



Canterbury City Council
14 Rose Lane
Canterbury
CT1 2UR

Our ref: MB/AN/33629

18 May 2026

Dear Sir/Madam,

CANTERBURY CITY COUNCIL DRAFT LOCAL PLAN 2042/43 (REGULATION 19)

REPRESENTATIONS IN RESPECT OF THE LAND AT RIDLANDS FARM AND LANGTON FIELD

Introduction

This representation has been prepared on behalf of Kent County Council (KCC) and Canterbury City Council in response to the Canterbury City Council Draft Local Plan Regulation 19 consultation, which runs until 18th May 2026. Canterbury City Council ('CCC') is in the process of preparing a new Local Plan to set out a strategy for development across the district and has prepared the Draft Local Plan, which has led to the current Regulation 19 consultation.

In respect of the process to date, the Council started the process in July 2020, with an Issues consultation. Following this, an Options consultation took place between June and August 2021. Between October 2022 and January 2023, the first Regulation 18 draft Local Plan consultation took place; after this, a revised Regulation 18 consultation took place between March and June 2024, with a further focused consultation between September and October 2025. Now, the Council have published a full draft of the Local Plan, on which the consultation is open for comments and representation. The current schedule proposes a full submission for Examination in September 2026.

Kent County Council and Canterbury City Council are pursuing a residential allocation of land in their joint ownership at Ridlands Farm and Langton Field through the Local Plan process. The land is available and deliverable and has been included from the previous Local Plan (2017) for the allocation of 310 dwellings under Site 10 in draft Policy CF1 Strategic Site Allocations.

This letter has been emailed to CCC directly. This letter is structured to give context to the proposed site, the proposals and the draft Local Plan itself, with subheadings provided to indicate where comments are made in respect of specific policies.

The Site

Land at Ridlands Farm and Langton Field is approximately 15.25ha in size, located to the northwest of the B2069 Nackington Road and the south of South Canterbury Road.



Figure 1.1: Land at Ridlands Farm and Langton Field

The majority of the parcel of land is undeveloped and in agricultural use, primarily for arable purposes. A small portion of the land is currently used as a staff car park for the Kent and Canterbury Hospital, which is situated to the northeast. This car park is subject to a lease agreement with the hospital, which includes an Option to Determine in the event that the landowner chooses to pursue a redevelopment of the land.

There is sporadic tree planting along the western boundary. To the west, the parcel is surrounded by agricultural land, and to the south and south east it is bound by the Chaucer Hospital and Simon Langton Grammar School for Boys. To the north is Stuppington Lane, Canterbury Bowls Club, and South Canterbury Road, and to the north east is the Kent and Canterbury Hospital site and residential dwellings in Underwood Close.

The parcel falls adjacent to an Area of High Landscape Value and in terms of topography, it is relatively flat. According to the Environment Agency Flood Risk Map, the land does not fall within an area of flood risk.

The parcel of land is allocated within the adopted Local Plan under Policy SP3 as Site 10, Land at Ridlands Farm and Langton Field, and is required to provide the following uses:

- a) 310 dwellings;
- b) provision of public open space within the site, including play areas; multi-use games area;
- c) contributions to primary and secondary school education;
- d) community and local facilities to meet local need;
- e) healthcare provision;
- f) a fast bus link between South Canterbury Road and the South Canterbury strategic allocation (known as 'Mountfield Park').

The site also includes land previously safeguarded for health-related development within the adopted Local Plan.

Planning History

According to the online planning application records held by CCC, there have been no previous applications relating to the site. An EIA screening request for development of football ground at Ridlands Farm was submitted in 2012 under reference CA//12/00585, which recommended an Environmental Statement if such proposal was brought forward.

Proposed Development

The proposed development is located on a strategic site, allocated for 310 dwellings. The client proposes to pursue development for the extent of the combined landholdings, which incorporates land to the north, which was safeguarded previously for the adjacent hospital. It is no longer clear if this parcel of land is required to be safeguarded for health-related uses given that the NHS Trust have been unable to secure government funding or a development partner to bring further development and expansion of the hospital site forward.

Response to Draft Local Plan Policies

Policy CF1 - Strategic Site Allocations (Site 10)

Policy CF1 is a policy brought forward from the 2017 Local Plan strategic site allocations. The policy details 12 of the strategic sites allocated in Policy SP3 in the previous Local Plan. Land at Ridlands Farm and Langton Field is highlighted under Site 10, which is shown in Figure 1.2 below.

Site 10 - Land at Ridlands Farm and Langton Field, Canterbury

Site 10	Development	Amount/Type
Land at Ridlands Farm and Langton Field, Canterbury	Housing	310 dwellings
	Other	Provision of public open space within the site, including play areas; multi-use games area; contributions to primary and secondary school education; community and local facilities to meet local need; health care provision.
	Infrastructure	Provision of fast bus link route from the South of Canterbury site to South of Canterbury Road.

Figure 1.2: Policy CF1 Site 10 Allocation

The principle of the proposed allocation is firmly supported. Our clients consider that the new Local Plan is broadly sound and in accordance with paragraph 36 of the NPPF.

The NPPF states that to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. The site remains available and deliverable and suitable for the proposed development.

In respect of this, the client continues to progress advanced discussions with adjacent landowners in respect of access to the site, making the site deliverable and available.

Having regard to the above context, we can confirm that, subject to reasonable Section 106 contributions being sought, there are no financial restrictions that would impact upon the viability of a housing scheme or that would prohibit development coming through within the early stages of the Plan period.

Policy CF11 – Kent and Canterbury Hospital

The land immediately north is separately allocated under draft Policy CF11 for health-related development. As set out above, this land was previously safeguarded for health care development. However, to date, this has not materialised and government funding has been withdrawn – as outlined above, the current car park use is subject to an Option to Determine and is not in itself primary health care development. We are not aware of any representations from the NHS as landowners that confirm the need for this land for additional health care development during the life of the Plan.

In this context, it is noted that draft Policy CF1 also includes “health care provision”, which appears to present a potential duplication when considered in conjunction with draft Policy CF11.

In view of the above, it is requested that the LPA and Inspector review Policies CF1 (Site 10) and CF11 to consider whether a single allocation policy covering both parcels would represent a more appropriate way forward, retaining reference to future health care provision, if required. This will better reflect the current evidence base in the absence of a funded health care scheme for the site, and importantly, allow flexibility in the delivery and location of development across the site, both in terms of the required fast bus route and any potential health care provision. Wording on site yield may also require further consideration and review to allow for any scenario where health care development is not ultimately required or delivered.

The wider site is within our clients’ control and considered suitable for development, as established in the 2017 Local Plan. Likewise, in respect of suitability, there are no physical limitations or problems such as access, infrastructure, flood risk, hazardous risks, pollution, or contamination.

Conclusion

This representation has been made on behalf of Kent County Council and Canterbury City Council in respect of Canterbury City Council’s Draft Local Plan Regulation 19. The representation confirms that we support the direction of the Local Plan and welcome the LPA’s decision to allocate the site for residential development. The evidence base for continued allocation of land to the north for health care development (draft Policy CF11) is unclear and so it is requested that consideration be given to a combined allocation Policy to allow greater flexibility going forward.

Kent County Council and Canterbury City Council are committed to working with Planners at CCC and the Planning Inspectorate to ensure that the allocation within the submission version of the Local Plan is deliverable and represents the optimum development solution for the site. Whilst no objections are raised on grounds of soundness, should the Inspector



nonetheless wish to explore the above suggestions further at the examination stage, we would be happy to attend Hearing sessions as required.

I trust the above is sufficient, but please do not hesitate to contact us if you require any further information.

Yours Sincerely,



Matthew Blythin
Director

