



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](mailto:info@iceniprojects.com)  
web: [www.iceniprojects.com](http://www.iceniprojects.com)

Council Offices  
Military Rd  
Canterbury  
CT1 1YW

16 January 2023

Dear Sir / Madam,

## **REPRESENTATIONS ON BEHALF OF QUINN HOMES LTD IN RELATION TO LAND TO THE NORTH OF COCKERING ROAD**

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Iceni Projects Limited ('Iceni') is writing on behalf of our client, Quinn Homes, 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 at land to the north of Cockerling Road, which is in Quinn Homes ownership and is proposed for residential development. The site is identified for development in the Plan under Policy C9, which is one of five development sites that collectively comprise the Canterbury South West Strategic Development Area (SDA). Importantly the subject site is surrounded on all sides by committed Cockerling Farm, Thanington development, which was identified as Site 11 in the 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. Addressing the comments set out within these representations are necessary to ensure that the Local Plan reflects the appropriate needs of the surrounding area.

### **The Site and Surrounding Context**

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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 a large 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 site is relatively flat and has no Public Right of Ways (PRoWs). 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 C9)**

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The site is allocated in Draft Local Plan under draft Policy C9 for residential development for 36 dwellings within 1.02 ha of the total site area of 1.92 ha, with the remaining 0.9ha being open space in line with Policy DS24. Quinn Homes is in full support of this allocation and consider that the site can be brought forward effectively and in line with the criteria in the policy.

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**

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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 in Policy DS2, the minimum 20% BNG requirement in Policy DS21 and the Net Zero operational carbon emissions standard in Policy DS6. 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**

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Overall, Quinn Homes is fully in support of the allocation of the Land to the north of Cockering Road for residential development under Policy C9 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.

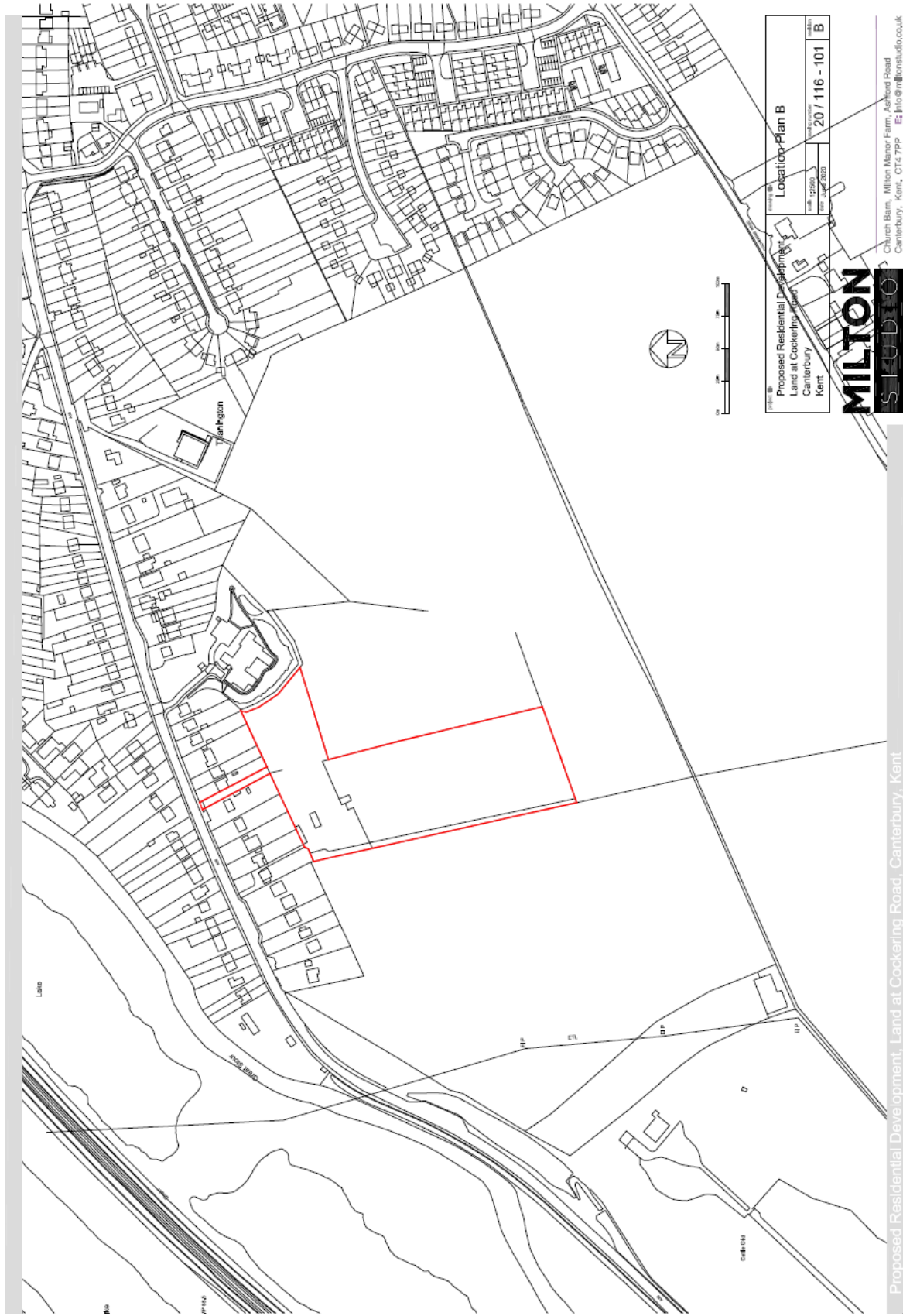
Should you have any queries in relation to these comments, please do not hesitate to contact myself

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Yours faithfully,

Lydia Frimley  
Assistant Planner

**APPENDIX 1 – SITE LOCATION PLAN**



Proposed Residential Development, Land at Cockerling Road, Canterbury, Kent