



Draft Canterbury District

LOCAL PLAN to 2045

Canterbury district settlement hierarchy

Settlement category	Settlement
Urban areas	Canterbury, Whitstable, Herne Bay
Rural service centres	Sturry, Blean, Bridge, Chartham, Hersden, Littlebourne
Local service centres	Adisham, Barham, Broad Oak, Harbledown, Hoath, Lower Hardres, Petham, Rough Common, Stappington, Westbere, Wickhambreaux
Villages	Bossingham, Bekesbourne, Bishopsbourne, Boyden Gate, Bramling, Bullockstone, Chartham Hatch, Chislet, Fordwich, Ickham, Herne Common, Kingston, Maypole, Patricxbourne, Pett Bottom, Stodmarsh, Tyler Hill, Waltham, Womenswold, Woolage Green, Upper Harbledown, Upper Hardres, Upstreet
Hamlets	Anvil Green, Blooden, Boyden Gate, Breach, Cooting, Garlinge Green, Highstead, Ileden, Marshside, Out Elmstead, Radfall, Woodlands, Woolage Village, Wraik Hill, Yorkletts

R2 Rural Services Centre (Sturry)

R21 Local service Centres (Broad Oak)

1. New housing development will be supported where it is:

- already allocated in existing policies
- redevelopment
- minor development and infilling.

2 The (city) council will seek to protect and enhance sustainability by:

- resisting loss of facilities, services, employment and business
- protection of open spaces
- supporting sustainable transport (not cars)
- **IF THERE is A NEED** by supporting proposals for new community facilities, services and employment providing the need outweighs the harm:
 - the development is in proportion and relates to the existing settlement
 - the development is accessible by sustainable transport
 - the development does not undermine existing provision

Polices for Sturry and Broad Oak within R2 and R21

Sturry

Policy	Site	Dwellings
R17	General in addition to R2	
R18	Popes Lane	110
R19	The Paddocks	50

Broad Oak

Policy	Site	Dwellings
R24	Goose Farm	26
R25	Mayton Lane	8
R26	Broad Oak Reservoir	

Question 1 As these are rural sites why is there nothing in these policies to protect the villages' rural character against housing/commercial development?

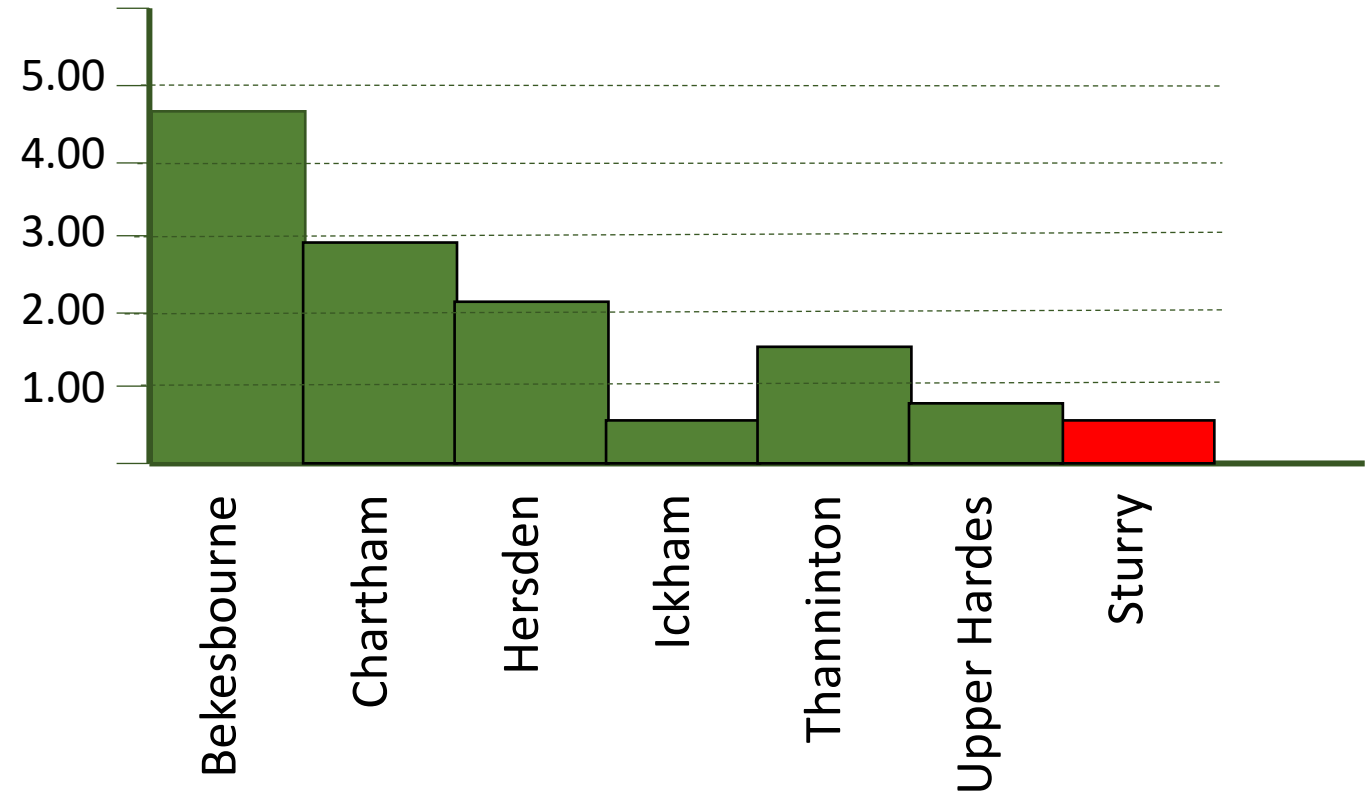
Question 2 What does "minor development" mean? What is there to protect villages against the major cumulative effect of sequential minor development? Will there be limit?

Question 3 How will the City Council support the provision of new services and community facilities and how will it decide whether or not there is a need for new community facilities (See the Open Space Assessment)?

Canterbury District Open Space Assessment

The City Council commissioned an Open Space Assessment and according to this Sturry Parish is not deficient in public open space. This seems to be because the West Blean and Thornden Woods (at least 2km away) have been included in the open spaces calculation for Sturry.

Accessible public open space.
Ha/1000 population



The main areas identified in the assessment as being deficient are Upper Hardes, Ickham and Wells, Hersden, Thanninton and Chartham.

- Accessible open space includes:
- Parks and gardens
 - Amenity space
 - Green corridors
 - Play areas
 - Public playing fields
 - Accessible semi-natural space - ie. within 750m catchment

Sturry

★ Post office and pharmacy



Key

- Proposed settlement boundary
- Proposed site allocations
- Strategic sites Local plan 2017/ other sites
- Proposed Green Gap
- Opportunities for green corridors
- Opportunities to improve cycling/walking access and safety
- Existing open space
- Existing convenience retail
- Existing school
- Existing nursery/ pre-school
- Existing GP
- Existing community and/or sports facilities



R18

Land North of Popes Lane

110 Houses (30% affordable and 10% bungalows)

None to be occupied until the Link Road is completed

Objections

Loss of village edge character
More traffic along Popes Lane
Location and Masterplan predispose to having open space in a back of fence arrangement contrary to the Open Space Strategy

Land at The Paddocks, Shalloak Road – concept masterplan



Key

- Site boundary
- Open space/ landscape buffer - Indicative locations
- Opportunities for green corridors
- Opportunities for new cycling/walking connections
- Vehicle access - Indicative location
- Strategic sites Local plan 2017/ other sites

Policy R19 Land at the Paddocks

50 dwellings (30% affordable)

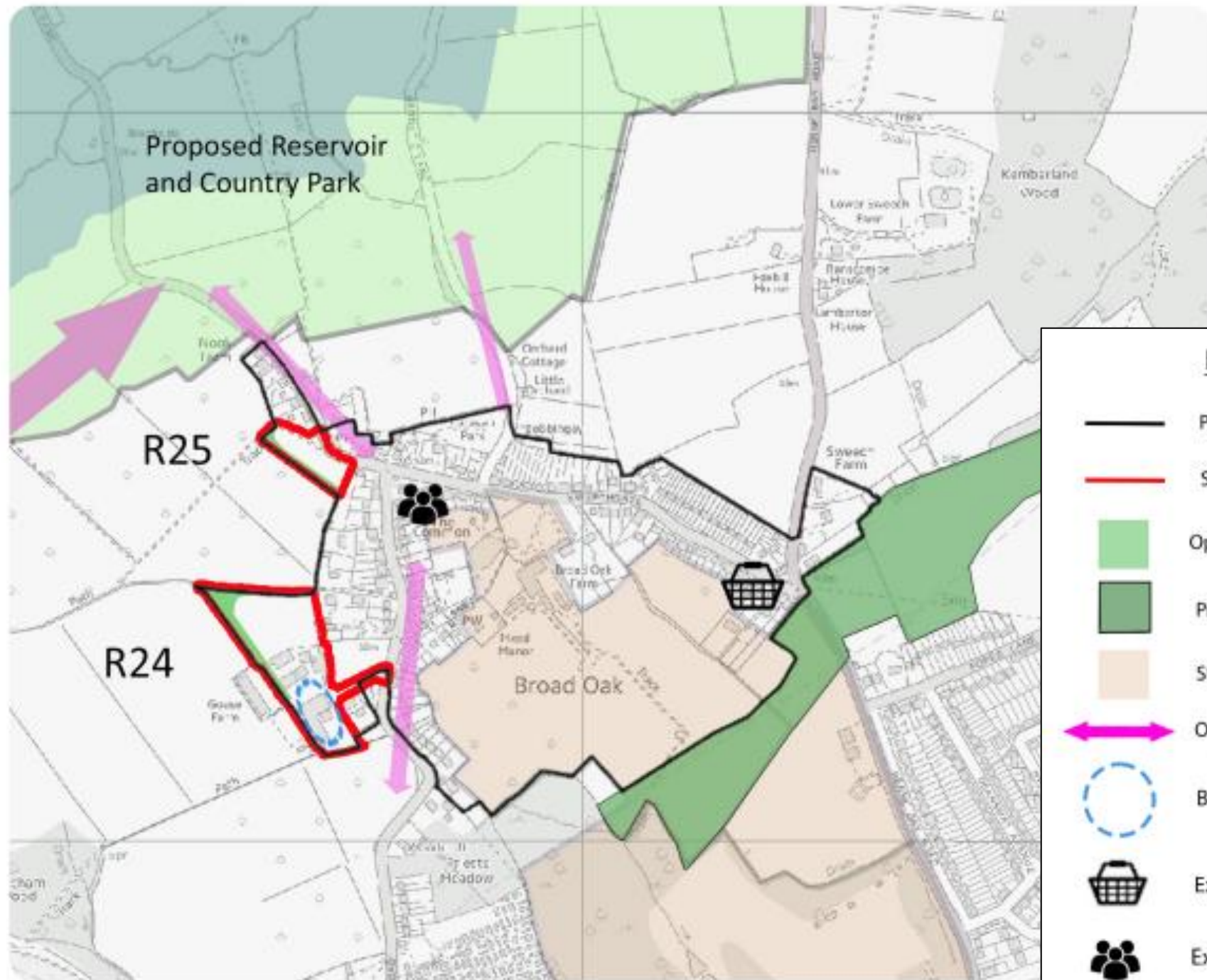
Objections

Traffic will exit onto a very dangerous stretch of road.

No longer any public transport to this site

Concept Masterplan predisposes to having inaccessible open space and landscape buffers in a back of fence arrangement - contrary to the Open Space Strategy

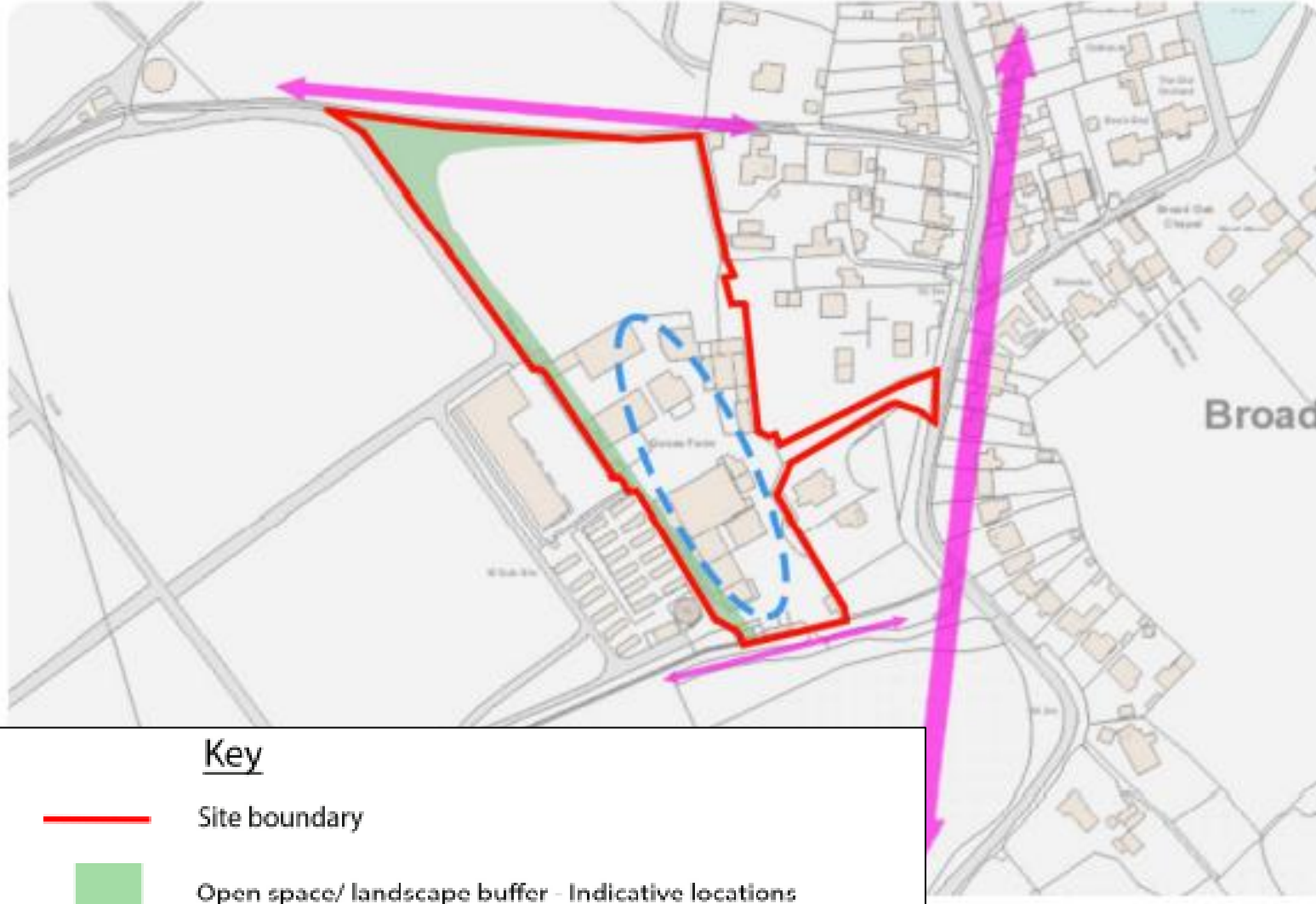
Broad Oak



Key

- Proposed settlement boundary
- Site boundary
- Open space/ landscape buffer - Indicative locations
- Proposed Green Gap
- Strategic sites Local plan 2017/ other sites
- Opportunities to improve cycling/walking access and safety
- Business space
- Existing convenience retail
- Existing community and/or sports facilities

Land at Goose Farm, Shalloak Road – concept masterplan



Key

- Site boundary
- Open space/ landscape buffer - Indicative locations
- ↔ Opportunities to improve cycling/walking access and safety
- Business space

Policy R24 Goose Farm

26 dwellings (30% affordable)
1880m² commercial space

Objections

Exist is onto a very dangerous stretch of road

There is no longer any public transport to this area

Concept Masterplan

predisposes to having

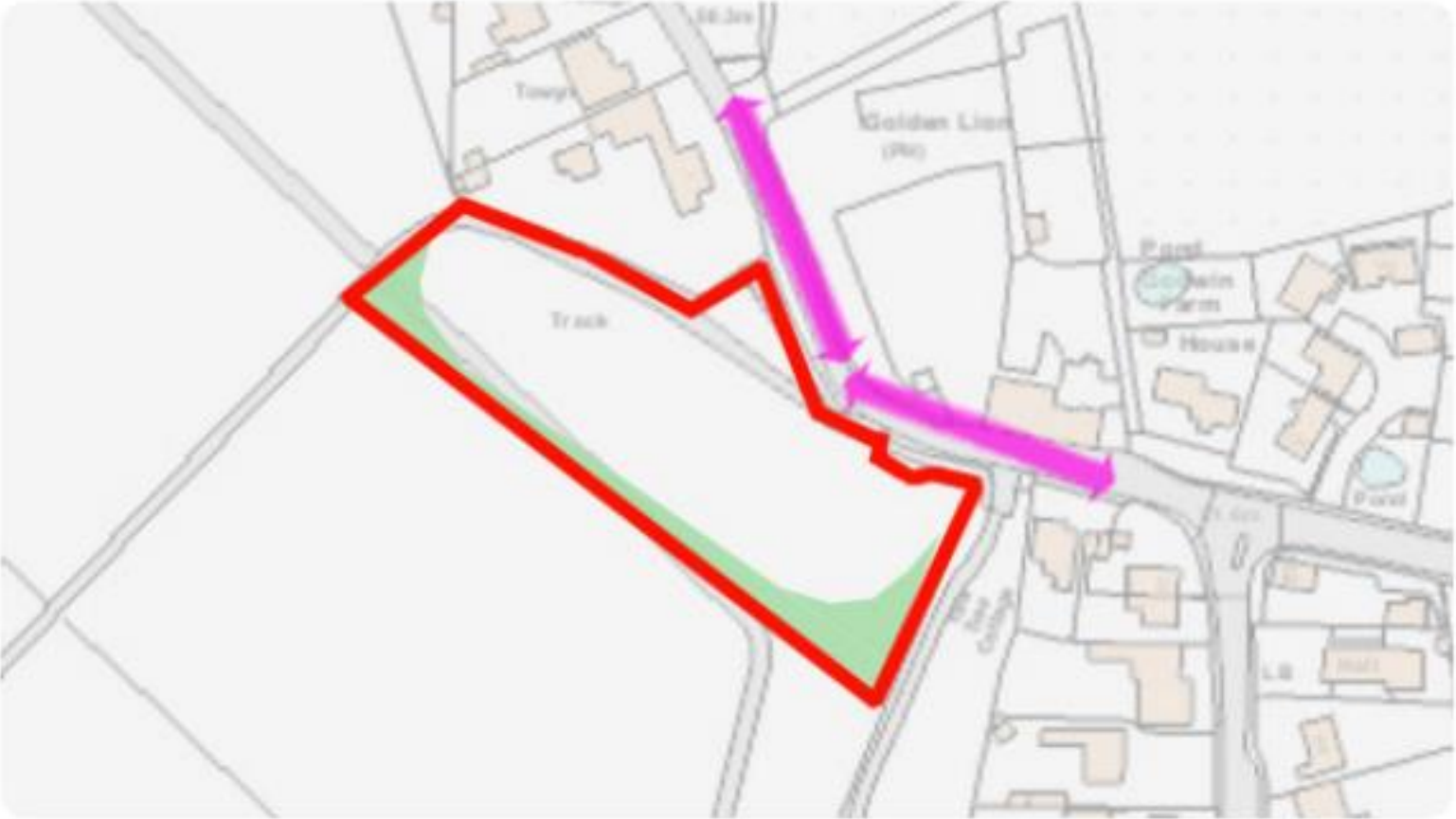
inaccessible open space

(buffers) in a back of fence

arrangement - contrary to the

Open Space Strategy

Land fronting Mayton Lane – concept masterplan



Key

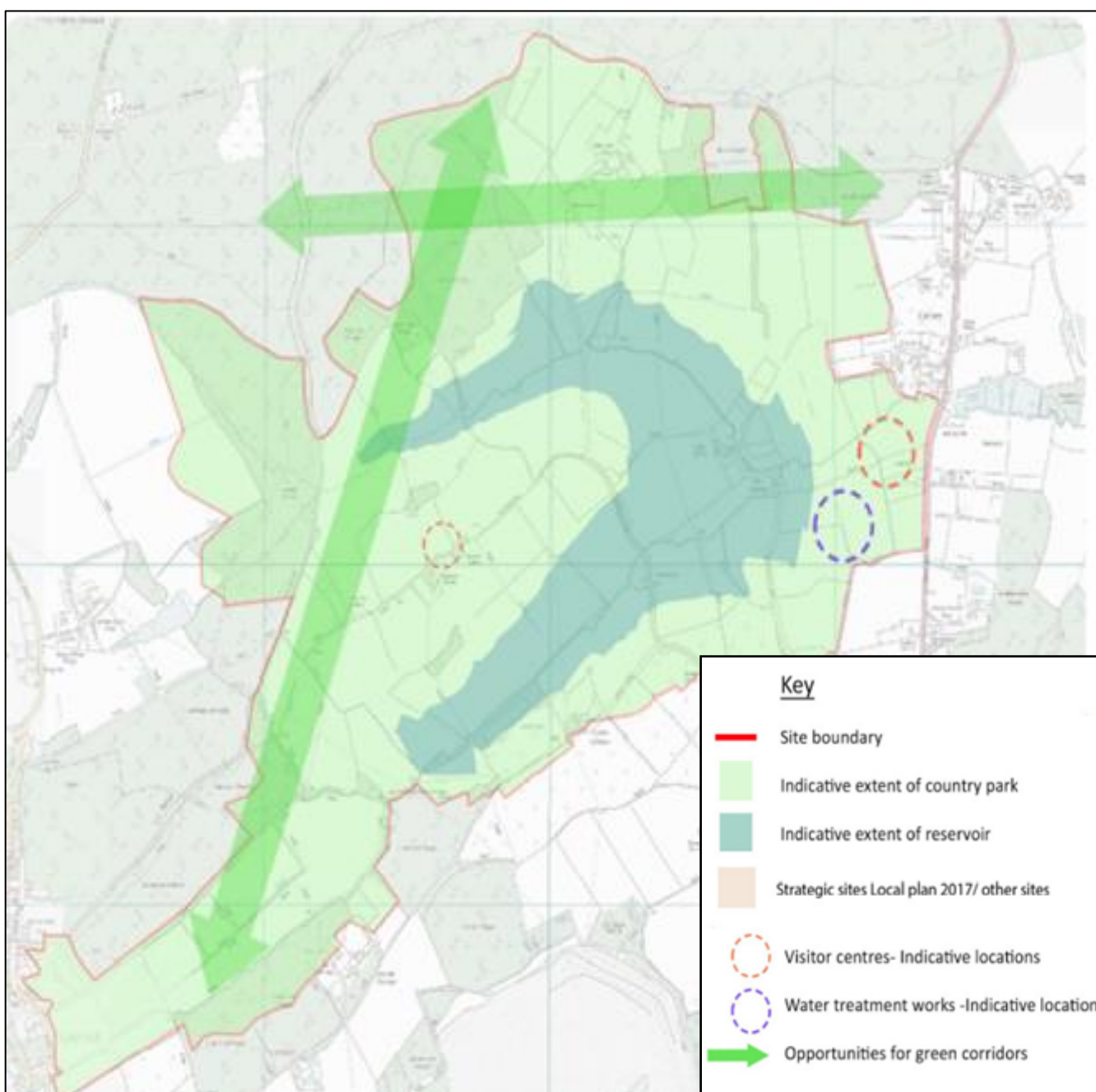
-  Site boundary
-  Open space/ landscape buffer - Indicative locations
-  Opportunities to improve cycling/walking access and safety

Policy R25 Mayton Lane

8 Dwellings

Objections

Concept masterplan predisposes to having inaccessible open space (landscape buffers) in a back of fence arrangement - contrary to the Open Space Strategy



- (a) 77ha fresh water reservoir with water treatment works, associated infrastructure and realignment of Sarre Penn, if appropriate;
- (b) Water sports including access into the reservoir and associated infrastructure;
- (c) Cafe/restaurant;
- (d) Education/Visitor Centre including community uses;
- (e) Sports and leisure uses such as outdoor pursuits ;
- (f) Birdwatching walks includes birdwatching hides or shelters;
- (g) Pedestrian and cycle routes including family friendly, wheelchair accessible, and art and sensory trails;
- (h) Picnic areas; and
- (i) Cycle and car parking.

Policy R26 Broad Oak Reservoir and Country Park

In Sturry and Broad Oak the only proposed development actually providing the required open space on-site is Popes Lane –
Where a developer does not have to provide planning requirements for open space on site he must provide funding to be spent on other spaces.

Policy DS24“Where the quantity standards are not met in full by open space provision within the site, the council will secure appropriate financial contributions towards qualitative improvements to existing off-site open spaces, and on-going maintenance”,.....

This doesn't help to provide sufficient recreational space

Question 4

- What happens if there isn't any other open space nearby?
- Who gets the money and
- who decides where and how it is spent?

Saved polices Impacting on Sturry and the Draft Local Plan

Policy SB3

Site 2 Land at Sturry (630 homes) and Broad Oak Farm (456) homes

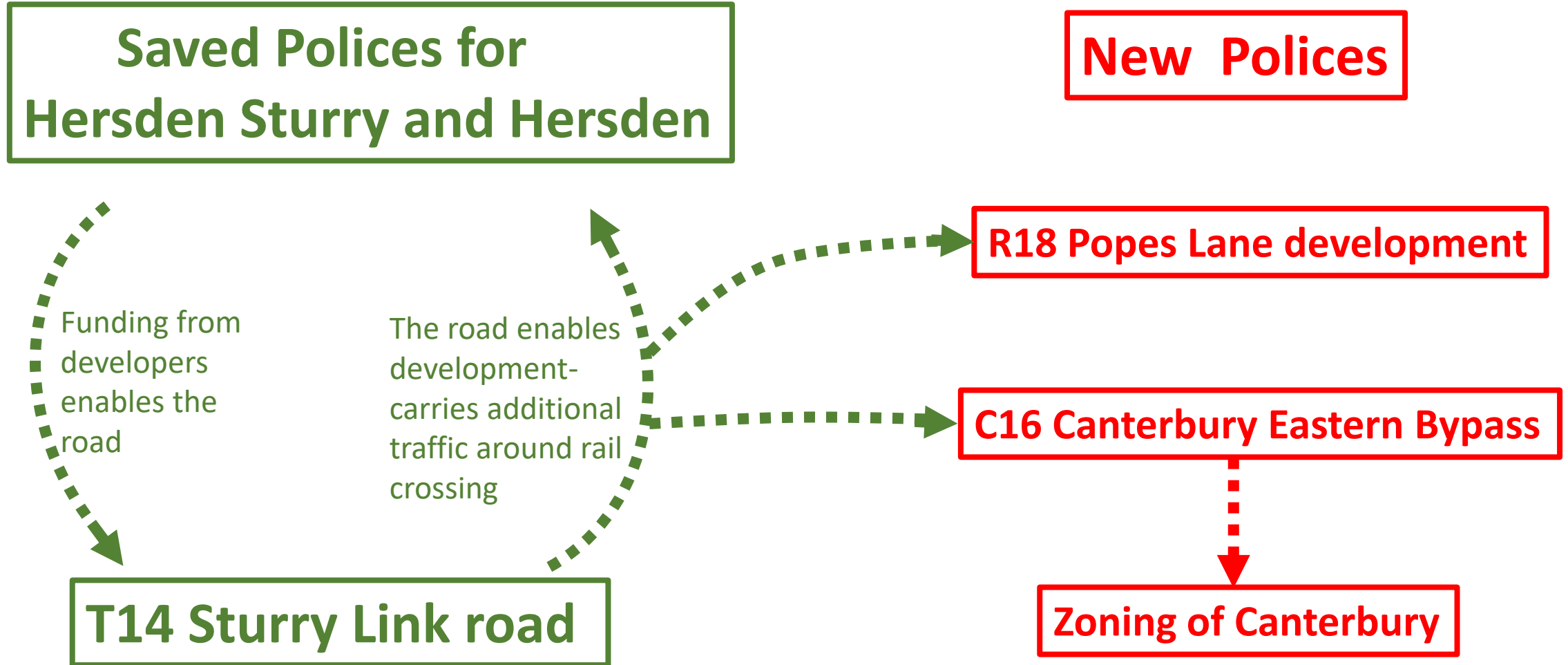
Site 8 Land north of Hersden (800 homes)

Policy T6 Sturry Park and Ride safeguarding land for the expansion of the Park and Ride.

Policy T13 Herne Relief Road safeguarding of land required and funding from SP3

Policy T14 Sturry Relief Road safeguarding of land required and funding from SP3
Policy

Relationship between saved policies and new proposals



Question 5 How will the Sturry Link road go ahead if the developers' contributions are fixed and there has been a large increase in road building cost?

Question 6 Given the likely slump in house prices and higher building cost will the Sturry and Hersden developments go ahead?

Question 7 If the Link Road isn't built how will we deal with the additional traffic from the Broad Oak Farm Development, Hersden and the increase coming through Herne?