

**From:** [Have Your Say](#)  
**To:** [REDACTED]  
**Subject:** Your response on Draft Canterbury District Local Plan: Focused consultation 2025  
**Date:** 21 October 2025 14:47:42

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## Have Your Say

Hi ,

Thank you for completing the survey Draft Canterbury District Local Plan: Focused consultation 2025. Your responses are listed below for your reference:

**Do you need more time to complete the survey?**

No

**Are you responding as...? Please tick one box only**

A business, organisation or community group, please provide the name and state how many people you represent:

**A business, organisation or community group, please provide the name and state how many people you represent:**

DHA Planning on behalf of Pentland Properties

**Which part/s of the focused consultation would you like to comment on? Please tick all that apply**

Aligning the Local Plan with new NPPF requirements Please go to Part 1

**Do you have any comments about how the new Local Plan should plan for economic growth in the district, including in respect of modern economy uses? Please explain your answer.**

Yes, Please see see the submitted report. Given the evidence base has identified an oversupply of employment floorspace in Canterbury City, the Regulation 19 Plan should set out a clear intention of where the employment floorspace should be directed over the plan period, with employment floorspace to be directed towards other areas of the District and away from Canterbury City which has been identified as having an existing oversupply of floorspace. Further clarification is therefore required on why scenario 1 within the the EDTS

(March 2025 Update) is the most appropriate measure to determine future requirements for office floorspace, and how this aligns with the Council's spatial strategy. The Regulation 19 Local Plan should further clearly identify where future employment space should be directed, given the overprovision with Canterbury City. These changes and clarification are required to ensure that the Plan is 'Justified'.

**Upload a supporting document**

██████████

**Do you have any other comments you would like to make as part of this consultation?**

Yes, please see the submitted report. The Focused Regulation 18 Local Plan does not propose any changes to existing allocated site 'Site 11 – Land at and Adjacent to Cockerling Farm, Thanington'. For the reasons set out in the enclosed report, the Thanington Commercial Site is suitable for re-allocation for residential development of c. 50 homes as part of the emerging Local Plan. Whilst the Site benefits from extant planning permission for commercial floorspace, there is an identified overprovision of commercial floorspace in Canterbury City, including an identified low demand for office floorspace. The Site forms part of a wider strategic allocation, and its suitability for development, as well as the principle of development, has already been established. The allocation of the Site for housing would help to underpin the Council's approach to direct development towards the South West Canterbury Strategic Development Area. The re-allocation of the Site for residential development therefore remains logical and in-line with the spatial strategy of the emerging Local Plan. For these reasons, the Site allocation Policy should be updated to remove the requirement for 1.5ha of employment floorspace and increase the number of units allocated to circa 1,200 homes (an increase of 50 homes).

**Which of the following corporate consultations would you like to be informed about?**

**Please tick those that apply**

Planning Policy

**If you'd like to be informed, and are happy for the council to contact you about corporate consultations, please tick the box to indicate your consent to us contacting you:**

I consent to being contacted by the council

**How would you like to be contacted?**

By email

**Please provide your email address:**

██

**How did you find out about this consultation? Please tick those that apply**

Email from the council

**Your first name:**

Oonagh

**Your surname:**

Kerrigan

**Your email address:**

[REDACTED]

**House name/number:**

DHA Planning on behalf of Pentland Properties

**Street:**

[REDACTED]

**City, town or village:**

[REDACTED]

**Your postcode:**

[REDACTED]

**What age are you? Please tick one box only**

Prefer not to say

**What gender are you? Please tick one box only**

Prefer not to say

**Do you consider yourself to be disabled? Please tick one box only**

Prefer not to say

Thank you,  
Canterbury City Council

## Other projects that might interest you

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Local Plan Document Library

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Draft Canterbury District Local Plan: Focused consultation

Focused Regulation 18 Topic Paper (August 2025).pdf Focused Regulation 18 Topic Paper (August...

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Sustainability appraisal and impact assessments

Latest evidence (2025) Habitats Regulation Assessment Addendum (August 2025).pdf Sustainability...

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