

DRAFT CANTERBURY DISTRICT LOCAL PLAN 2040

RESPONSE TO DRAFT POLICY R10

Land at Shalloak Road, Sturry.

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1. Overview

This submission by Mulberry Estates (Bridge) Limited is a response to the consultation Draft Canterbury District Local Plan 2040, published in March 2024. The Council has asked for responses by 3rd June 2024. Mulberry is an experienced site promoter and developer and has a contractual arrangement with the landowners. In addition, Mulberry has already established strong interest in the site from local and national housebuilders.

Mulberry submitted evidence to support the Council's SLAA process in 2020 and the overview report for this is attached. Since then, Mulberry has cooperated with the Council's Local Plan Review process, providing technical and survey evidence to support a housing allocation. This submission fully supports the Draft Local Plan allocation in Policy R10.

2. The Draft Local Plan Policy R10

Draft housing allocation policy R10 shows site boundaries, which remain the same as those shown in the Council's SLAA site 006. This Policy envisages approximately 50 dwellings being provided on approximately 58% of the 2.44 ha site. It indicates the required mix and tenure of the dwellings and to what standards they should conform. Further requirements include standards of design, layout, landscape, open space, biodiversity and green infrastructure, together with access and connectivity, to conform with other policies in the plan.

3. Site Promoter's Response to policy R10

The constraints and evidence submitted through the SLAA process were of sufficient detail to support a planning application. This remains the case. It is clear this SLAA evidence has informed the policy R10 concept masterplan. The constraints established through survey and technical reports, and verified by the Council, show how more than 40% of the site is constrained against development. This underpins the concept masterplan.

We are pleased to note that this is expressed as a 'concept' masterplan, with the key text using the words 'illustrative' and 'opportunity'. The policy suggests that the net development area of 1.42 ha could accommodate about 50 dwellings. This would produce a density of 35 dwellings per hectare.

Having regard to policy R10 overall requirements, together with the concept masterplan, we have prepared an illustrative housing layout. This is just one of several scenarios demonstrating how 50 homes might be accommodated. We also indicate a dwelling mix to show a suitable mix of affordable homes together with a wide variety of open market dwellings. These are attached at Appendix C and Appendix D.

4. Deliverability.

The Council's Strategic Land Availability Assessment (SLAA) 2022 contains an assessment matrix for all potential sites. The Paddocks are given reference SLAA066. The methodology of site suitability is extensive and thorough. It concludes that the site is suitable for residential development at 35 dwellings per hectare with a yield of 50 dwellings.

Both the SLAA assessment and Policy R10 confirm that access to Shalloak Road is unsuitable and make clear that access must be via the site adjoining to the south. This restriction is acknowledged by the promoters and is shown on the illustrative layout plans at Appendix C and Appendix D. This shows that access must be achieved via roads yet to be built through the adjoining development site.

This larger development to the south of The Paddocks, is known as the South Sturry development site. It is a carried forward strategic development allocation from the adopted Local Plan 2017. It has the benefit of an approved hybrid planning application (CA/20/02826), granted permission in March 2021, together with a signed Section 106 agreement. This included a detailed permission for the construction of part of the Sturry Link Road; a local road from the Sturry Link Road to Shalloak Road and an outline permission for 630 dwellings with associated community infrastructure.

This strategic South Sturry site is the subject of further analysis in the evidence-base Development Topic Paper (February 2024). The agreed Site (delivery) Commentary explains how the site promoter has secured a developer who is a Homes England strategic partner. This should accelerate delivery, once Natural England has agreed water nutrient neutrality arrangements. It is anticipated that this will be secured soon.

Up to 385 homes can be built and occupied prior to completion of the relief road. Since both South Sturry and The Paddocks are controlled by the same site promoter, it is anticipated that highway and service connections to the south of site R10 will be made by year 3 of the plan i.e. 2027. A detailed planning application will be submitted for approval during 2025 and the 50 homes should be completed within 2 years of commencement, that is by the end of 2029.

5. Conclusions

- This submission supports the draft Canterbury District Local Plan 2024.
- We support draft policy R1, identifying Sturry as a Rural Service Area.
- We support Policy R10 identifying land at The Paddocks, Shalloak Road for residential development, together with the concept masterplan.
- Mulberry Estates, the site promoters, can demonstrate the site's deliverability in conformity with draft policy R10, within the first 5 years of the Plan's time horizon.