
Draft Canterbury District Local Plan : Focussed Consultation 2025 : Sargeants Parade, SLAA114

From [REDACTED]
To Consultations <Consultations@canterbury.gov.uk>
Cc [REDACTED]

Dear Sir or Madam,

We have previously put forward representations in respect of this site (SLAA114) which will result in the creation of public open space, together with much needed residential accommodation in a sustainable location. The site was assessed in the 2022 SLAA and considered technically suitable. However, it was rejected solely on the basis that such a proposal would conflict with the inclusion of the site in the adopted 2017 Local Plan as a protected area of existing open space. The council identifies conflict with Policy OS9 of the 2017 Local Plan.

Further representations were submitted in relation to the Regulation 18 draft Local Plan in 2022 and 2024.

In the most recent August 2025 SLAA the council simply rejects our proposals because of the conflict with Policy OS9 of the 2017 Local Plan.

Over the last year the owner of the site has been in discussions with the housing department of Canterbury City Council about the possibility of either the council acquiring the site to provide much needed residential accommodation or for the owners to provide a "turnkey" development for the council.

The partial development of the site for residential purposes is entirely consistent with surrounding development, particularly where the council has acquired blocks of accommodation previously occupied by students and converted them to homes for families.

We attach plans demonstrating how the site could be redeveloped to provide much needed residential accommodation and to deliver an attractive well equipped area of public open space. This public open space would provide much needed facilities for other residents close by and an attractive play and sitting area adjacent to the Riverside Walk.

[Drawings from ON October 2025](#)

The proposals have great merit in releasing an area of private inaccessible land and transforming it into public open space and equipped play area together with much needed housing development in a highly sustainable location within a District which is unable to meet its housing delivery target.

One final point. Rejection of this site on the basis of its unrealistic allocation as protected open space in the 2017 Local Plan and in the previous Development Plan is not a sufficient reason for rejection. The whole purpose of the draft Local Plan is to review the 2017 Local Plan and its policies and allocations; and, where necessary and justified, replace previous notations which are not justified with replacement notation and policies which deliver much needed sustainable development. The continuation of this unrealistic notation as protected open space will fail to deliver any beneficial development on the site and will simply result in the site remaining unused. Our proposals provide an excellent opportunity to deliver much needed high-quality public open space and housing.

For those reasons we urge the council to include the site as an allocation for part public open space and part housing with a supporting policy in the regulation 19 version of the draft local plan to be

published early in 2026.

Yours faithfully

Mike Goddard BA DipTP DMS MRTPI
Goddard Planning

