 a landholding at Cockerling Farm, Thanington (see location plan at Appendix 1 of this representation), which Quinn Estates proposes to develop as a mixed-use scheme, rather than a commercial scheme, which is what the land is identified for in the associated 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. Addressing the comments set out within these representations are necessary to ensure that the Local Plan reflects the appropriate needs of the surrounding area.

a. The Site and Surrounding Context

The site, at 0.99 ha in size, is located south of Cockerling Road. The Site is surrounded by agricultural fields, which are committed for a strategic scale development under the development allocation for Cockerling Farm in the adopted Local Plan (Site 11), for 1,150 dwellings and 1.5ha of employment space. To the east of the site and further North is a large residential development.

The site is relatively flat and has no Public Right of Way across it (PRoWs). The closest train stations are Chartham, located approximately 2.4 miles south-west of the site, and Canterbury East, approximately 1.6 miles north east of the site. Chartham provides links to London Charing Cross, Ramsgate and Canterbury West and Canterbury East provides services to Dover Priory, London Victoria and Faversham. The closest bus stops are Howfields Lane and Howfield Manor, both at

approximately 1.5 miles from the site. Howfield Lane provides services to Ashford, South Ashford and Chartham and Howfield Manor to Challock and Canterbury. The site is wholly within Flood Zone 1 and is not subject to any heritage or environmental constraints. The site is situated within 200m of the Great Stour LWS which lies to the north-west.

b. Update of the 2017 Local Plan Employment Allocation

Quinn Estates considers that the Site should be reviewed and reallocated as a mixed use site rather than a commercial/business estate. There are a host of benefits that could arise from this change, including enhancing the beauty and placemaking credentials of the Cockering Farm SDA.

The site is allocated in Adopted Local Plan 2017 for 4,000 sqm of employment space and is also allocated as a wider scheme including land adjacent to the Site as a strategic site for 1,150 dwellings, 1.5ha employment space and various other public space and amenities.

The site has been excluded from a specific allocation in the Draft Local Plan as it has been referred to as conflicting with existing policy, which allocates the land for employment. However, there is considered to be limited demand for this quantum of commercial floorspace within the context of a large scale residential urban extension and that in accordance with Para 122 of the NPPF, the designation should be reviewed to consider the added economic, social and environmental benefits of a mixed-use development on the landholding.

Quinn Homes considers that a mixed use scheme would be more appropriate for the area, and that the landholding can maximise societal benefit through a scheme that secures commercial and residential space either co-located or within distinct parcels within the subject land. This form and mix of development will ensure that commercial premises are not speculatively constructed.

c. Summary and Conclusion

Quinn Homes considers that the employment allocation from the adopted Local Plan relating to the subject site should be reviewed through the Plan Review. In this regard, the placemaking value of mixed-use land parcels with residential and commercial floorspace co-located should be afforded significant weight, as should the ability of this form of development to deliver commercial premises against the backdrop of limited market demand given the site's location within the middle of a residential community. Quinn would be confident in bringing this form of development forward on the site as a sustainable mixed use scheme through an appropriate and complementary phase to 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. 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



Yours faithfully,

Lydia Frimley
Assistant Planner