

**Tom Hawkes**

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**From:** [REDACTED]  
**Sent:** 21 October 2025 12:49  
**To:** Consultations  
**Cc:** [REDACTED]  
**Subject:** Draft Canterbury District Local Plan : Focussed Consultation 2025 : Former Rosemary Lane Car Park  
**Attachments:** Rosemary - Final Presentation.pdf; Supporting Statement.pdf

**--Email From External Account--**

Dear Sir or Madam,

In 2022 the council invited bids to purchase this former car park along with four other car parks within the city. My clients were successful in their bid for Rosemary Lane and entered into an option agreement with the council. Our successful bid involved a co-living scheme.

We attach the supporting statement and presentation which was submitted with our bid. This provides a thorough explanation of our proposals. It is logical and reasonable to assume that acceptance of our bid was acceptance by the council of such a development, at least in principle.

Our supporting statement presents the strong arguments justifying a revised allocation to replace an archaic allocation for 20 residential units which has been included for around 40 years in previous Local Plans and apparently without thorough review.

There have been substantial changes in the housing market since then including an unmet need within the city for co-living accommodation.

The current NPPF 2024 requires a significant boost in the delivery of housing with a focus upon brownfield sites and sustainable locations. It encourages high density development where appropriate. We have been developing our proposal for a co-living scheme and will submit our application within the next 3 months.

We ask the council to replace the archaic local plan notation with an allocation for a co-living scheme and an appropriate supporting policy in its Regulation 19 version of the draft local plan.

Yours faithfully,

Mike Goddard BA DipTP DMS MRTPI

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