



Draft Canterbury District Local Plan – Focused consultation 2025

Regulation 18 Consultation

21 October 2025



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1 INTRODUCTION

1.1 Context

1.1.1 Gladman welcome the opportunity to comment on the Canterbury City Council Draft Local Plan focused consultation and request to be updated on future consultations and the progress of the Local Plan.

1.1.2 Gladman Developments Ltd specialise in the promotion of strategic land for residential development and associated community infrastructure and have considerable experience in contributing to the development plan preparation process having made representations on numerous planning documents throughout the UK alongside participating in many Examinations in Public. Gladman has provided positive feedback to all stages of the plan preparation process of the emerging Local Plan to 2040, having engaged with officers and submitted representations to the following consultations:

- Issues Survey Consultation - Autumn 2020
- Vision and Preferred Options Consultation – July 2021
- Draft Local Plan to 2045 Regulation 18 consultation January 2023
- Draft Local Plan to 2040 Regulation 18 consultation March 2024

1.1.3 The sections that follow below include specific comments from Gladman on the Council's questions that have been posed.

2 PART 2 – DRAFT LOCAL PLAN POLICIES FOR CONSULTATION

2.1 Policy N4: Land south of Littlebourne Road

Question 11. Do you have any comments on this policy? Please provide any evidence you have to support your comments.

2.1.1 Gladman strongly support Policy N4: Land south of Littlebourne Road and welcome the decision to re-instate the site into the plan. The site as part of East Canterbury offers a unique opportunity to develop a high quality, sustainable residential led development that would make a critical contribution to meeting housing needs in the District. Located on the eastern edge of Canterbury, the site presents a unique opportunity to deliver a well-connected and sustainable new neighbourhood comprising new homes alongside education provision, employment space, local centres, and community facilities.

2.1.2 Gladman are confident that land South of Littlebourne Road could come forward as a standalone site and has the sustainability credentials to do so. However, East Canterbury provides an important opportunity to deliver a new sustainable community and supporting infrastructure well located to Canterbury and as such Gladman recognise and support the need for a co-ordinated approach with proposals for neighbouring sites N5, N6 and N7.

2.1.3 When the site was previously included as a draft allocation in the 2022 consultation it was for approximately 1,400 new dwellings. Gladman supports the new policy wording that up to 1,520 dwellings can be delivered on site N4. Gladman recognise that with a co-ordinated approach being required with sites N5, N6 and N7 additional work to revisit and revise the previous indicative masterplans will be required. Gladman would be keen to see additional policy guidance from Canterbury on expected densities within East Canterbury as higher densities will likely be required around the community hubs and the spine road. Should the Council consider that a joint masterplan session with planning policy team and the East Canterbury land

promoters would be useful in order to consider in the round the design implications of the current policy wording then Gladman are more than willing to participate.

- 2.1.4 Gladman would seek additional clarification from Canterbury City Council on the policy wording relating to Waste Water Treatment Works (WWTW) being delivered on site. We understand that the need for the WWTW related more to control nutrients being discharged to sensitive receptors rather than capacity. There is a legal duty for water companies in designated catchment areas to upgrade WWTW by 1st April 2030 and for these upgrades to achieve the highest technological feasible levels for nutrient removal. Gladman therefore would request further clarification on whether this element of the policy is therefore fully evidenced and required or whether there is scope to connect to existing mains.
- 2.1.5 Gladman recognise the benefits a new multi-modal bridge connecting East Canterbury to Mountfield Park will bring not just to East Canterbury but also in alleviating congestion on the city centre ring road. However Gladman would caution that the trigger point for delivery of the bridge should be aligned with progress on the scheme to the south at Mountfield Park where the bridge lands in order for the full benefits to be achieved at the point of delivery.
- 2.1.6 Gladman support the inclusion of a Park and Ride facility on site N6. As part of the wider East Canterbury transport strategy, there is a clear opportunity to introduce a new Park & Ride facility along the A257 corridor. This would help intercept car trips on the eastern approach to Canterbury and support the city's goals of reducing congestion and promoting sustainable travel choices. This aligns with the aspirations of the Draft Canterbury District Transport Strategy to see expanding Park & Ride facilities and integrating them with local bus and active travel networks.

2.2 Policy N6: Land north of Bekesbourne Lane at Hoath Farm

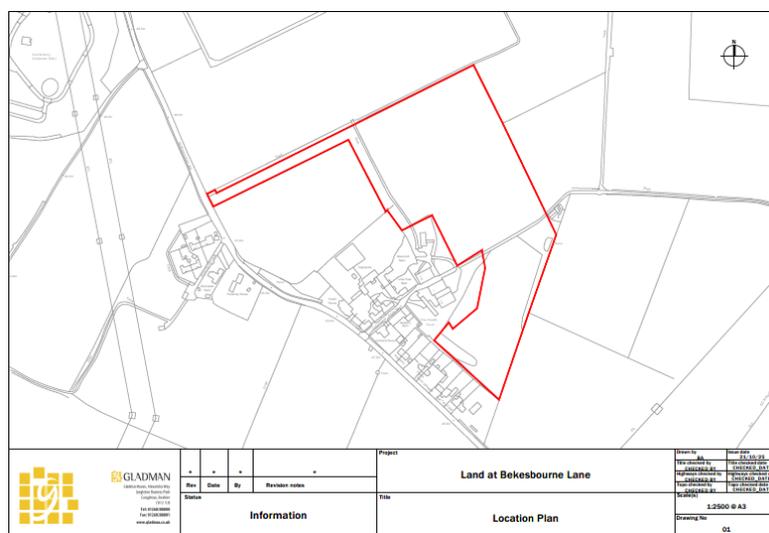
Question 13. Do you have any comments on this policy? Please provide any evidence you have to support your comments.

- 2.2.1 Gladman strongly support the inclusion of Policy 6: Land north of Bekesbourne Lane at Hoath Farm which is allocated for up to 67 units.
- 2.2.2 Gladman supports the policy wording that the site should be coordinated with the masterplans for sites N4 and N5 to create a high quality development.
- 2.2.3 The 2.6 hectare site presents an ideal opportunity to create a sustainable, high quality residential development situated in a sought-after location as part of the wider comprehensive development being promoted within East Canterbury. The site benefits from its own independent access off Bekesbourne Lane. As demonstrated on the concept masterplan, this site could therefore be brought forward as either a standalone development with early delivery or within the wider East Canterbury scheme. The site will deliver distinct design principles such as a high quality residential barn style or similar that will suit the parcel's more rural context. It is envisaged that the final scheme will respect and enhance the site's distinct local character and achieve appropriate landscape integration.
- 2.2.4 Given the close functional relationship to sites N4 and N5 Gladman would reiterate points raised under Question 11 that there is need for further work to refine small aspects of the policy wording.

3 SITE SUBMISSION

3.1 Land at Bekesbourne Lane

3.1.1 Gladman on behalf of the landowner are submitting 'Land at Bekesbourne Lane' as a suitable site for inclusion within the East Canterbury Strategic Development Area. The site is approximately 5.8 hectares in size and is located to the north of Bekesbourne Lane between draft allocated sites N4 and N6. A full location plan for the site is included in Appendix 1.



Site location plan

3.1.2 The site is entirely enclosed by the East Canterbury Strategic Development Area draft allocations N4, N5 and N6 and is an eminently logical addition to the Strategic Development Area. The site was not assessed in the most recent Strategic Land Availability Assessment (August 2025). However, given its location and ability to functionally link with sites N4 and N6 Gladman consider that it represents a logical addition to the East Canterbury Strategic Development Area.

4 CONCLUSIONS

4.1 Summary

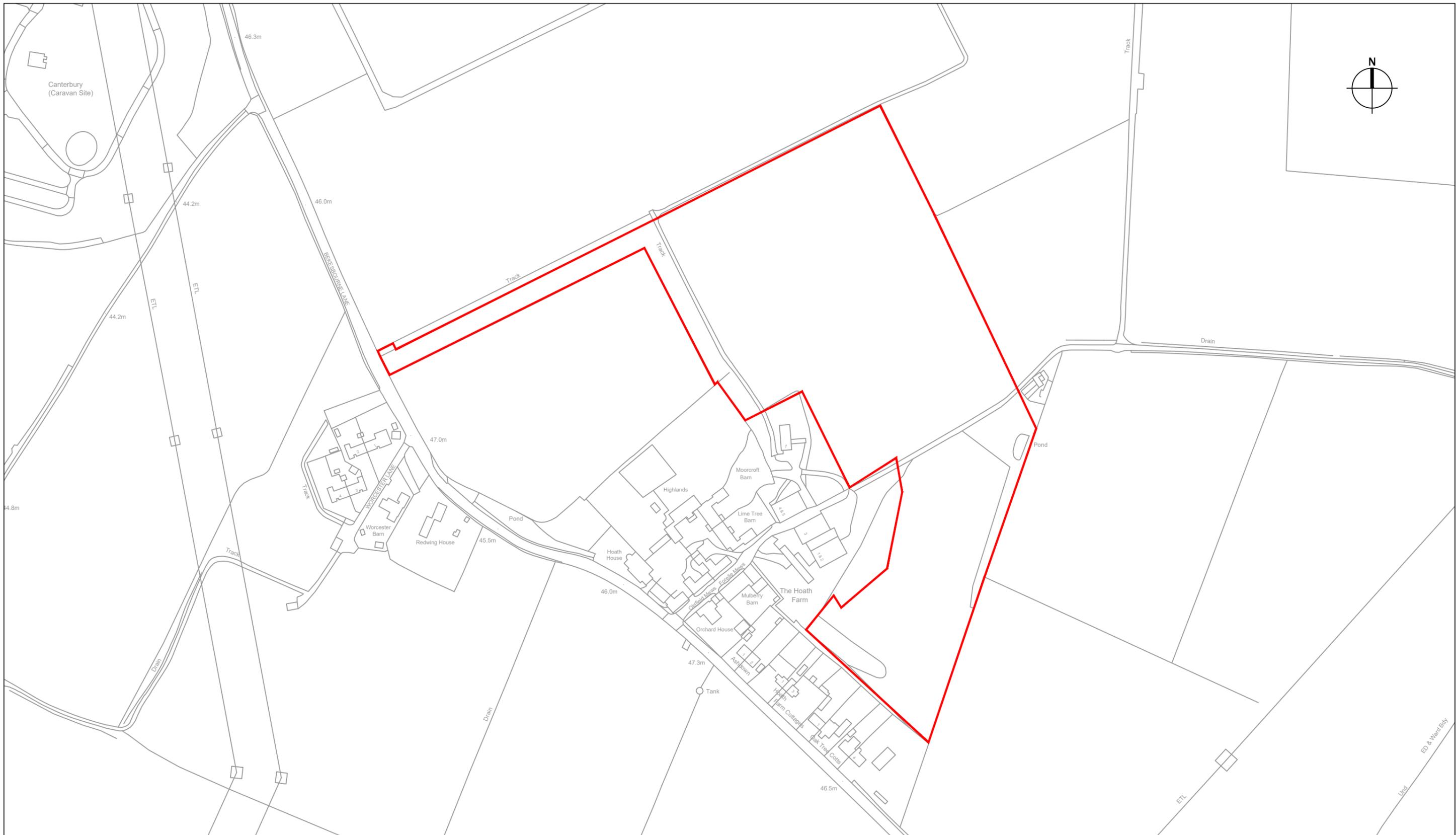
4.1.1 Gladman welcomes the opportunity to comment on the new Regulation 18 Local Plan being consulted on by the Council.

4.1.2 Gladman have provided comments on a number of the questions that have been identified in the Council's consultation material and recommend that the matters raised are carefully explored during the process of undertaking the new Local Plan.

4.1.3 We hope you have found these representations informative and useful towards the preparation of the Canterbury District Local Plan.

4.1.4 Gladman welcome any future engagement with the Council and if you would like to discuss this representations or other matters, please contact us at policy@gladman.co.uk.

APPENDIX 1: LAND AT BEKESBOURNE LANE LOCATION PLAN



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Rev	Date	By	Revision notes
*	*	*	*
Status			
Information			

Project	Land at Bokesbourne Lane
Title	Location Plan

Drawn by BA	Issue date 21/10/25
Title checked by CHECKED BY	Title checked date CHECKED_DATE
Highways checked by CHECKED BY	Highways checked date CHECKED_DATE
Topo checked by CHECKED BY	Topo checked date CHECKED_DATE
Scale(s)	
1:2500 @ A3	
Drawing No	
01	

