

Have
your say...

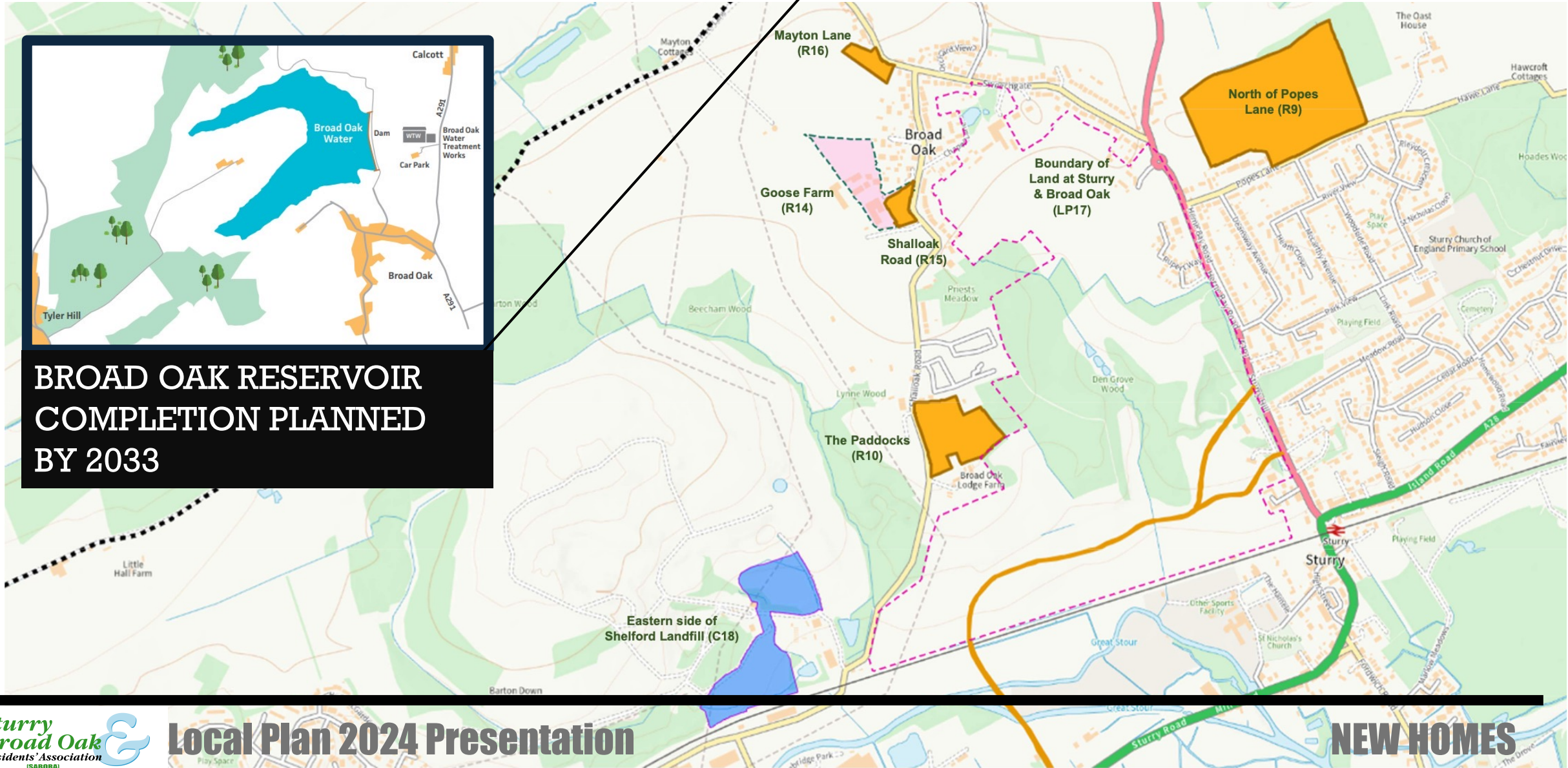
Consultation closes on 3rd June 2024

The 2024 Plan from Canterbury City Council has proposals that:

Directly affect Sturry and Broad Oak

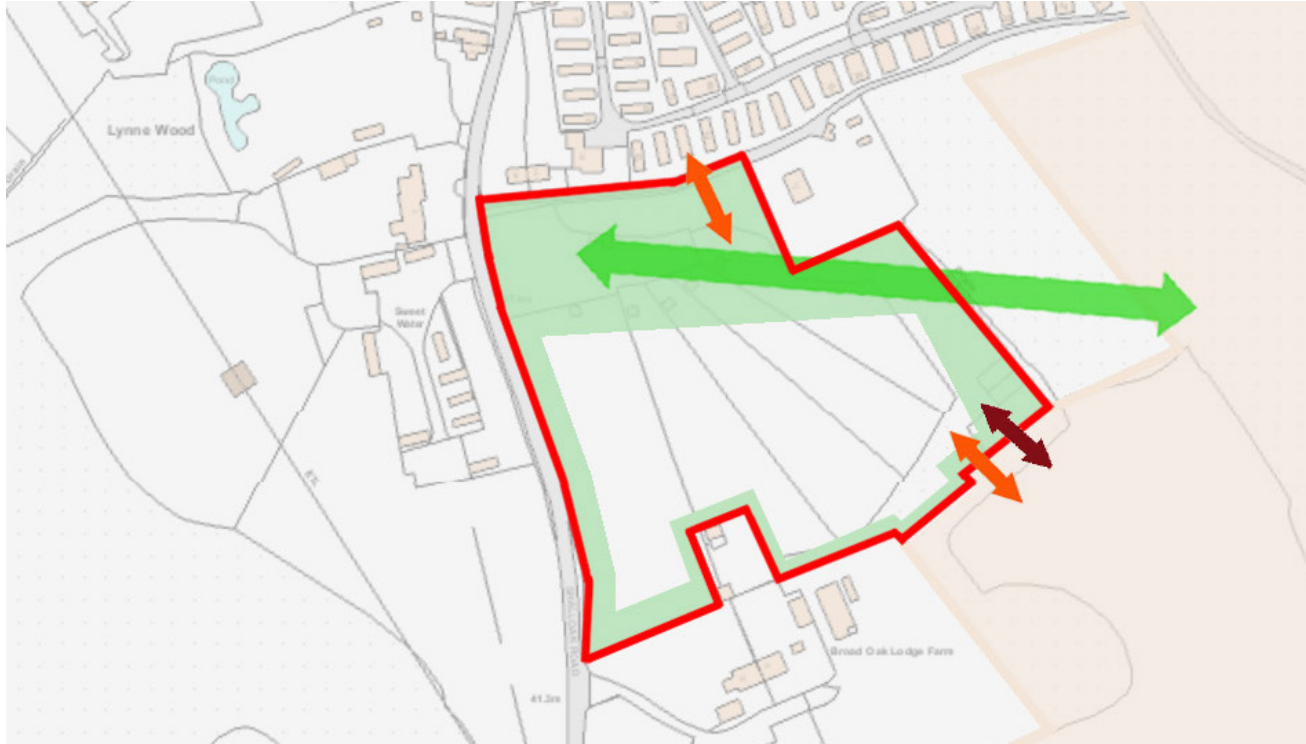
Indirectly affect Sturry and Broad Oak

PROPOSED HOUSING DEVELOPMENTS



PROPOSED HOUSING DEVELOPMENTS

Land at The Paddocks, Shalloak Road – concept masterplan



Approximately 50 new homes on land at the Paddocks, off Shalloak Road, just South of the park homes and abutting the yet-to-be-built 600 home development, north of the railway line

Key

- Site boundary
- Open space/ landscape buffer - Indicative locations
- Opportunities for green corridors
- ↔ Opportunities for new cycling/walking connections
- ↔ Vehicle access - Indicative location
- Carried Forward 2017 Local Plan strategic site allocations /Other sites

Site R10




PROPOSED HOUSING DEVELOPMENTS

Policy R16 - Land fronting Mayton Lane

Land fronting Mayton Lane - concept masterplan



Key

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

Land fronting Mayton Lane.
Approximately 8 new houses

Site R16




PROPOSED HOUSING DEVELOPMENTS

Policy R15 - Land at Shalloak Road

Land at Shalloak Road – concept masterplan



Key

-  Site boundary
-  Other proposed sites
-  Vehicle access - Indicative location

Land at Shalloak Road
(Goose Farm)
Approximately 12 new houses

+ 1,880 sq m Business Use

Site R15

PROPOSED HOUSING DEVELOPMENTS



Land North of
Popes Lane.
Approximately
120 new
houses

Site R9

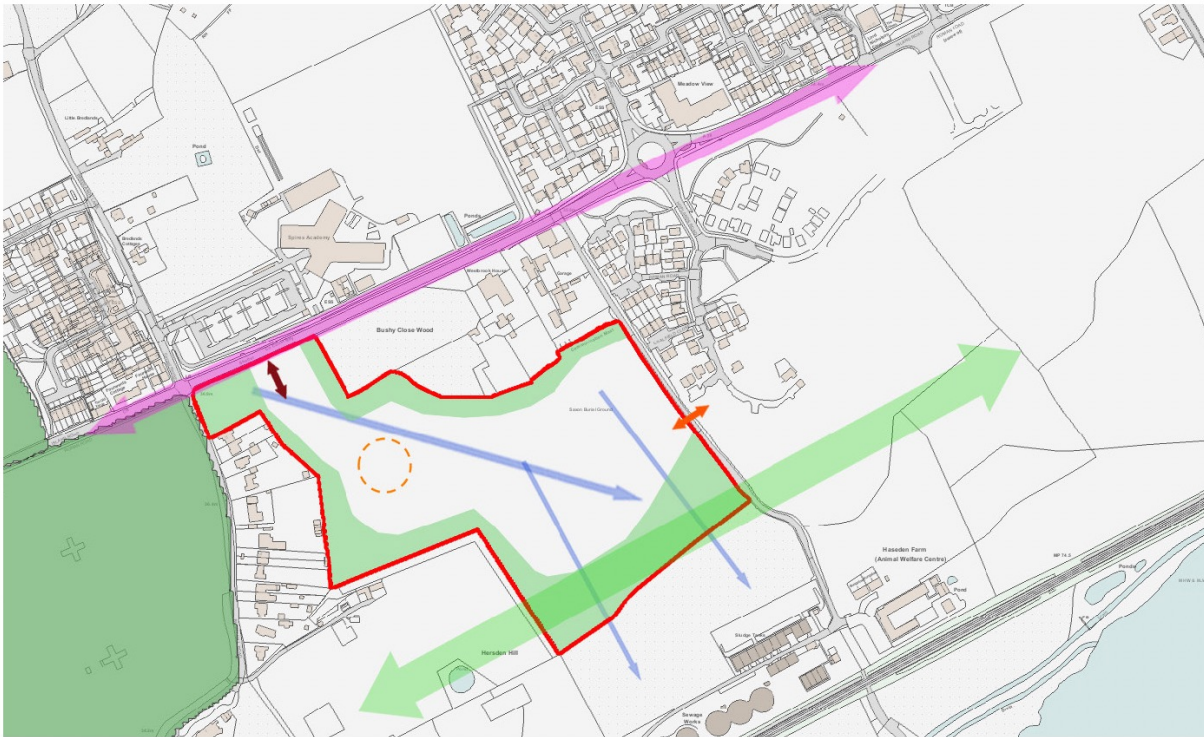
PREVIOUS APPLICATION

PROPOSED HOUSING DEVELOPMENTS

224 New Houses proposed in Sturry and Broad Oak

Policy R5 - Bread and Cheese Field

Bread and Cheese Field – concept masterplan



Also take into consideration the impact of nearby development.

Bread and Cheese Field at
Westbere, 150 houses
Site R5

374 more houses in the immediate
area

Further housebuilding in Hersden



HOUSING DEVELOPMENTS FROM LAST LOCAL PLAN

- Around 1100 houses were approved in Sturry and Broad Oak. Over 700 yet to be started.
- There are thousands of unbuilt houses from last local plan throughout Canterbury area.
- Developments have not been calculated using the most recent ONS figures.
- Current evidence of annual population growth (rather than the total estimate) suggests that the 1149 new homes target is broadly double what the demographic trends justify.

PROPOSED HOUSING DEVELOPMENTS

Question 1: Where are the affordable homes? Canterbury City Council Housing Needs Assessment found that 90% of households are unable to afford to purchase a home with the average price in Canterbury £325,000 in February 2024. Barretts on Sturry Hill are consulting with CCC to find out about removing the affordable housing status to maybe shared ownership as they can't sell them because they are too expensive. Many on the Barretts development now sit empty. Meanwhile, residents sit in high rentals, live at mum and dads or are homeless.

Question 2: Are the building targets achievable? The proposed target to be built over a 20 year period is 22,980. Current building rates are roughly 50% of planned figures. The plan does not provide a clear strategy for achieving such significant increase in building rates.

PROPOSED HOUSING DEVELOPMENTS

YEAR	GROWTH	LHN ESTIMATE	REVISED ESTIMATE (2021)
2021	-6.08%	156,631	
2022	0.59%	157,550	157,550
2023	1.06%	N/A	159,216
2024	1.06%	N/A	160,903
2025	8.00%	170,151	162,609
2026	0.61%	171,184	163,596
2027	0.62%	172,249	164,614
2028	0.55%	173,191	165,514
2029	0.51%	174,069	166,353
2030	0.48%	174,906	167,153

Question 3. Are the numbers correct?

The population growth estimates used in the plan may be inaccurate.

The proposed housing building target of 1149 per year is double what the population trend justifies. The census data shows a lower population figure than that of 2014 plan.

A revision of the proposed sites is necessary to match the ability to deliver development to an achievable scale.

LOCAL TRANSPORT STRATEGY

The Vision:

- By 2040 more journeys in the district will be made by sustainable transport than by the private car;
- That every person who needs to travel has access to a sustainable mode of transportation; and
- That the district has absorbed all the additional trips associated with planned development without increasing congestion.

LOCAL TRANSPORT STRATEGY

Delivering The Vision:

- Incremental upgrade and improvement of public transport services and active travel routes
 - improvements to existing bus services
 - construction of new cycle routes
 - reallocation of road space to provide segregated space for walking, cycling and buses
- Measures to moderate vehicular pressure on Canterbury City centre
 - reduction in the number of car parking spaces

LOCAL TRANSPORT STRATEGY

Walking and Cycling:

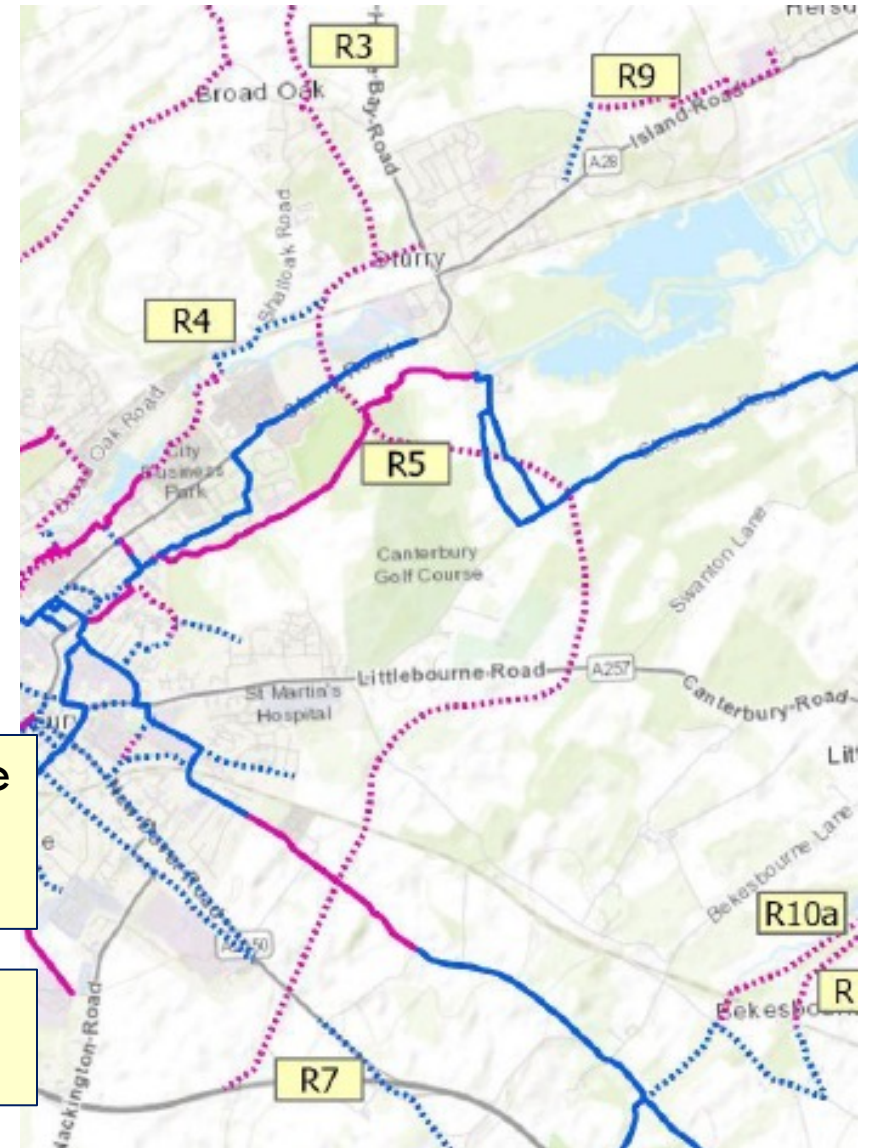
- No new walking routes
- New cycling routes and enhancements to existing – but no timescales and no secured funding (either developers' contributions and/or grant funding)

R3: From Sturry Link Road through development sites to Broad Oak village and link to Mayton Lane (£100k)

R5: Widen and add lighting to existing route (£1,000k)

R4: Extension of riverside route to Broad Oak level crossing (£250k)

R9: Hersden to Sturry (£350k)

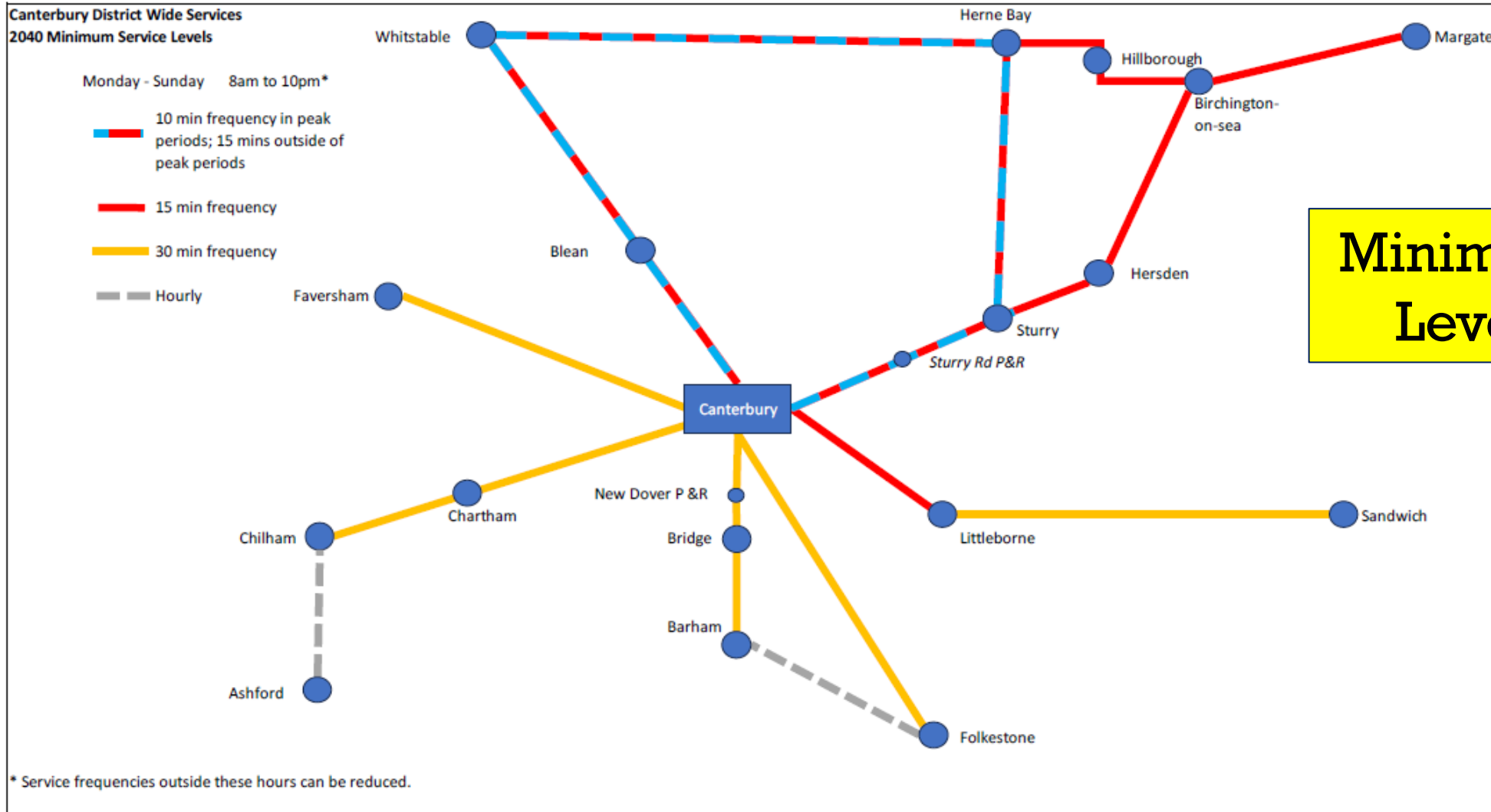


LOCAL TRANSPORT STRATEGY

Canterbury District Bus Strategy

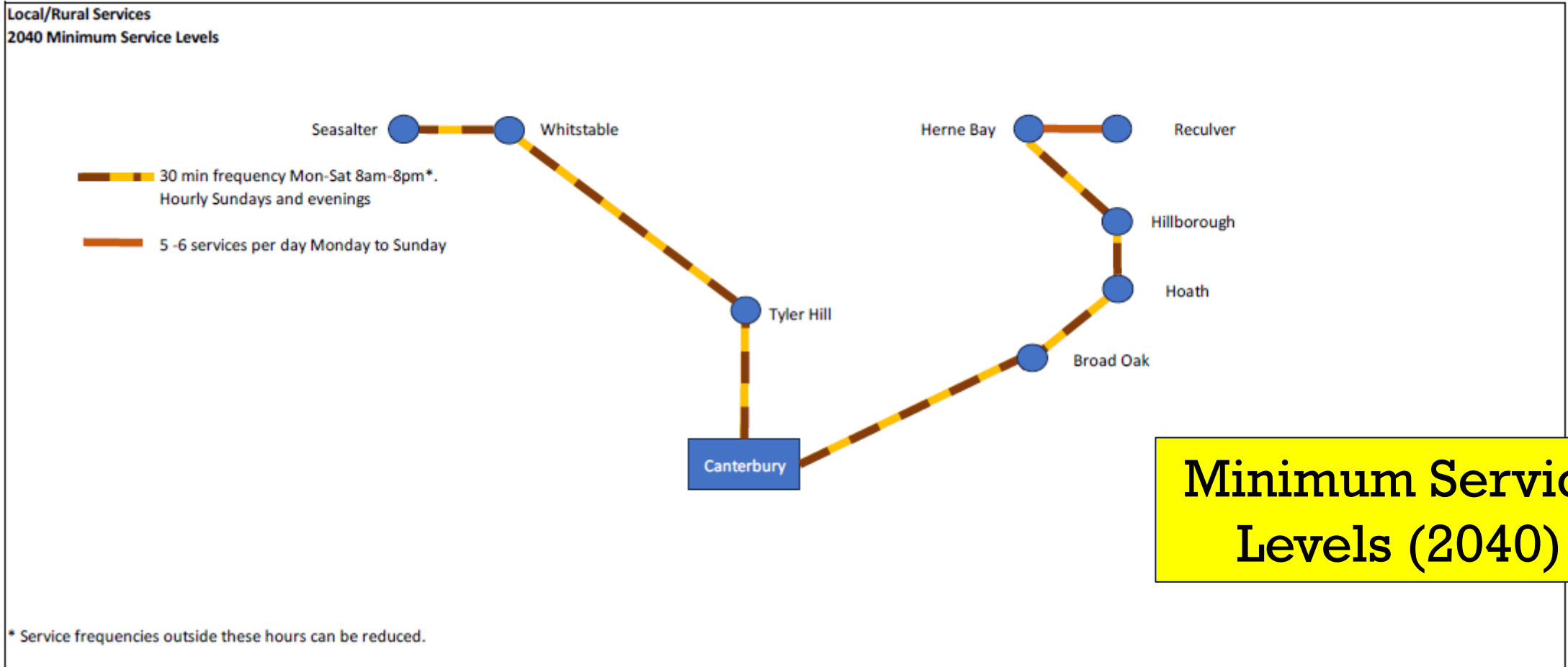
- Transport Strategy to be ‘Bus-Led’
- **Eight Strategy Objectives**
- Improvements classified as Quick Wins (delivered by end of 2025), Short Term (2025-2030), Medium Term (2030–2035) and Long Term (2035–2040)
- **Requires significant co-operation with KCC and Bus Operators – complex decision-making process**

LOCAL TRANSPORT STRATEGY



Minimum Service Levels (2040)

LOCAL TRANSPORT STRATEGY



LOCAL TRANSPORT STRATEGY

Canterbury District Bus Strategy: Selection of Proposed Initiatives

Initiative	Period	Funding
Fare subsidies (rural)	Long	CIL
Consider fare/services subsidies within city/district over first 5 years of the Local Plan	Short	CIL
Proposed extension to existing bus lanes along Sturry Road	Quick Win	CIL/s106
Network review to consider through services and/or connection with City Hopper	Quick Win	CIL
Zero emission buses	Long	DfT/Operator
Improvements to bus services for rural communities including frequency, evening and weekend services (as per network plan and potential demand)	Long	CIL
Outside of school hours, use vehicles to serve rural communities	Quick Win	Stagecoach

OPEN SPACE

Canterbury District Settlement Hierarchy

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

2024 Draft Policy SS3 - Development Strategy for the district -

Replaces 2019 draft Policies R1 and R21

Sturry, Rural Service Centres.

Within the boundaries of these settlements new development will be supported on suitable sites and existing community facilities and services, including within the designated Village Centres, will be protected and enhanced to support the vitality of these important rural settlements. The provision of new community facilities and services, business space and tourism facilities outside of settlement boundaries will be supported provided such development is proportionate in scale to the relevant settlement and the need for the development outweighs any harm.

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

supporting sustainable transport (not cars)

Protection of open space

The link between new development and sustainable transport

Broad Oak, Local Service Centres.

Within the boundaries of these settlements limited development which protects their rural character will be supported on suitable sites and existing community facilities and services will be protected and enhanced to support the vitality of these important rural settlements. The provision of new community facilities and services, business space and tourism facilities outside of settlement boundaries will be supported provided such development is proportionate in scale to the relevant settlement and the need for the development outweighs any harm.

Deleted – the restriction to minor development and infilling

Polices for Sturry and Broad Oak

Sturry

Policy	Site	Dwellings
R9	Land N of Popes Lane	110
R10	Land at The Paddocks	50
CF1	Land at Sturry	700

Broad Oak

Policy	Site	Dwellings
R14	Goose Farm	26
R15	Shalloak Farm	12
R16	Mayton Lane	8
R17	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?

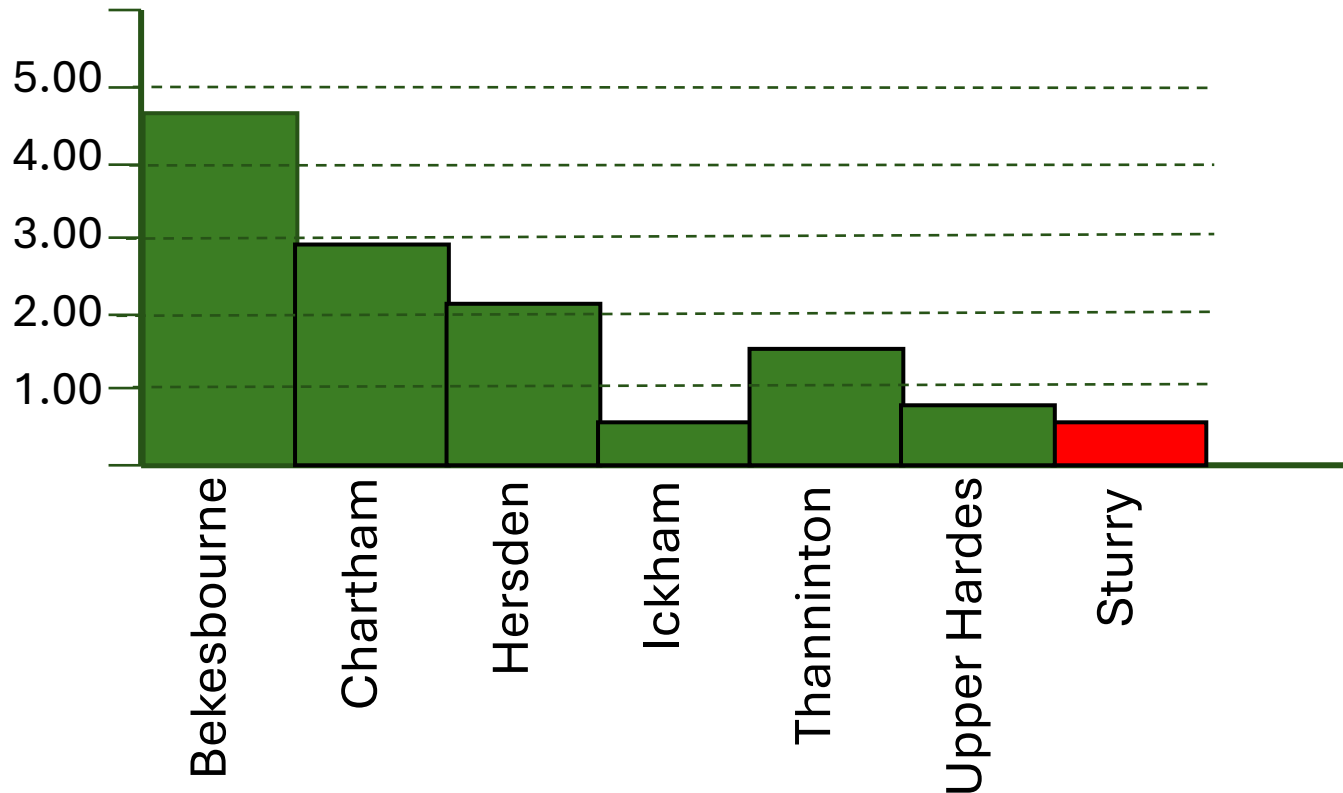
Question 2 Given the hardship caused by the loss of the no.7 bus why has the need for sustainable transport been deleted from rural policies? None of the proposed housing sites will have a bus service.

Question 3 How will the City Council support the provision of new services and community facilities why is part of policy not linked to community need and how will it decide what support is to be given (See the Open Space Assessment and sports strategy)?

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 is 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

Analysis area	Parks and gardens		Natural & Semi-natural (Hectares per 1000 population)		Amenity greenspace		Allotments		Sports fields 0.87 ha/1000		Play 0.08ha/1000					
	0.11		23.45		0.80		0.16		CP	+/-	CP	+/-				
	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -								
Herne Bay	0.25	+0.14	1.71	-21.74	0.76	-0.04	0.15	-0.01								
Hersden	-	-0.11	-	-23.45	0.03	-0.77	-	-0.16								
Hoath	-	-0.11	-	-23.45	-	-0.80	0.62	+0.46								
Ickham and Well	-	-0.11	-	-23.45	0.54	-0.26	-	-0.16								
Kingston	-	-0.11	-	-23.45	1.86	+1.06	-	-0.16								
Littlebourne	-	-0.11	89.03	+65.58	0.34	-0.46	1.36	+1.20								
Lower Hardres and Nackington	-	-0.11	151.36	+127.91	1.26	+0.46	-	-0.16								
Petham	-	-0.11	590.70	+567.25	1.22	+0.42	-	-0.16								
Sturry	-	-0.11	101.03	+77.58	0.24	-0.56	-	-0.16					-	-0.87	0.06	-0.02
Thanington	-	-0.11	15.95	-7.50	-	-0.80	-	-0.16								
Upper Hardres	-	-0.11	-	-23.45	-	-0.80	-	-0.16								
Waltham	-	-0.11	99.96	+76.51	2.13	+1.33	-	-0.16								
Westbere	-	-0.11	148.03	+24.58	0.10	-0.70	-	-0.16								
Whitstable	0.04	-0.07	11.87	-11.58	0.88	+0.08	0.13	-0.03								
Wickhambreaux	3.43	+3.32	472.72	+49.27	1.16	+0.36	-	-0.16								
			0.16	-23.29												

OS type	Parks & Gardens		Semi Natural Space		Amenity Space		Allotments		Outdoor Sports		Play areas	
ha/1000	0.3	plus/minus	4	plus/minus	3	plus/minus	0.375	plus/minus	0.87	plus/minus	0.3	plus/minus
Sturry	0	0.3	0.16	3.84	0.24	2.76	0	0.375	0	0.87	0.06	0.24

OPEN SPACES

'To develop and maintain an interconnected network of diverse, high quality open spaces which contribute to biodiversity, habitats and the needs of local people to help raise the quality of life for all residents and visitors to the Canterbury district'

To achieve this vision, the following overarching aims are intended to help direct future actions and decisions.

AIM 1

To **protect** the existing supply of open space provision to meet current and future needs.

AIM 2

To **enhance** open space provision and features for everyone through improving quality and management of sites.

AIM 3

To **promote** and **secure** new provision and features where current or future demand requires it.

OPEN SPACE

Question 1 Why has the adequacy of open space provision in each parish been measured against the district average which is in itself mostly inadequate?

This should have been measured against a recognised and acceptable standard. This would have provided an honest assessment of our deficiencies in open space provision

Question 2 Why has open space for sports provision and for children's play been omitted from the assessment ?

Question 3 How can the City Council succeed in in Aim 3 of the Open Space Strategy for Sturry parish when it won't acknowledge the severe deficit we have in open space provision

CANTERBURY DISTRICT PLAYING PITCH STRATEGY AND ACTION PLAN

PART 2: AIMS

The following Aims have been established to enable delivery of the Strategy against Sport England planning objectives. Further information on the needs of the District is available in Canterbury District Playing Pitch Strategy Assessment Report.

AIM 1

To **protect** the existing supply of outdoor sports facilities where it is needed to meet current and future needs.

AIM 2

To **enhance** outdoor sports provision and ancillary facilities through improving quality and management of sites, where it is needed to meet current and future needs.

AIM 3

To **provide** new outdoor sports facilities where feasible and where it is needed to meet current and future needs.

PLAYING PITCH STRATEGY

“One of the core planning principles of the NPPF is to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs.”

“Kent Sport has produced A Strategic Framework for Sport and Physical Activity in Kent and Medway 2017-2021. Its vision is ‘More people, More active, More often’ and the Aim is to make Kent more active by 2021. Its priorities are:

- **Increasing participation.**
- Supporting inactive people to become active.
- **Link to social agendas (health, education etc.) Opportunities for children and young people to be active.**
- Addressing inequalities in engagement with sport by targeting certain groups “(women, lower socio-economic population, black and ethnic minorities, disabled and older people).”

“To assist in the delivery of the aims, the following objectives have been set”

- **“To work collectively with key stakeholders and partners to create opportunities for everyone to participate.”**
- “To promote a sustainable approach to the provision of playing pitches and management of sports”
- **“To ensure that there are enough facilities in the right place to meet current and projected future demand”**
- “To ensure that all clubs have access to facilities of appropriate quality to meet current needs and aim to meet longer term aspirations.”

PLAYING PITCH STRATEGY



Proposals for new sports and recreation facilities, either as standalone facilities or as part of a mixed-use development, will be supported where the proposal meets the requirements of other policies in this plan, and where:

- a. **The site is appropriately accessible by walking, cycling and, where appropriate, public transport;**

OPEN SPACES

CANTERBURY DISTRICT PLAYING PITCH STRATEGY ASSESSMENT REPORT

Table 2.11: Grass football pitch capacity analysis

Site ID	Site name	Available for community use?	Analysis area	Type of tenure ⁸	Management	Pitch type	Pitch size	Agreed quality rating	No. of pitches	Current play ⁹ (MES)	Recommended site capacity (MES)	Capacity rating ¹⁰ (MES)	Availability in peak period (MES) ¹¹
23	Joy Lane Junior School	Yes-unused	Whitstable	Unsecure	Education	Mini	(7v7)	Poor	2	2	4	-2	2
24	Junior King's School	Yes	North Rural	Unsecure	Education	Mini	(7v7)	Standard	2	2	8	-6	2
24	Junior King's School	Yes	North Rural	Unsecure	Education	Youth	(11v11)	Standard	5	5	10	-5	5
44	St Edmunds School	Yes-unused	North Rural	Unsecure	Education	Youth	(9v9)	Standard	1	0	2	1	-
48	Stodmarsh Playing Fields ¹²	Yes	North Rural	Secure	Education	Adult		Poor	3	1.5	3	-1.5	3
50	Sturry C of E Primary School	Yes	North Rural	Unsecure	Education	Mini	(7v7)	Poor	1	1.5	2	-0.5	0.5

OPEN SPACES

Table 4.1: Levels of overplay if quality improved to good

Site ID	Site name	Pitch type	No. of pitches	Current quality ⁶	Current Capacity rating ⁷	Good quality capacity rating ⁸
6	Blean Primary School	Youth 9v9	1	Poor	1.5	1.5
8	Canterbury Academy Trust Campus (sports centre)	Youth 9v9	1	Standard	1	1
16	Herne Bay High School	Adult	2	Standard	2.5	0.5
16	Herne Bay High School	Youth 9v9	2	Standard	2.5	0.5
38	Seaview Caravan Park	Adult	2	Standard	2	
40	Simon Langton Grammar School for Boys	Adult	2	Standard	1	1
41	Spires Academy	Adult	1	Poor	1	1
41	Spires Academy	Youth 11v11	1	Poor	1.5	1.5
41	Spires Academy	Youth 9v9	1	Poor	1.5	1.5
44	St Edmunds School	Adult	3	Standard	0.5	2.5
44	St Edmunds School	Youth 9v9	1	Standard	1	1
51	Sturry FC	Adult	1	Poor	0.5	1.5
60	The Cherry Orchard Playing Field	Adult	3	Standard	0.5	2.5
64	The Whitstable School	Youth 9v9	1	Poor	0.5	1.5

CANTERBURY DISTRICT PLAYING PITCH STRATEGY AND ACTION PLAN

AIM 3

To **provide** new outdoor sports facilities where feasible and there is current or future demand to do so.

Sub aims:

- i. Rectify quantitative shortfalls through the current stock.

Aim i - Rectify quantitative shortfalls through the current stock

The Council and partners should work to rectify identified inadequacies and meet identified shortfalls through better utilisation of the existing stock of facilities. For most sports, current and future demand for provision identified in Canterbury District can be overcome via maximising use of existing stock through a combination of:

- ◀ Improving quality in order to improve the capacity to accommodate more demand.
- ◀ Transferring demand from overplayed sites to those with spare capacity.
- ◀ The re-designation/re-configuration of playing pitches.
- ◀ Securing long term community use at unsecure sites including those currently

OPEN SPACE

Question 1 Why have the school playing pitches been included in the assessment as “available” when they are not?

Question 2 Why has accessibility to pitches not been properly investigated and reported with distance (on foot/cycle), financial and social obstacles being considered?

Question 3 Why has adoption of new facilities by parish councils not been investigated in considerations of future governance of pitches?

Question 4 Why does the strategy not address the tendency towards multiple small pitches scattered through different new developments when consolidation of sites is more financially and socially sustainable?

HOMES ENGLAND 2023

LINK WILL BE
AVAILABLE on
SABORA WEBSITE

<https://www.designforhomes.org/wp-content/uploads/2020/11/BFL-2020-Brochure.pdf>



SUSTAINABILITY AND ENVIRONMENT



Sturry and Broad Oak are major traffic routes from both the A28 and A299.

Proposed Sturry Relief road will do little to reduce the impact of the amount of traffic passing through the villages.

Residents commuting to work by car will create more traffic.

Lack of facilities for local residents force unnecessary journeys, e.g. Health Clinic, Sports and leisure facilities etc.

Industrial traffic movement at Goose Farm and Shelford Landfill will bring increased lorry journeys, plus those to remove sewage from new estates' local water treatment facilities

SUSTAINABILITY AND ENVIRONMENT



Social Well-being

- Older residents trapped in too large houses due to lack of suitable accommodation.
- Lack of affordable/social housing.
- Lack of available school/affordable nursery places for families moving into the area.
- Lack of play and sports facilities in the local area.
- Limited access to open spaces.
- Major roads splitting the villages.
- Limited support for struggling families and people

SUSTAINABILITY AND ENVIRONMENT



- Low water pressure across the villages with frequent unmanaged water leaks
- Close proximity to Stodmarsh and all the related issues that has raised
- Proximity of the Reservoir in relation to Shelford Landfill
- Sturry Water Treatment Works at capacity, the large developments have to provide water treatment plants on site.
- This means solid waste will be collected by lorries and driven to a site that has capacity to receive them. Liquids will be processed on-site.

SUSTAINABILITY AND ENVIRONMENT



Cumulative impact

More housing, schools and industrial areas will increase traffic through our villages.

Increased housing on the Thanet Way.

New schools in Whitstable and Herne Bay will create further bus/car movement.

Hersden continues to build along the A28.

Thanet Local Plan 2031.

SUSTAINABILITY AND ENVIRONMENT

BROAD OAK RESERVOIR

Broad Oak Reservoir
construction: years of
disruption, more heavy
traffic movements.

COMPLETION 2033?

Site R17



SOME LOCAL COMMENTS

Young mums feel trapped at home with small children when Dad has to use their only car for work.

The bus stop is too far to walk with small children and there is nothing for them in Broad Oak such as a park.

Consultation closes on 3rd June 2024

SOME LOCAL COMMENTS

Those who moved to the two retirement parks in Broad Oak did so because there was a bus service.

Now it has been withdrawn.

The only way to get people out of their cars is to have a good bus service.

Consultation closes on 3rd June 2024

WHAT NEXT?

Make our voices heard

Sabora will be sending in a response including the opinions of residents.

But the more individual comments received by CCC the greater the impact will be on their decision making.

Sabora.co.uk will have detailed help in filling in the councils' questionnaire, but it is emails and letters that will carry the weight!

Copy in our parish councillors, city councillors and Alan Marsh, the KCC councillor for our area

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keji.moses@councillor.canterbury.gov.uk

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Have
your say...

Consultation closes on 3rd June 2024