



# LAND EAST OF CANTERBURY

SUSTAINABLE MOVEMENT STATEMENT

December 2023



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01



# INTRODUCTION

This Sustainable Movement Statement has been prepared by Mosaic on behalf of Wates Developments Ltd (Wates) and Gladman Development Ltd (Gladman) to support the allocation at Land East of Canterbury (the “site”) to deliver much-needed new family and affordable homes, two new mixed use community hubs and a three form primary school as part of the sustainable growth of Canterbury.

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The site presents a fantastic opportunity to sustainably support Canterbury City Council’s future growth. In particular, it will aid the Council in achieving its vision by serving as a sustainable best practice benchmark project for the promotion of active travel (walking and cycling), access to public transport (including a bus and an active travel bridge to Mountfield Park), addressing the challenges of climate change, and seeking to enhance the health and wellbeing of its communities.

The site complements the growth of Canterbury by providing new homes, community services and facilities alongside business and commercial spaces, including flexible work-space. This serves to create opportunities for local employment and enhance the sustainability of the overall strategic development area. Furthermore, the Land east of Canterbury presents a logical extension to Canterbury in the context the Mountfield Park strategic allocation for 4,000 homes, including schools, shops, a medical centre and green spaces.

This document demonstrates that Land east of Canterbury is already an inherently sustainable location for new development, given its excellent access to existing facilities, the bus network, and networks of public rights of way, footways, footpaths, and cycle routes. The document outlines our initial overall vision for the site and explores a masterplan framework to achieve this vision in the context of the draft allocation for development in the draft local plan.

## LAND EAST OF CANTERBURY: LIVING LOCALLY

*Much of the population now enjoy and expect a more balanced lifestyle, with a portion of our time spent at home and the rest at the workplace.*

People have rediscovered the pleasure of “living locally,” with easy access to parks, green spaces, shops, and schools becoming a top priority for homebuyers and renters. The core of our proposal centres around the “living locally” concept, designed to adapt to the evolving needs of a post-pandemic world. This approach aligns with Canterbury City Council’s draft vision and strategic objectives.

In simple terms, the “living locally” concept seeks to create “20-minute neighbourhoods” or “everyday neighbourhoods” (see the page opposite), in line with Sports England’s ten principles of Active Design. “Living local” encourages people of all ages and abilities to grow their own food, enjoy outdoor activities for health and well-being, easily access local amenities, work from home comfortably, engage in local social networks, interact with neighbours, and engage in sustainable travel for work, learning, or leisure.

“Living locally” supports the daily needs of residents by providing safe and convenient access to local amenities and community infrastructure through the establishment of new mixed-use local centres. The initiative aims to significantly reduce the need for commuting, thereby improving well-being and decreasing traffic and carbon emissions. This is achieved by offering opportunities

to “work nearby” in employment hubs or work comfortably from home through the thoughtful design of new homes. Additionally, “Living locally” encourages residents to engage in sustainable travel for work, learning, or leisure by providing active travel corridors and new bus services. Lastly, the concept allows Canterbury residents to grow their own food, enjoy outdoor activities to enhance their health and well-being, and participate in local social networks while interacting with neighbours.



## EVERYDAY NEIGHBOURHOODS

The development will consist of walkable ‘everyday’ neighbourhoods that meet the majority of daily needs within their borders, nearby or within Canterbury City Centre. These everyday neighbourhoods will be connected by a network of pedestrian and cycling routes, commonly referred to as active travel corridors, and supported by a bus network. This approach offers residents the opportunity to improve their health and well-being by choosing sustainable modes of transportation to access the proposed local centres and primary school, new parks, the proposed mobility hubs, Canterbury city centre and the recreational resources in the surrounding countryside.

*“On average UK workers are now only going into offices less than 1.5 days a week, making where we live even more important”*  
Advanced Workplace Associates



## IN LINE WITH CANTERBURY’S DRAFT LOCAL PLAN AND THE PRINCIPLES OF ACTIVE DESIGN, THE PROPOSAL AIMS TO CREATE A VARIETY OF LANDSCAPES THAT ENHANCE HEALTH AND WELL-BEING.

There is evidence linking the quality of both built and natural environments to the health and well-being of communities. The site will offer a diverse range of high-quality landscapes designed to promote health and well-being. These landscapes may include:

- Doorstep food production, such as community orchards and gardens.
- Outdoor gym equipment.
- Leisure routes.
- Sensory gardens.
- Children’s play areas.
- Opportunities for social interaction.
- Seating areas.
- Re-wilding areas, including the establishment of wetland landscapes, which allow habitats to develop naturally over time.

## NEW HOMES FOR EVERYONE

The development will provide a wide range of house types and tenures to accommodate various households looking to enter the housing market, purchase a family home, or downsize. Accessible and adaptable homes will empower individuals to remain in their homes as their needs evolve. This approach fosters social cohesion by enabling residents to stay within the local community and maintain essential friendships and family networks throughout their lives. The homes will also be designed to facilitate comfortable home-based work and future-proofed for flexible working arrangements.







A SUSTAINABLE  
LOCATION

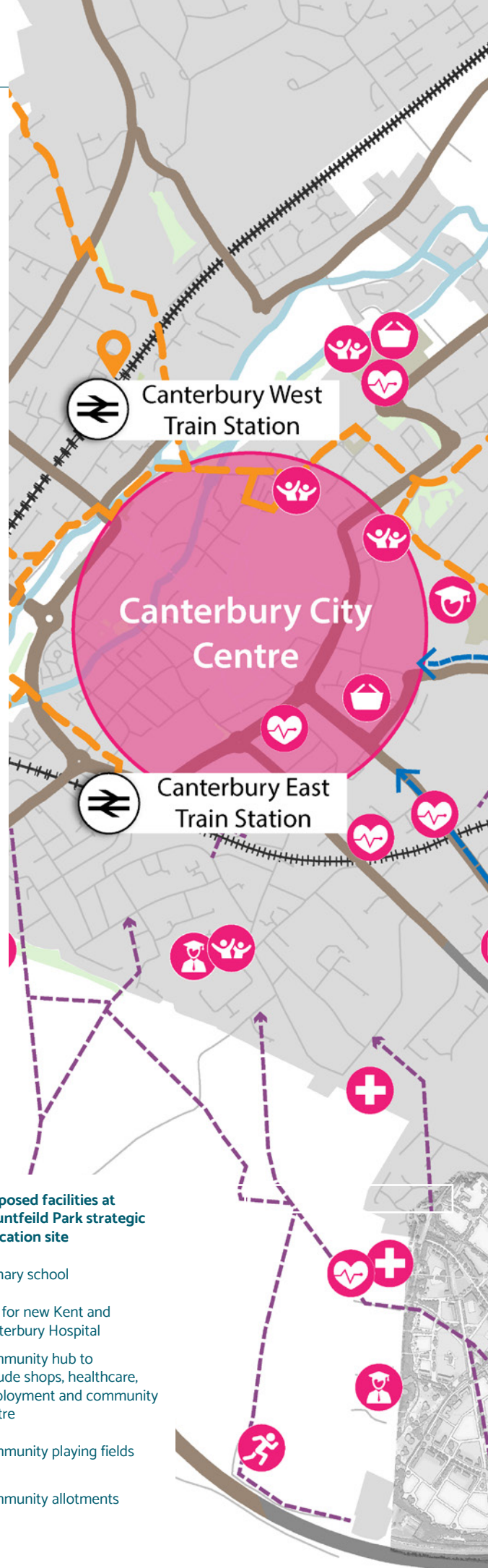
## A HIGHLY SUSTAINABLE LOCATION

The site is in a highly sustainable location due to its relationship with Canterbury city centre and the wide range of facilities, retail, employment and educational opportunities on offer.

The site benefits from good access to sustainable modes of transport. There are a number of bus stops within less than a 10 minute walk to sustainably connect the site with Canterbury city centre and the wider area. The site is traversed by a number of public rights of way (PROWs) providing connections to a wider and comprehensive network of PROWs, footpaths and footways including connections to Bekesbourne Hill Station and an existing footbridge over the railway line, to Mountfield Park strategic allocation site.

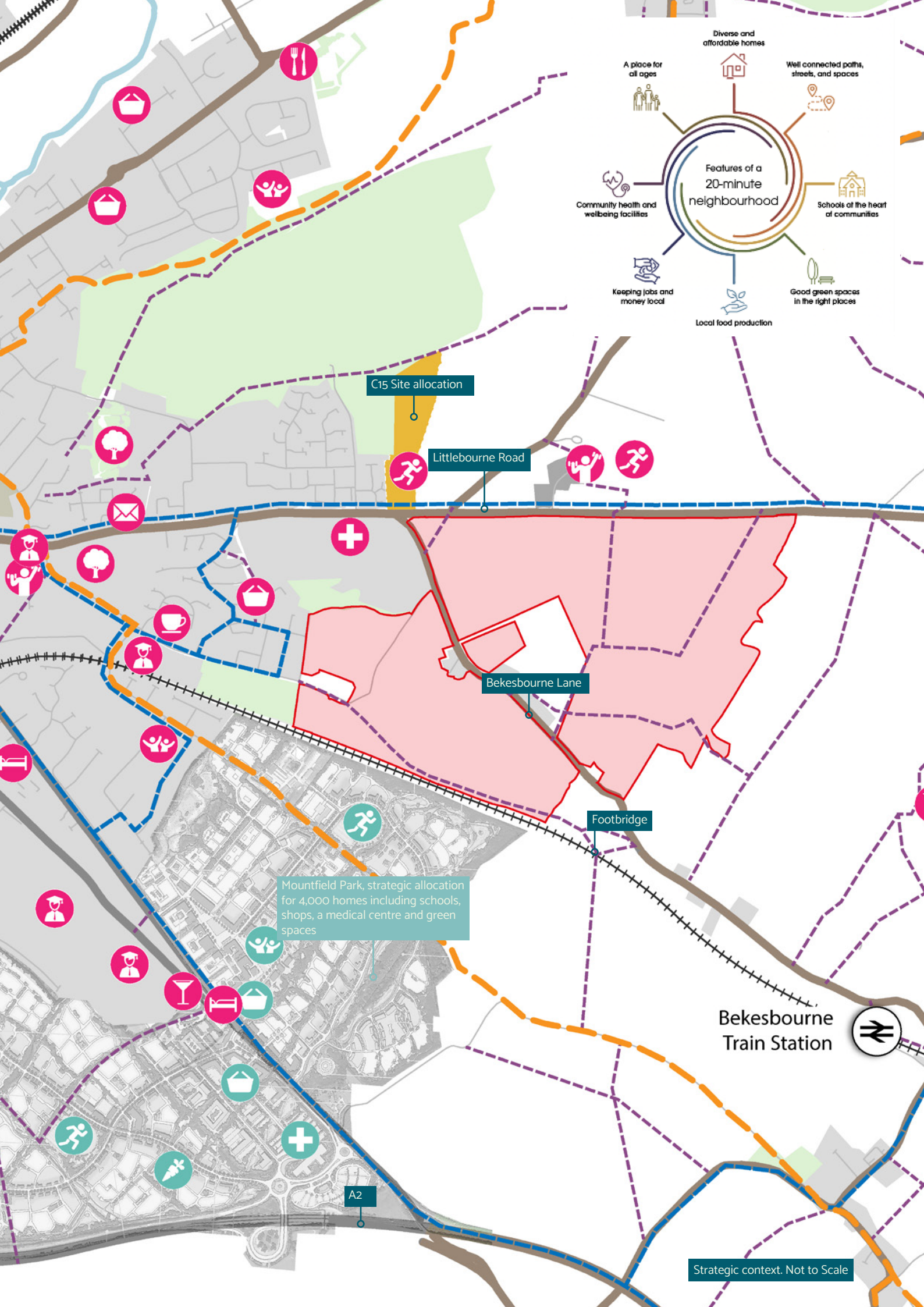
The site presents an opportunity to enhance sustainability in the existing surrounding communities by providing a range of on-site benefits. This is explored in the proposed section of the document.

Key	
	Primary road
	Railway line
	Bus route
	Cycle route
	Public rights of way
	Railway station
	Nearest bus stop
	Proposed alignment of eastern movement corridor
	Recreation ground
	Sports facility
	Parks and/or woodland
	Canterbury Christ Church University
	Secondary school (including grammar schools)
	Primary school
	Hospital
	GP and/or surgery
	Dental practice
	Post Office
	Supermarkets and food store
	Cafe
	Pub
	Restaurant
	Library
	Hotels/B&B
	Site boundary



### Proposed facilities at Mountfield Park strategic allocation site

- Primary school
- Site for new Kent and Canterbury Hospital
- Community hub to include shops, healthcare, employment and community centre
- Community playing fields
- Community allotments



C15 Site allocation

Littlebourne Road

Bekesbourne Lane

Footbridge

Mountfield Park, strategic allocation for 4,000 homes including schools, shops, a medical centre and green spaces

Bekesbourne Train Station

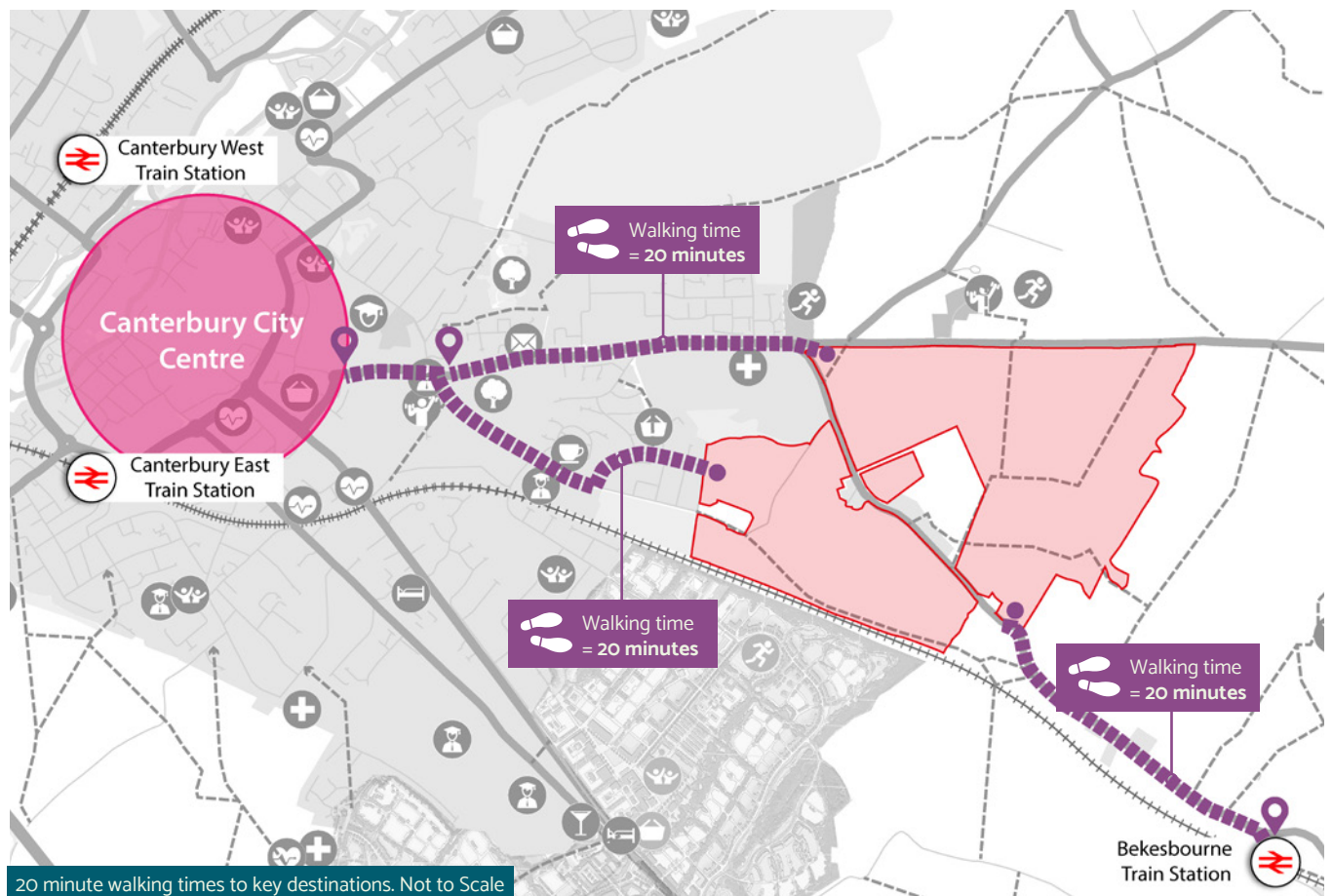
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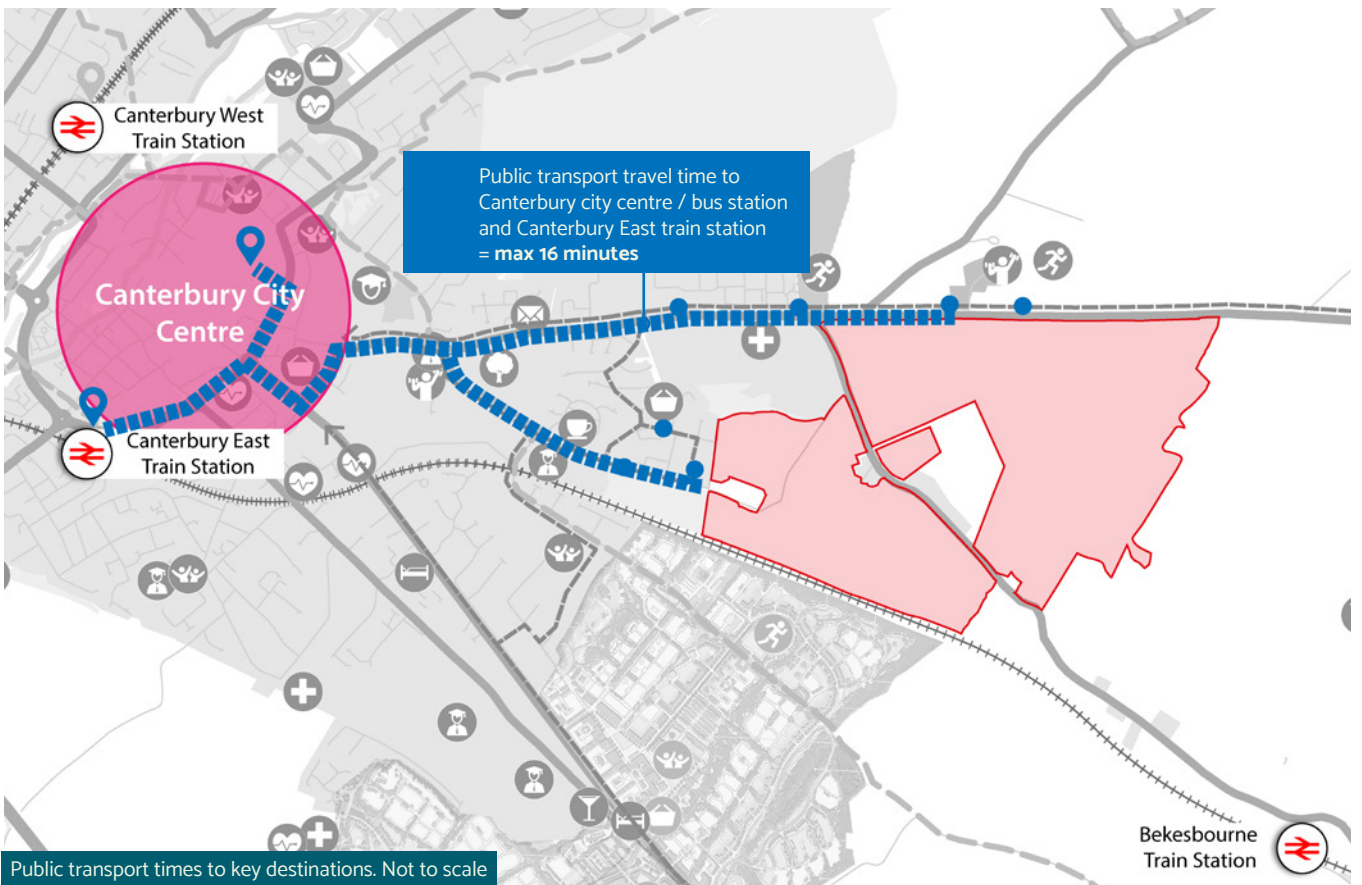
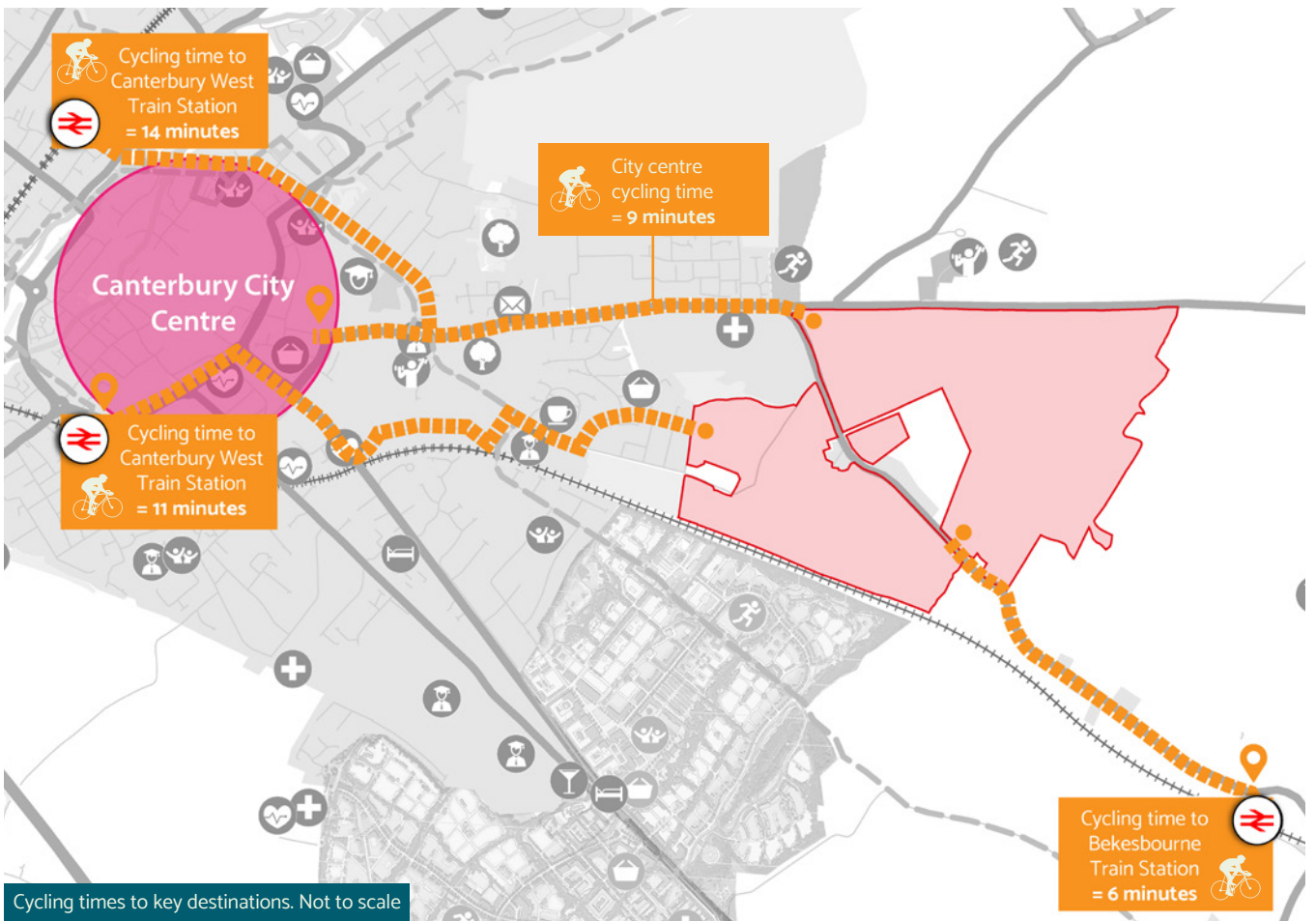
Strategic context. Not to Scale

## A HIGHLY SUSTAINABLE LOCATION

The site already has excellent access to key local facilities, the Canterbury city centre, bus station, and railway station via sustainable modes of transport.

Bus route 23 runs every 20 minutes, from Sussex Road to Canterbury bus station, whereas route 43 runs along Littebourne Road, also every 20 minutes between Canterbury and Sandwich.









PROPOSED: MEETING  
EVERYDAY NEEDS  
SUSTAINABLY

## PROVIDING FACILITIES THAT SUPPORT EVERYDAY NEEDS

*Killing the commute and provide daily needs: Provide new mixed-use local centre and reduce the need for commuting*

The proposed local centres and mobility hubs are accessible within a five-minute walk from all new homes. Additionally, these centres and hubs are within easy walking distance of the existing surrounding communities, enhancing the livability of north-east Canterbury overall.



### Mixed-use community hubs

The site envisages a new garden community that offers two new mixed-use community hubs, providing a focal point to help residents

to meet day to day needs and to enhance the sustainability of proposals for Land east of Canterbury and surrounding existing communities. The scheme also includes provision for a new three-form entry primary

Mixed-use community hubs to include:

- Business space
- Flexible working space
- Commercial space
- Community facilities including “changing places”
- Local shopping facilities
- Flexible outdoor space
- New three-form entry primary school and associated playing fields.



### Mobility hubs

Mobility hubs to serve residents and businesses will also be provided within the mix-use community hubs.

These will be designed to

offer a variety of transport modes and provide further connectivity to public transport networks. This approach serves to reduce reliance on the car, reduce carbon emissions and help to promote the health and wellbeing for all.

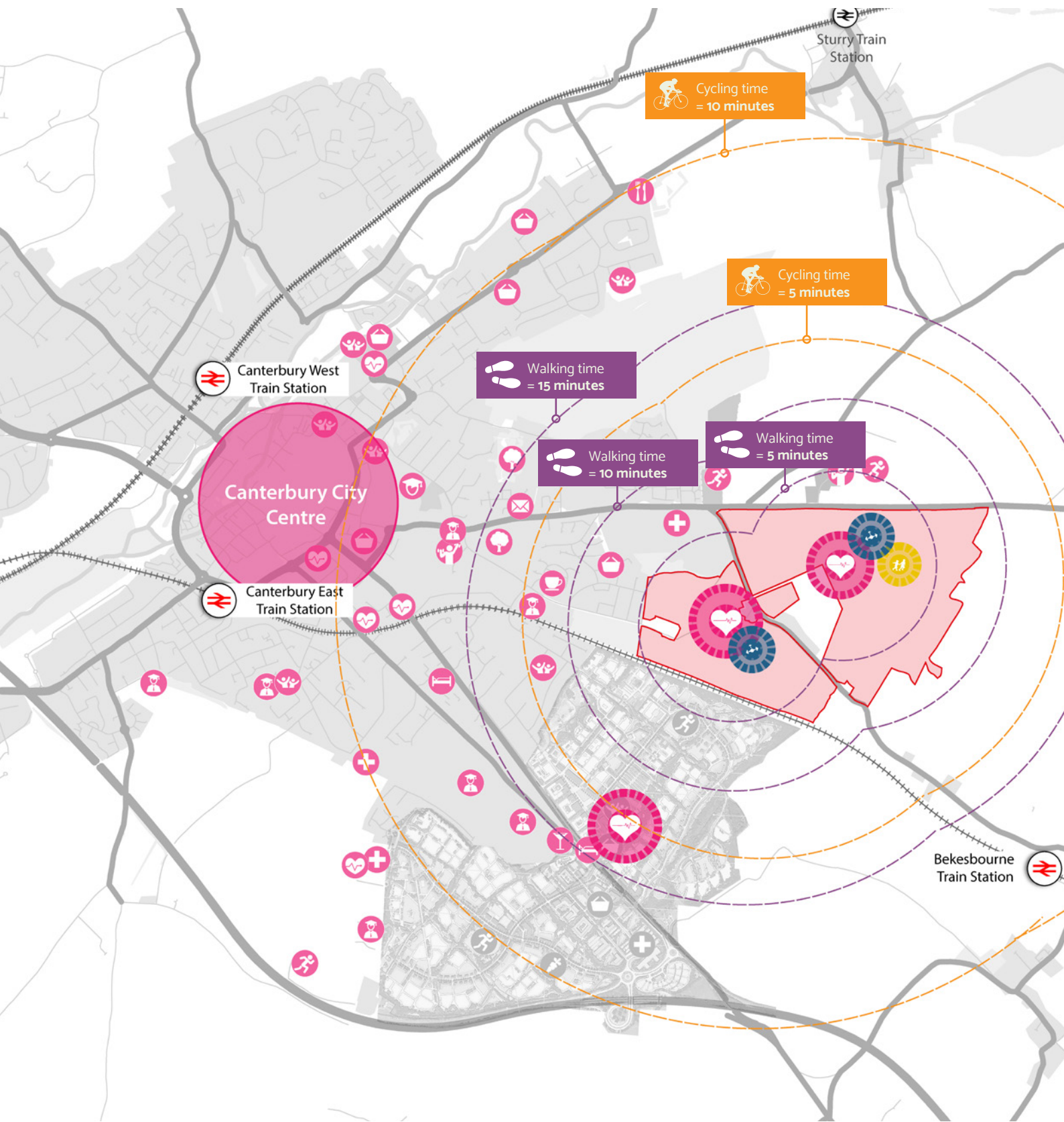
Mobility hubs to include:

- EV charging points
- Covered/secure cycle parking
- Electric bikes
- Bike repair/pumps
- Safer crossing points
- Wifi/phone charging
- Car club vehicles
- Secure lighting



Employment opportunities

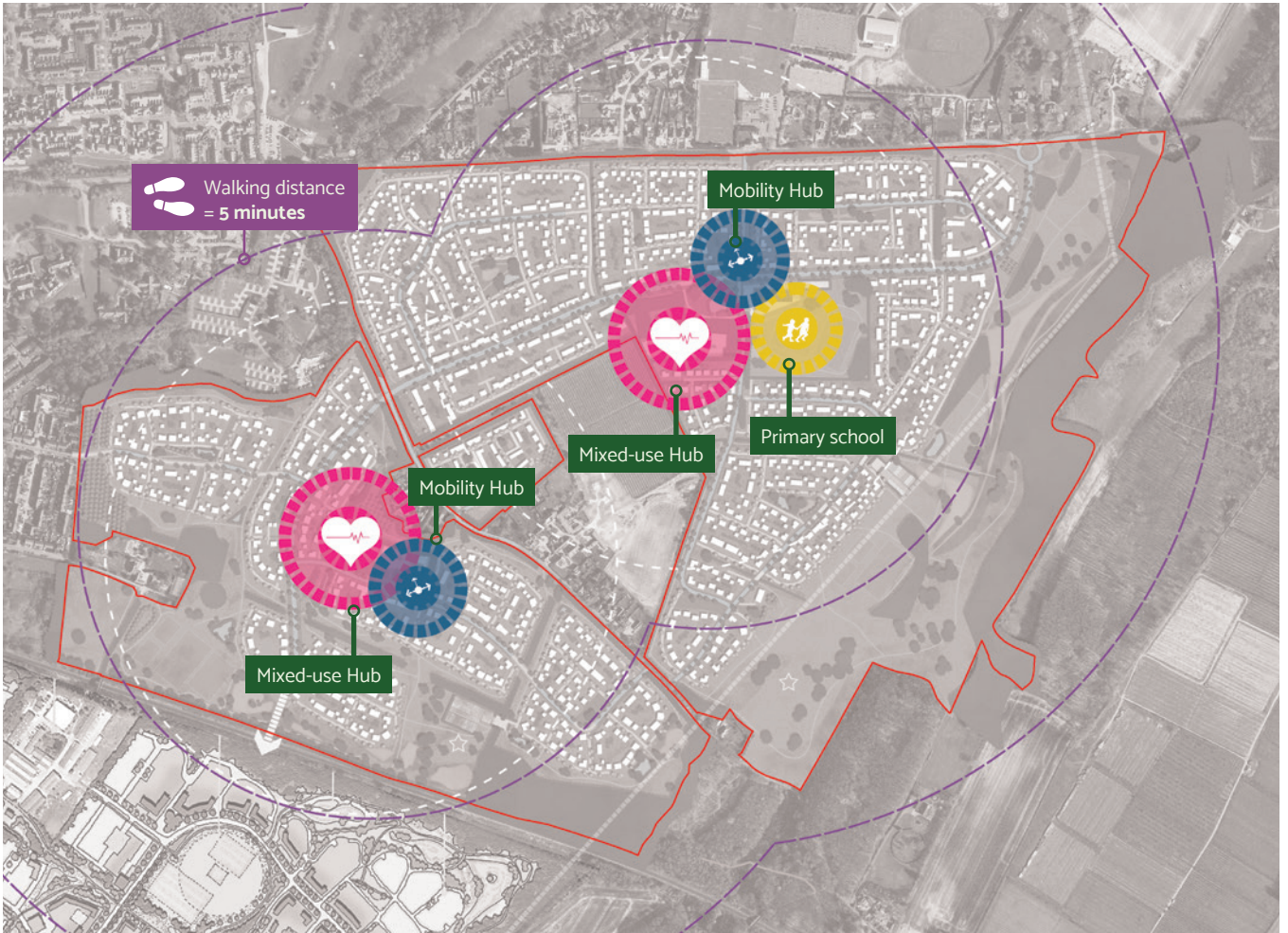




## PROVIDING FACILITIES THAT SUPPORT EVERYDAY NEEDS

*“New healthy communities will be of high quality, low carbon design; with good public transport to the city and beyond.”*

*Canterbury City Council’s draft vision for the district*





Working near home hubs



Farmers markets



e-car/e-scooter schemes



Local shop facilities



Community space



EV charging points



Play spaces

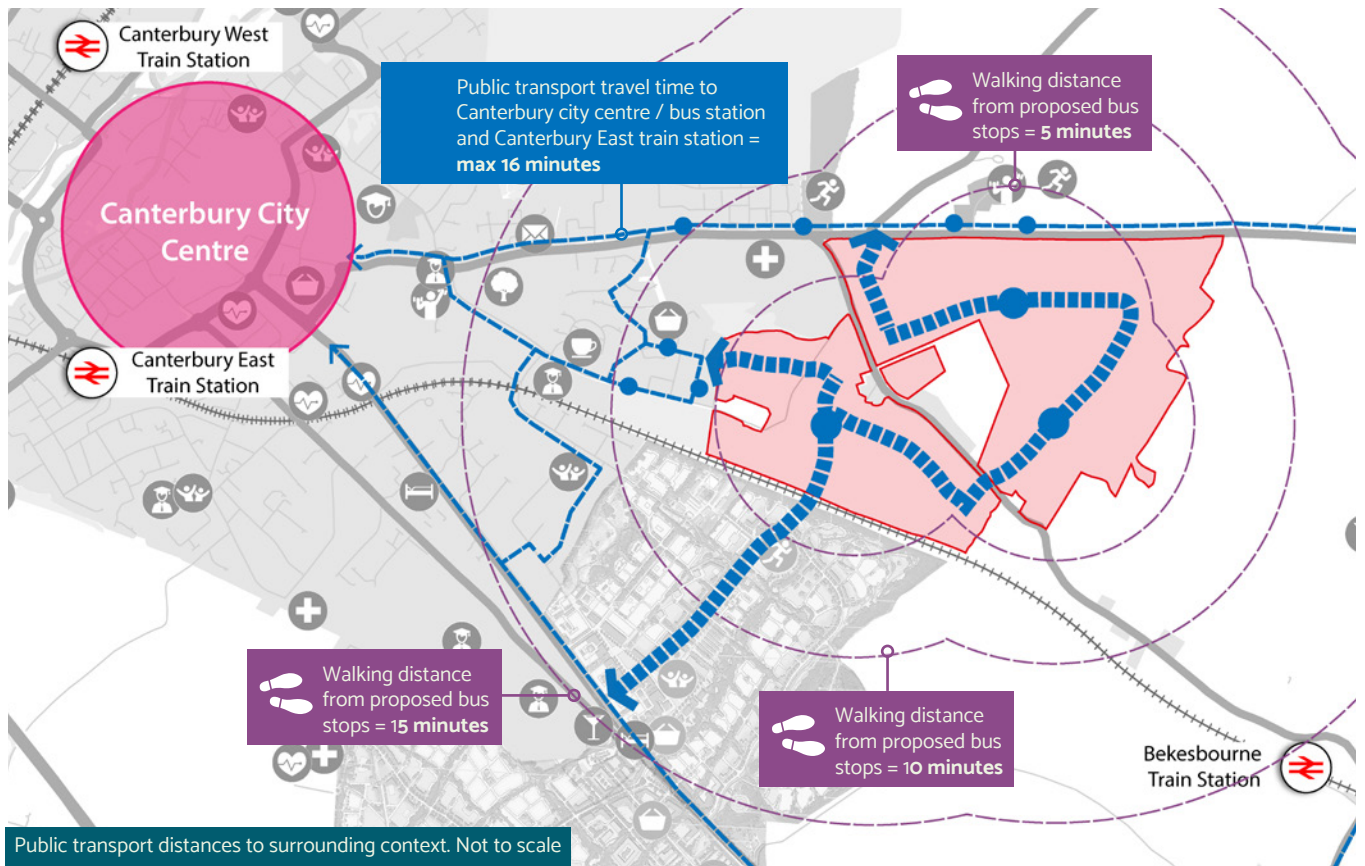


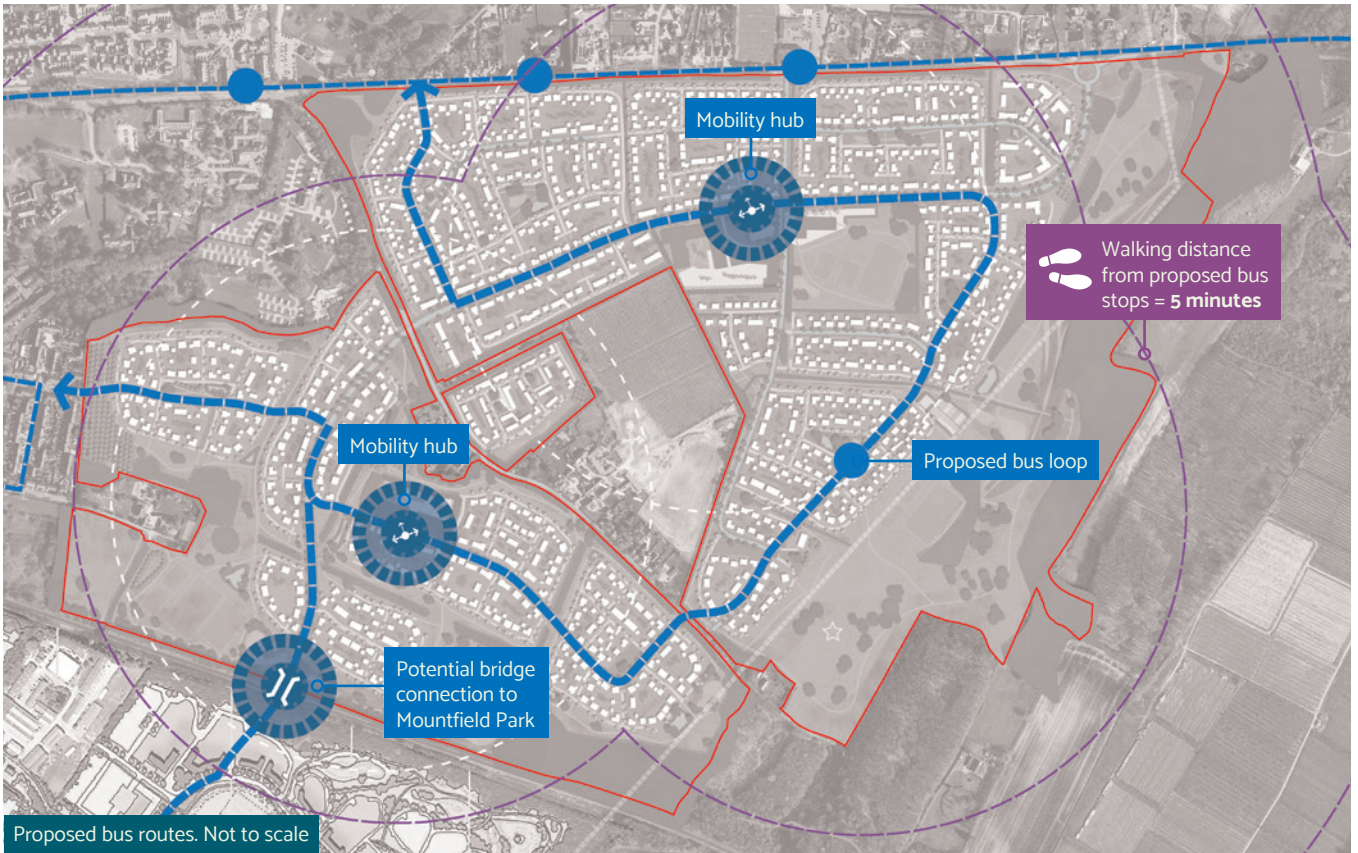
Cycle hire/bike repair and parking

## SUSTAINABLE MOVEMENT: PUBLIC TRANSPORT

Proposed public transport will provide connectivity to the existing public transport networks. This approach serves to reduce reliance on the car, reduce carbon emissions and help to promote the health and wellbeing for all. Buses currently run from Littlebourne Road to the north of the site and Dorset Road

to the west. Enabling the early integration of existing bus services to the site will allow public transport to be at the forefront of the site sustainability credentials. The proposed bus strategy includes a new loop on-site to allow every resident to walk to a bus stop within five minutes. Additionally, a new landmark bus and active travel bridge over the railway will connect the site to Mountfield Park, enabling residents of both sites to share facilities.



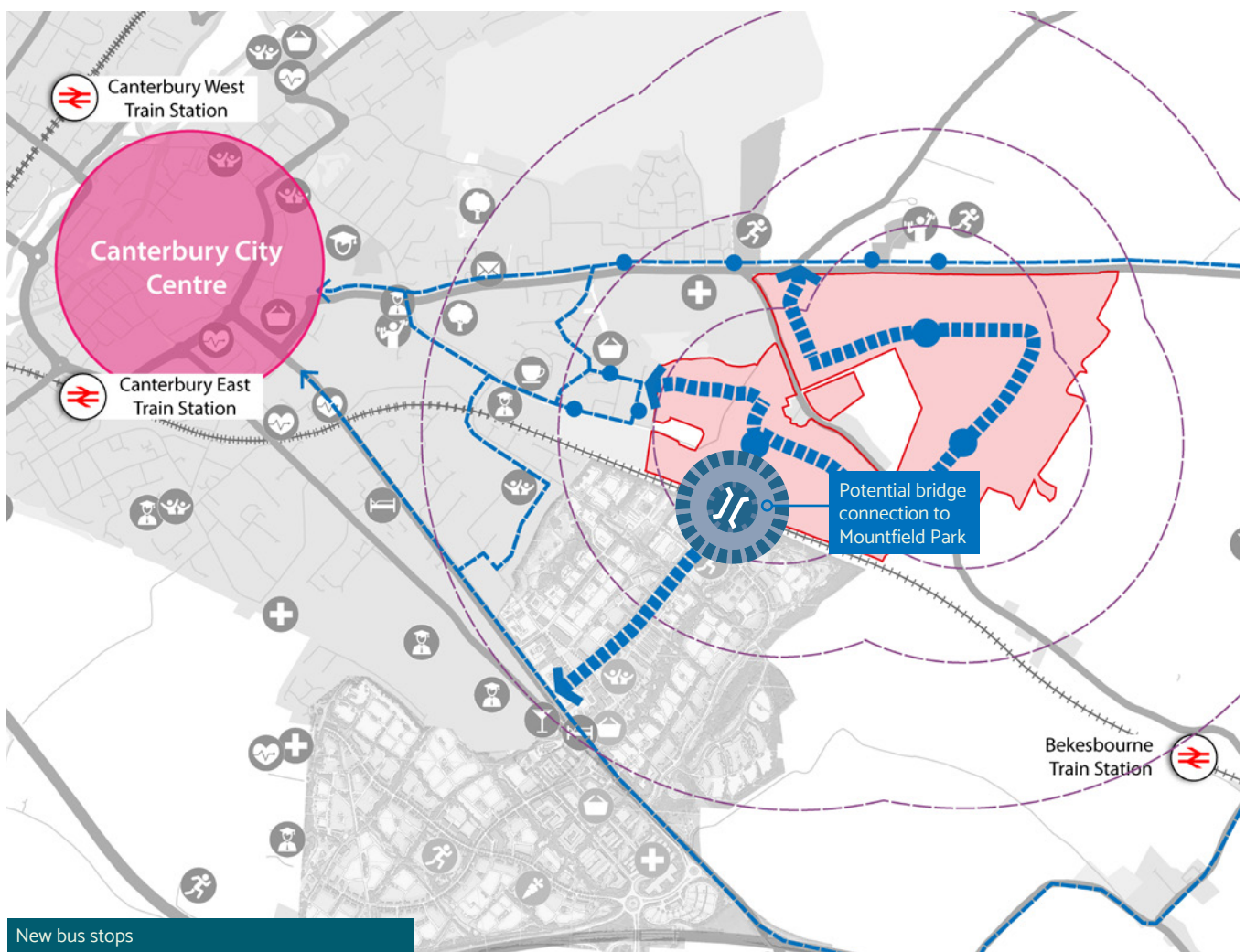


*“Creating a local transport network which means most residents can access their day-to-day needs within 15 minutes through healthy, environmentally friendly journeys”*  
*Canterbury City Council's draft strategic objective*



## SUSTAINABLE MOVEMENT: NEW BUS AND ACTIVE TRAVEL BRIDGE

The introduction of a new landmark travel bridge over the railway will establish a sustainable connection between the site and Mountfield Park, facilitating shared access to facilities for residents of both locations. Notably, the northern area of the proposed Mountfield Park site seems to lack amenities. The construction of this new bridge will provide residents with the means to commute by bus, cycle or walk to the envisioned local centres situated to the east of Canterbury.





Active travel bridge



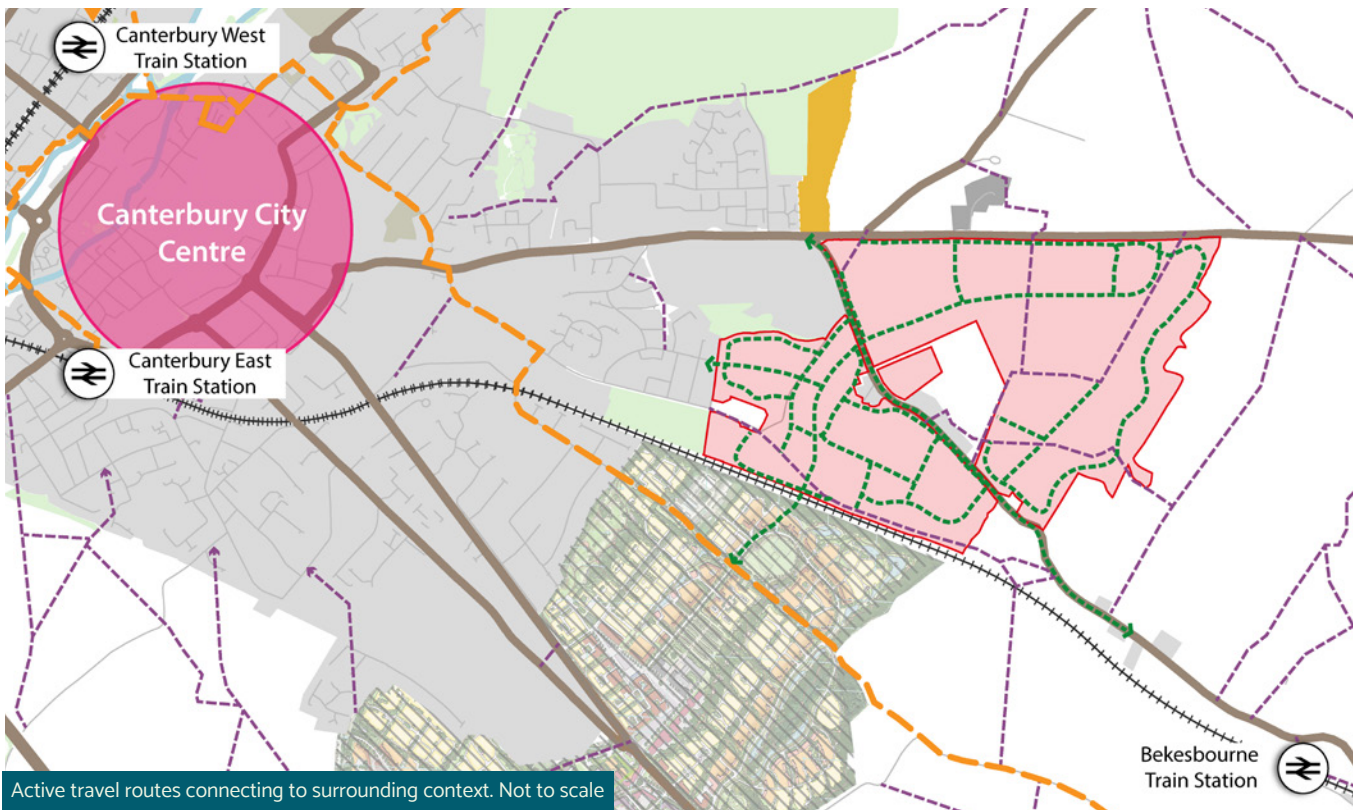
Cycle routes



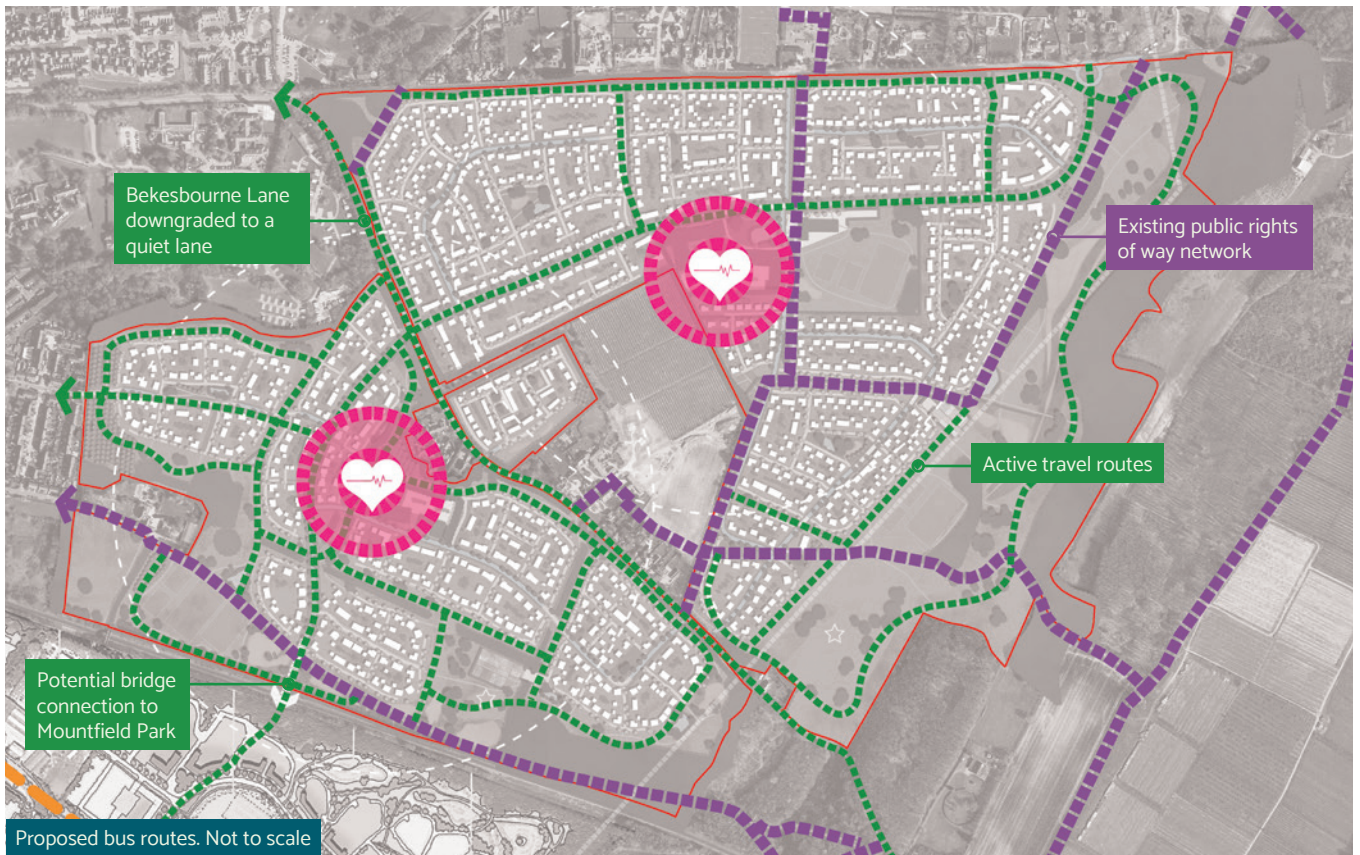
## SUSTAINABLE MOVEMENT: ACTIVE TRAVEL

Land East of Canterbury discourages the use of the private car and promotes active travel to encourage sustainable journeys to meet daily needs by locating homes within a nine minute cycle of Canterbury's city centre. The proposals seek to make walking and cycling an attractive and viable choice for residents by providing a network of foot and cycle paths set within interconnected green corridors.

Designing roads and pavements in such a way that prioritises walking and cycling is key to our proposals, making active travel appealing from the outset. The site will also connect to off-site walking and cycling routes to local jobs, services, facilities and bus stops. There is also continuous cycle connectivity to the town centre by virtue of recommended routes and National Cycle Network routes.

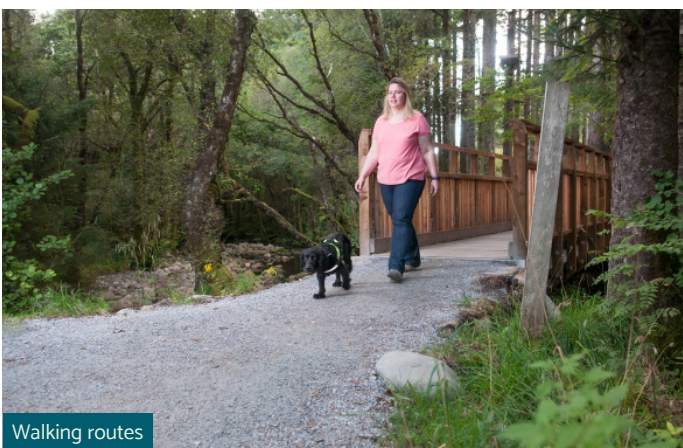






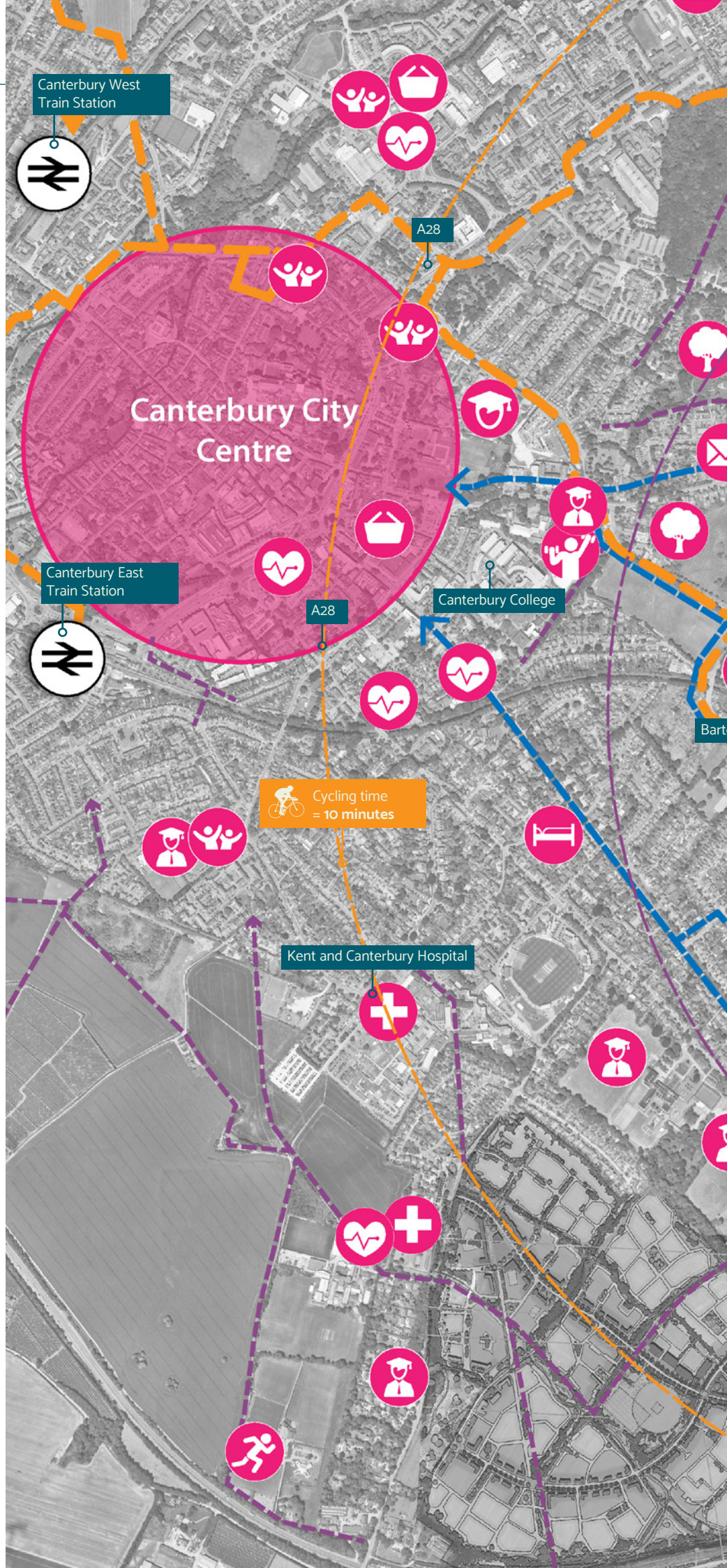
*“Protect and enhance our rich environment, creating spaces, supporting wildlife and biodiversity and improving the health and wellbeing of our communities.”*

*Canterbury City Council's draft strategic objective*



**PUTTING IT ALL TOGETHER: THE FRAMEWORK IN CONTEXT**

A logical and seamless expansion in the natural evolution of Canterbury based upon the principles of “living locally”.







## CONCLUSION

This document has demonstrated the inherent sustainability of the Land east of Canterbury for new development.

The site's exceptional access to existing facilities, a well-established bus network, and comprehensive networks of public rights of way, footways, footpaths, and cycle routes exemplify its suitability for growth.

In summary, the Land east of Canterbury offers an excellent opportunity to establish a new, sustainable 21st-century garden community based on the principles of 'living locally.' The proposal includes new mixed-use local centres to meet daily needs and reduce the necessity for commuting. Emphasising sustainable modes of transport, including buses and active travel, promotes health and well-being while concurrently reducing carbon emissions and traffic within the city centre.

