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Planning Policy Team
Canterbury City Council
14 Rose Lane
Canterbury
CT1 2UR

18th May 2026

JW/OR/I002941
BY EMAIL

Dear Sir/Madam,

**REPRESENTATION TO THE CANTERBURY DISTRICT LOCAL PLAN REGULATION 19
CONSULTATION IN RESPECT OF LAND TO NORTH OF COCKERING ROAD (DRAFT
ALLOCATION POLICY C13)**

Iceni Projects, on behalf of Quinn Estates (QE), welcomes the opportunity to submit representations to the Canterbury District Local Plan 2042/43 (Regulation 19 Consultation). Quinn Estates is one of the leading and most prominent developers in Canterbury, with strong ambitions to bring forward a high quality residential development at Land to North of Cockerling Road.

QE supports the inclusion of Land to North of Cockerling Road as an allocation (Policy C13) within the Regulation 19 Consultation. The allocation presents a significant opportunity to deliver new homes in accordance with the Local Plan's strategy for the South West Canterbury Strategic Development Area.

The site is subject to concurrent planning application for 32 dwellings (CA/23/00894), which is currently held in abeyance pending resolution of nutrient neutrality matters.

QE is keen to continue engagement with planning officers as the draft Local Plan progresses. As site promoter, QE wishes to attend any Local Plan examination hearings that are of relevance to Land to North of Cockerling Road and the soundness of the allocation.

Representations have previously been made in respect of Land to North of Cockerling Road for the Regulation 18 consultation (January 2023) and the Revised Regulation 18 Consultation (May 2024). These representations should be considered as still relevant and passed onto the Inspector.

a. Policy C13 – Land to North of Cockerling Road

The site is allocated in the Draft Local Plan for approximately 36 residential dwellings. The policy provides an appropriate framework to guide a high quality scheme, and the emerging allocation policy has been utilised to shape the concurrent planning application on the site.

QE supports Policy C13 and welcomes the allocation of Land to North of Cockerling Road.

b. Summary and Conclusions

Quinn Estates strongly supports the inclusion of Land to North of Cockerling Road as an allocation (Policy C13) within the Regulation 19 Consultation. As a leading local developer, Quinn Estates is committed to the delivery of a high quality, comprehensive and sustainable development that will respond positively to local character and community needs.

Quinn Estates is committed to working closely with Canterbury City Council and relevant stakeholders to enable the delivery of sustainable development of the highest quality at Land to North of Cockerling Road. Quinn Estates wishes to attend any Local Plan examination hearings that are of relevance to the allocation and its soundness.

Quinn Estates is willing to enter into a Statement of Common Ground with the Council in relation to Policy C13 and the delivery of the Land to North of Cockerling Road allocation.

Should the Council wish to discuss any or all of the issues raised in these representations, please do not hesitate to contact me.

Yours sincerely,

Oliver Ricketts

Oliver Ricketts
Senior Planner