



Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

Canterbury City Council
Council Offices
Military Rd
Canterbury
CT1 1YW

16 January 2023

Dear Sir / Madam,

REPRESENTATIONS ON BEHALF OF QUINN ESTATES LTD IN RELATION TO THE OYSTER INDOOR BOWLING CENTRE AND WHITSTABLE, CT5 1AB

Iceni Projects Ltd ('Iceni') is writing on behalf of our client, Quinn Estates, to submit representations to the draft Canterbury District Local Plan to 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 the site located at the Oyster Indoor Bowling Centre, Whitstable, which Quinn Estates have an interest in and have plans to help redevelop for a new development. A site location plan is provided at Appendix 1 of this representation.

The site and surrounding context

The site is located north of Tower Parade in Whitstable and is 0.73ha in size and is currently used as an indoor bowling centre. It is therefore considered to be in Class E use. The site is located on the harbour front, with the working harbour to the west of the site.

The site is located in a highly sustainable location, with the town centre and railway station within easy walking distance. The closest bus stops are Horsebridge and Harbour Street, both located approximately 0.5km to the south east of the site. They provide services to Canterbury, Seasalter, Faversham, Greenhill, Herne Bay and Tankerton. The site is not subject to any heritage constraints and is not under any environmental designations or constraints, however, the site lies within Flood Zone 3.

Regeneration of the Harbour Front

Quinn is supportive of the working harbour and the civic importance of retaining a working harbour for Whitstable. Whilst there are sensitivities in delivering new development within proximity to the working harbour, the subject site is highly suitable for redevelopment, it is of a sufficient size to yield a significant scale development and sufficient distance can be kept from the site to the beach and working harbour without impinging on the character of this interesting part of the town centre.

The site is identified and presented in the Draft Local Plan Whitstable Town Centre Key Diagram as a 'mixed-use broad location', but land uses are not specified. Residential development is neither explicitly promoted nor excluded, and nor is any other town centre use.

Whitstable's vision, as explained in the Draft Local Plan, is that the 'unique blend of shops, bustling harbour and coastal heritage will continue to thrive, along with its expanding art and cultural scene'. A redevelopment would not detract from the existing surrounding neighbourhood character that the area has, and moreover, a mixed-use development could provide an opportunity to enhance vitality and vibrancy in this location to attract people to this area of the harbour.

The site is identified as 'a broad location for mixed use development' under Policy W2 in the Draft Local Plan and this policy also states that parking and residential are appropriate uses for the site. Quinn supports the regeneration of this part of the harbour front and is supportive of the policy approach. Quinn is supportive of residential development being part of the mixed-use development solution and is confident that a development would not give rise to unacceptable amenity impact on commercial businesses. Quinn is also confident that this could be demonstrated through a planning application and that a suitable commercial-residential mixed-use development on this site can be achieved. Such a development would make optimum use of an under-utilised, centrally located large brownfield site and unlock significant economic, social and environmental benefits for the town through a signature regeneration project.

Quinn Homes are confident that the bowling can be suitably relocated to a number of available and accessible locations in and around Whitstable, and that the site can be redeveloped into a building of great community value.

Policy SS4, movement and transportation strategy for the district, within the Draft Local Plan details improvements to connectivity and public realm at the coastal towns. Quinn Estates supports this policy and better connectivity through the completion of the Crab and Winkle Way, along with segregated cycle and parking infrastructure will create the site to become even more sustainable for residential development. The site will have good links to town centres and will allow residents to be environmentally friendly with the increased chance of them cycling, following paragraph 106 (d) of the NPPF.

Summary and Conclusion

Overall, Quinn Estates is in support of the Draft Local Plan and is in support of the regeneration of the harbour front and is confident this creates the opportunity for a sustainable commercial-residential mixed-use development at the site.

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

APPENDIX 1 – SITE LOCATION PLAN

