

Planning Policy
Canterbury City Council

BY EMAIL ONLY

19 September 2025

Dear Sir/Madam

**LAND OFF TRENLEY DRIVE CANTERBURY, CT3 4AW
CANTERBURY CITY COUNCIL REGULATION 19 DRAFT LOCAL PLAN**

This letter is submitted on behalf of the landowners (Debbie Clark and Tom Clark) of land adjacent to Trenley Drive, Canterbury CT3 4AW to promote the site for a housing allocation with the Regulation 19 draft Local Plan. The merits of the site are outlined within this letter.

Availability of site and Housing Need

The site is available immediately and is deliverable, being in joint family ownership. The site could be developed quickly, within 3 years, to help deliver the housing necessary to meet the Council's needs.

The site is 2.7 hectares and the submitted site layout plan illustrates how the site could accommodate x9 detached houses, from the existing vehicular access off Trenley Drive.

Development Plan Constraints

The current Local Plan Proposals Map extract at figure 1 illustrates that the site is located in the open countryside, with no specific designations.

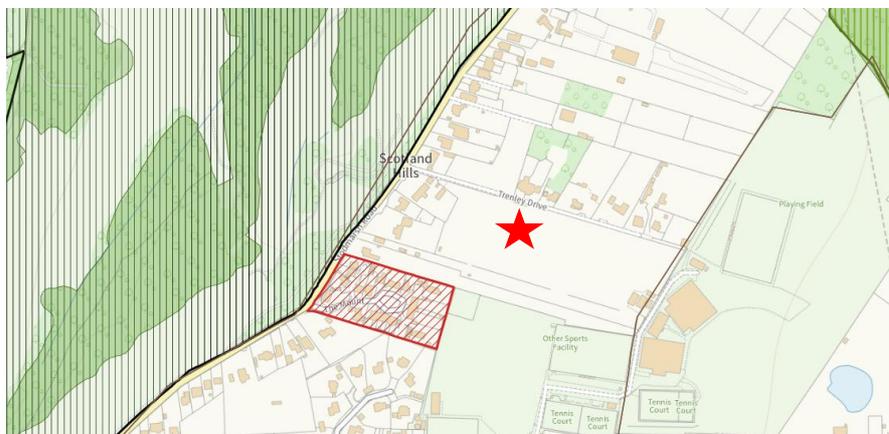


Figure 1: Local Plan proposals map extract

The Gov.uk flood risk map extract at figure 2 illustrates that a small area, central to the site is subject to potential surface water flood risk (blue shading).

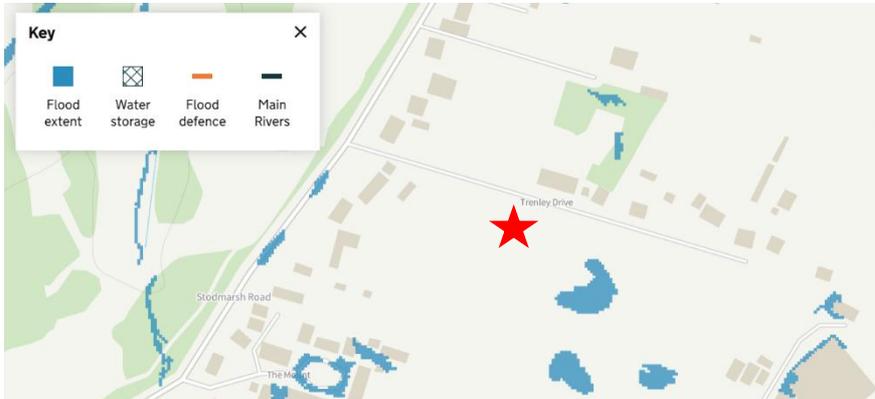


Figure 2: Gov.UK flood risk map

Site Constraints

The site comprises a generally flat, open field, with some agricultural buildings within the eastern part of the site. There is an existing access off Trenley Drive. Infrastructure can easily be connected to the site. There are no identified, insurmountable site constraints that would hinder the site coming forward for housing.

Residential properties exist to the south-west, west and north of the site (see figure 3), but given the separation distances from these properties, there would be no harm to residential amenities from a housing proposal on this site. Existing mature trees within the site would be retained and added to, to create woodland/biodiversity areas within the site.



Figure 3: Aerial image of site

Visual Amenity of the Countryside

Whilst the site is located within the open countryside, it is largely surrounded by built development, with housing to the south-west, west and north, and large-scale sports facilities and buildings to the east and south. The proposal would therefore comprise an infill between these existing areas of development and a natural extension to the existing built development.

The submitted indicative site layout echoes the layout of the existing development to the north of the site, providing housing along Trenley Drive, at sporadic intervals, as well as houses within the southern part of the site. The housing is accessed from a central meandering access road, which reflects a semi-rural character. Landscaping is incorporated into the scheme, along with SuDS features.

The scale and appearance of any new dwellings would be carefully designed to respect the character and appearance of the area. The site is not prominent in the landscape and as a result, public viewpoints would not be harmed.

Therefore, the development of the site could come forward without undue harm to the visual amenities of the countryside.

Sustainability

The site is within a short walking distance of bus stops on the A257 to the south of the site, which are accessible via public footpath CC31 – see figure 4 below. Bus services 43, 43A and 44 operate frequently throughout the day to Canterbury and Sandwich, where a large number of shops, services and railway stations are available. The number 11 bus is also available, which operates services to Westwood Cross shopping centre.

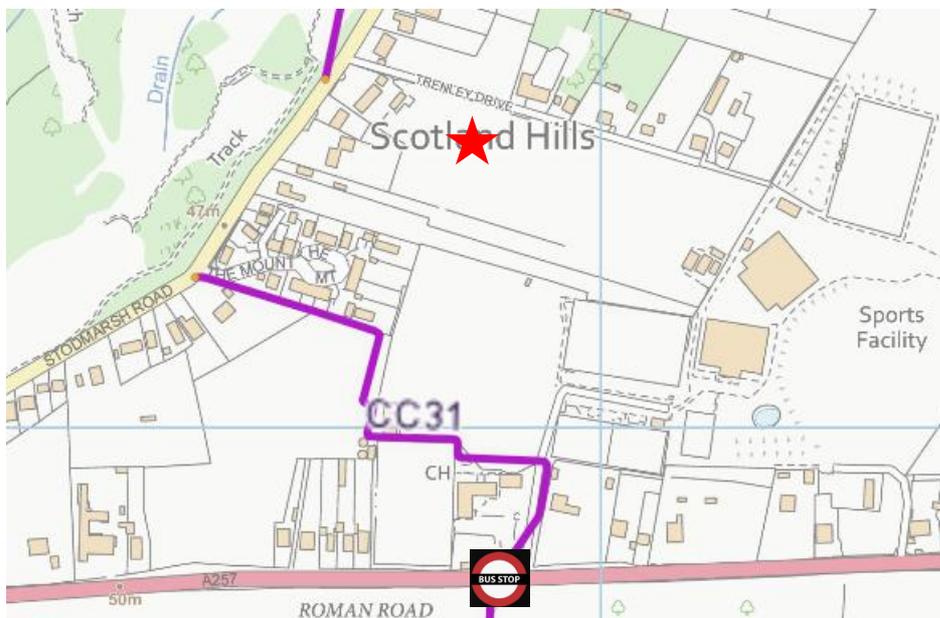


Figure 4: Public footpath map with bus stop locations annotated

The site is therefore sustainably located, with good access to public transport, shops and services. The site is accordingly suitably located for new housing development. Water, waste, electricity and other services can easily be connected to the site, with these facilities running along Trenley Drive.

Other Matters

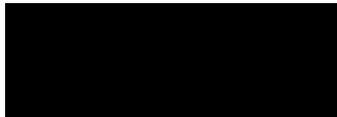
It is noted that the existing agricultural buildings within the eastern part of the site could potentially be converted to residential under permitted development rights, and this should be taken into consideration.

Conclusion

It is therefore requested that the site adjacent to Trenley Drive, Canterbury CT3 4AW is allocated for housing development given: the availability and deliverability of the site for development; the lack of on-site constraints; and the sustainability of the location. The site could come forward for family housing without undue harm to the amenities of the countryside, with built development already existing on three sides of the site, and with the provision of enhanced landscaping.

I trust that the above submissions will be taken into consideration in the progression of the Local Plan and look forward to acknowledgement of this submission. Should you require any additional information please do not hesitate to contact me.

Yours sincerely



Klaire Lander

BSc, (MA), MRTPI

Enc. Drawing numbers:

25_70_01 – Location plan

25_70_02A – Illustrative site plan