

Our Ref: DJPJ/SS/30008

**For the attention of Mr A Verrall  
Planning Policy Manager  
Canterbury City Council**

**planning.policy@canterbury.gov.uk**

9 January 2015

Dear Mr Verrall

### **Draft Infrastructure Delivery Plan – Technical Consultation**

Thank you for consulting us on the Draft Infrastructure Delivery Plan, with specific regard to the proposed Strategic Allocation at Sturry/Broad Oak.

The points below are submitted on behalf of the joint site promoters, Somerlee Homes Ltd and ED (Sturry) Ltd.

We can confirm our support for the broad approach to the provision of infrastructure, with regard to the Proposed Strategic Allocation at Sturry/Broad Oak, and support in particular:

- The use of Section 106 Agreements as a mechanism for Strategic Infrastructure Delivery, and the application of a nil CIL rate (paragraph 9).
- The specific application of these provisions to the Strategic Transport Infrastructure at the new Sturry crossing/relief road (paragraph 25).
- The proposed funding mechanism for the Sturry relief road, with funding primarily by the developers of the Sturry/Broad Oak Strategic Allocation Site, along with a contribution from the developer of the land north of Hersden (paragraph 56).
- The proposal that the Section 106 Agreement will contain development thresholds specifying the maximum number of unit completions permissible prior to delivery of each of the Strategic Transport Infrastructure improvements (paragraph 58).

The joint promoters can also confirm their agreement to the general principle of provision of funding towards the cost of necessary social infrastructure, including public open space, and community facilities.

Kind regards.

Yours sincerely

**David Jarman BA (Hons) MA MRTPI**

For and on behalf of  
Hobbs Parker Property Consultants LLP

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copy Somerlee Homes Ltd & ED (Sturry) Ltd