

Planning and Development  
Canterbury City Council  
Military Road  
Canterbury  
CT1 1YW

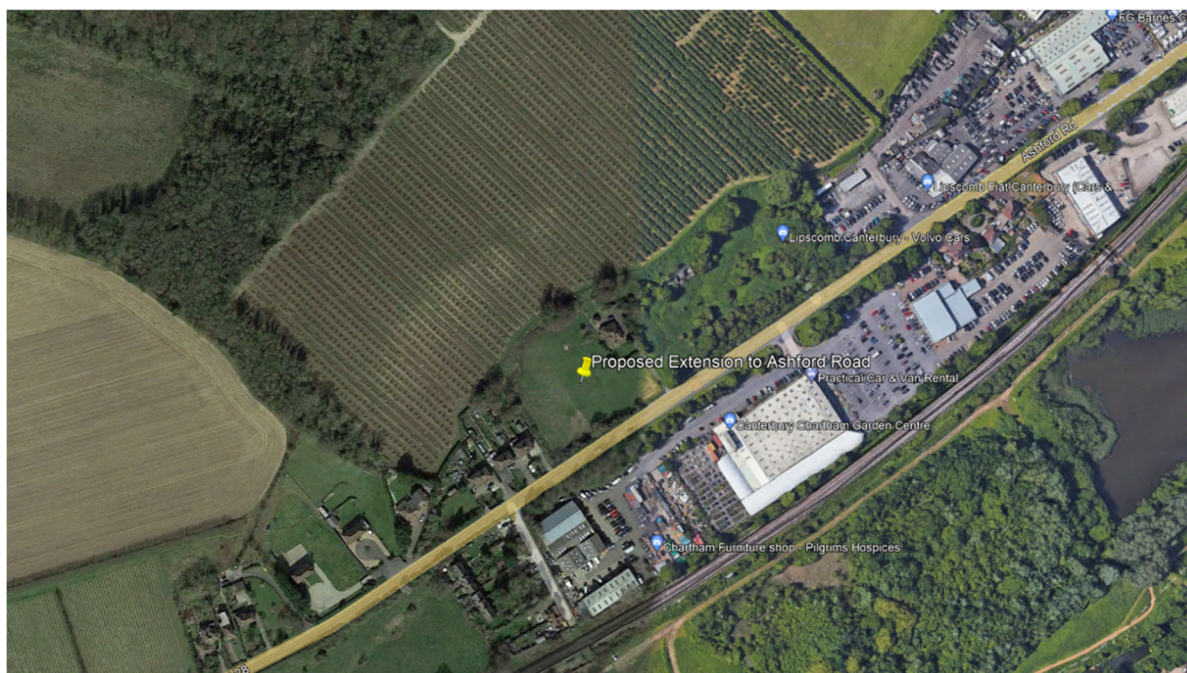
16<sup>th</sup> January 2023

Dear Sir/Madam,

**REPRESENTATIONS TO CANTERBURY CITY COUNCIL'S REGULATION 18 CONSULTATION OF THE DRAFT LOCAL PLAN TO 2045 – LAND AT ASHFORD ROAD**

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We welcome the opportunity to provide representations to Canterbury City Council's Regulation 18 Consultation of the Draft Local Plan to 2045 in respect of land at Ashford Road, Chartham. This is an additional parcel located adjacent to the parcel allocated within the new Local Plan for employment development (Policy R9) to assist with meeting the District's employment needs to 2045. This submission proposes additional space to the south west as shown below.



**a. The Location**

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The site is part of an existing and wider employment area known as Ashford Road and the subject site comprises approximately 0.77ha of scrubland, mown grass and one residential dwelling (bungalow).

To the south west, the Site is bound by residential dwellings, the west is farmland, north east is the allocated site and the new Volvo dealership. There is an existing access from Ashford Road (A28), the main route between Canterbury and Ashford.

Nearby occupiers in this commercial area include vehicle dealerships, storage facilities, a garden centre, a timber merchant, and some leisure uses.

Chartham is defined within the adopted Canterbury Local Plan 2017 as a Rural Service Centre and is a highly sustainable village where residents can meet most of their day-to-day needs within the settlement itself and is suitable for a scale of growth that supports its function. The village include a train station, two surgeries, a primary school, two convenience shops, two pubs, a post office, and sports facilities.

## **b. Policy R9 – Allocated Site**

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The allocation of land under Policy R9 demonstrates that Canterbury City Council consider the area as having the capacity for additional development to meet the rural employment floorspace needs. This is supported owing to its strategic location on the A28 and immediate road access to the A28.

Additional floorspace in the area is desirable and owing to the size of the site meaningful mitigation and boundary treatments can be developed with the neighbouring residential uses and also promote significant biodiversity gain.

The site is available, suitable and achievable. There are no obvious barriers to delivery, including that there are no constraints on the site such as ecology, trees, flooding and heritage, and the site is not dependent on the delivery of infrastructure before coming forward.

The need for rural employment floorspace within the District is formidable. The Economic Development and Tourism Study Update (June 2022), which forms part of the evidence base for the draft Local Plan, identifies a mismatch in future provision at a sub-District level, with an over-supply of land to accommodate growth needs in Canterbury City and insufficient capacity to accommodate future business needs in rural areas of the District like Ashford Road.

The evidence base supports highly suitable sites for employment such as our site being proactively identified for development. The approach is considered to be consistent with the NPPF, that significant weight should be placed on the need to support economic growth and productivity (para 81), taking into account both local business needs and wider opportunities for development. The approach is also consistent with the requirements of Para 82 of the NPPF in proactively identifying the subject site, and Para 83 in making provision for commercial development at a variety of scales and in suitably accessible locations. The policy allocation is also consistent, which promote supporting a prosperous local rural economy (para 84 & 85)

## **c. Conclusion**

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As detailed above, the Land at Ashford Road identified under Allocation R9 is a deliverable and sustainable site and should remain allocated in the emerging Local Plan for employment development and the addition of our neighbouring parcel further reinforces the positives associated with this rural employment location.

I trust that these comments are of assistance. We also confirm that we would like to be involved in future stages of the plan-making process. However, should you require any further information, please do not hesitate to contact me on [REDACTED]

Yours sincerely,

Steve Renham  
Director – SAR Property