

Our Ref:
MG/JJC/5030

Your Ref:

Date:
16 January 2023

By Email

Canterbury City Council
Council Offices
Military Road
Canterbury
KENT CT1 1YW

Dear Sir or Madam

Representation on the Draft Canterbury District Local Plan Consultation in respect of SLAA114, Land at Sargeants Parade, Parham Road, Canterbury

1. This statement supports our proposals for this site at Sargeant's Parade. We attach the representations which we previously provided to support our case and ask the council to take those into account at this next stage.
2. The city council has rejected the inclusion of this site for student accommodation and public open space in its SLAA assessment. That assessment wrongly describes it as a greenfield site. The site was previously used as a site compound in association with the comprehensive redevelopment of this area for the Parham Road Student Village. This can be seen from historic Google imagery beginning with 2007.
3. The SLAA Assessment is based upon a description which is incorrect. It is described as housing (student accommodation). There is no reference to the other key element of our proposal – public open space. We note that the council's assessment raises no key concerns in relation to any material considerations. The rejection of our proposals is based solely upon the allocation of the site within the current adopted Local Plan as protected open space and subject to Policy OS9.
4. One of the key purposes of the Draft Local Plan is to reassess, ab initio, sites and proposals in the light of some significant new pressures, needs and considerations. We therefore ask the council to reconsider its assessment which identifies no harm arising from our submissions other than a theoretical conflict with Policy OS9 in the current Local Plan.

Canterbury, Kent

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5. Rigid adherence to this will result in no delivery of open space on this site. The land will remain enclosed, unavailable for public use; an unkempt, untidy, unattractive element adjacent to existing student and residential accommodation and listed buildings. The delivery of this proposal will bring forward real and positive benefits; by meeting the ongoing need for additional student accommodation and by tidying up the site and creating an imaginative, highly useable and attractive area of public open space.
 6. We therefore ask the council to reconsider its position and make an appropriate allocation as an additional C Policy within chapter 2 of the Draft Local Plan.

Yours sincerely



Mike Goddard BA DipTP DMS MRTPI

Canterbury, Kent

