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Planning Policy Team
Canterbury City Council
14 Rose Lane
Canterbury
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18th May 2026

JW/OR/I002934
BY EMAIL

Dear Sir/Madam,

REPRESENTATION TO THE CANTERBURY DISTRICT LOCAL PLAN REGULATION 19 CONSULTATION IN RESPECT OF 43 TO 45 ST GEORGE'S PLACE (DRAFT ALLOCATION POLICY C2)

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 deliver a high quality mixed use development at St George's Place.

QE supports the inclusion of 43 to 45 St George's Place as an allocation (Policy C2) within the Regulation 19 Consultation. Development of this site can come forward quickly to contribute to Canterbury's housing and employment needs.

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 St George's Place and the soundness of the allocation.

Representations have previously been made on St George's Place 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 C2 - 43 to 45 St George's Place

Draft Policy C2 details the criteria for which development of St George's Place will be granted planning permission. This is a valuable opportunity to provide housing within a landmark building in a location with excellent access to essential services and the ability for residents to lead highly sustainable living and working patterns.

QE notes that the site is allocated for *approximately* 66 new dwellings. The increase in quantum from earlier drafts of the Local Plan is welcomed in line with previous representations on the site. Given a heavy reliance on greenfield land to deliver much of Canterbury's growth, the importance of maximising housing delivery on brownfield sites located in the most sustainable locations cannot be overstated. Accordingly, the site's development capacity should be optimised. QE considers that a slightly higher number of dwellings can be achieved on the site, and this could be achieved without creating significant adverse harm on either the cityscape or surrounding amenity. However, the flexibility in the allocation through the wording of '*approximately*' is noted, and this can be a detail for consideration as part of a planning application.

It is noted that Policy C2 requires open space to be provided in accordance with Policy DS28. Given the constrained nature of city centre brownfield sites such as this, it is submitted that a degree of flexibility should be afforded in the application of quantitative open space standards. The site's location within Canterbury City Centre means that future residents will benefit from access to existing public open spaces and recreational facilities within close proximity.

In this context, a rigid application of open space standards designed primarily for larger greenfield developments may not be appropriate and could compromise the ability to deliver an efficient, high-quality scheme on this previously developed site. It is therefore suggested that the policy wording acknowledges the scope for open space provision to be agreed on a site-specific basis with the Local Planning Authority, having regard to the accessibility of existing open space in the surrounding area, the quality of on-site landscaping and public realm improvements. This approach would ensure that the development still delivers meaningful amenity for future occupants without imposing requirements that are disproportionate to the site's context and capacity.

b. Summary and Conclusions

Quinn Estates strongly supports the inclusion of 43 to 45 St George's Place as an allocation (Policy C2) within the Regulation 19 Consultation. As a leading local developer, Quinn Estates are committed to the delivery of a high quality, sustainable development that will respond positively to local character and community needs.

Quinn Estates is committed to working closely with CCC and relevant stakeholders to enable the delivery of sustainable development of the highest quality. Quinn Estates wishes to attend any Local Plan examination hearings that are of relevance to St George's Place and the soundness of the allocation.

Quinn Estates are willing to enter into a Statement of Common Ground with the Council on this 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