



**Canterbury District Local Plan 2040 Reg 18
Objection to Omission Site**

**Land at Hode Lane, Patricbourne CT4 5DH
(Patricbourne Glebe)**

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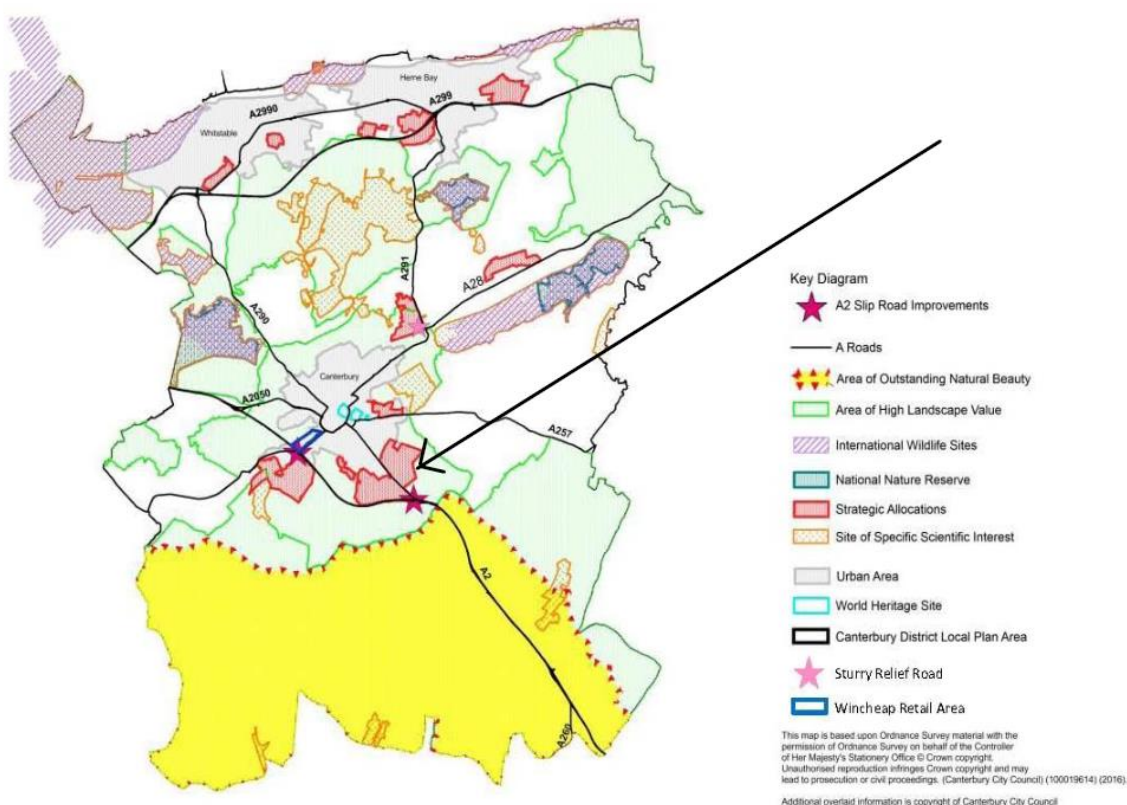
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Introduction

- 1 This document sets out the case for allocating 13 hectares of land known as Patrixbourne Glebe for residential development as an extension to the South Canterbury strategic allocation.
- 2 The land is Church Glebe and was the subject of a recent Call for Sites submission SLAA320. The delay in putting the site forward for development was caused by the need for the Canterbury Diocesan Board of Finance Limited to register Title at the Land Registry. However, this timing does not affect to planning merits of the location as a site suitable for a significant number of dwellings as part of the previously allocated site adjoining to the northwest (South Canterbury/Mountfield Park).

Principle

- 3 The site adjoins the South Canterbury Strategic Site allocation and benefits from all the sustainability credentials that led to the allocation. The infrastructure investment in the strategic site will also enable development of the site now put forward.



Location of site indicated by arrow in relation to South Canterbury Strategic Allocation.

Suitability

- 4 The site comprises several arable fields and a small area of woodland.

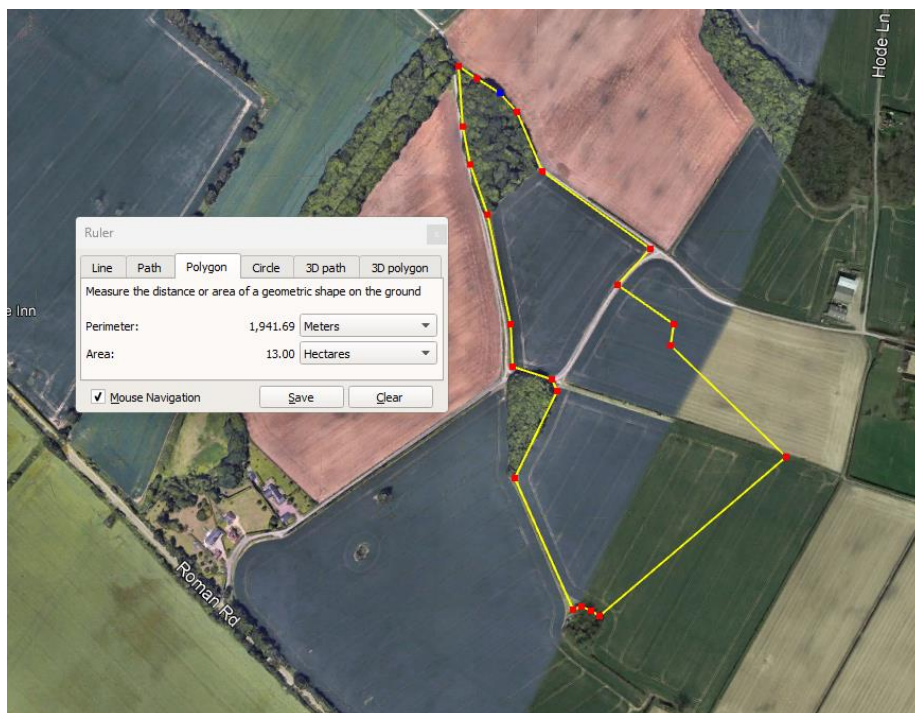


Patrixbourne Glebe edged in red.

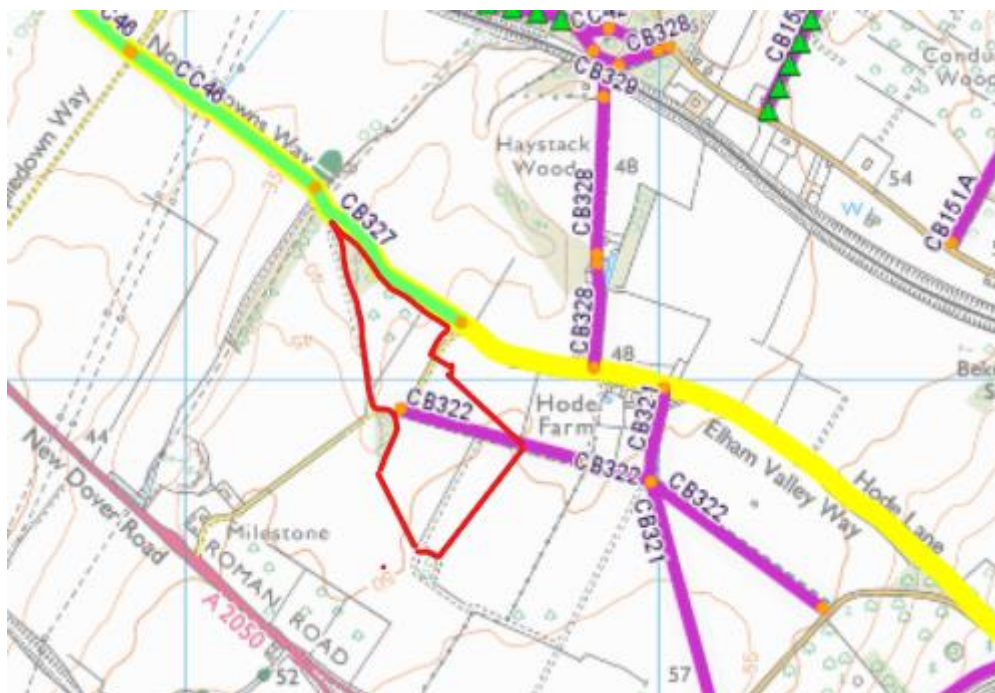
- 5 The curtilage of the Glebe extends to 13 hectares (32 acres). It is not the subject of any formal designations.
- 6 Canterbury is the nearest settlement and in due course the site will adjoin the urban area, thereby affording access to all the community services and facilities, existing and proposed.



Recent satellite image of the Glebe, edged in red.



- 7 The site has superb access to the public footpath network, with the North Downs Way running alongside its northern edge. This 153-mile National Trail runs from Farnham, Surrey to Dover.



Public Rights of Way with Glebe edged in red.

- 8 Physical constraints are minimal, with a copse of woodland that can be protected/retained. There are no neighbours(yet) that would be affected.
- 9 The only real policy constraint is the fact that the site is currently outside the urban area and has not been allocated. Its allocation as part of the South Canterbury strategic allocation would address this.

Availability

- 10 The promoter wholly owns the land, Canterbury Diocesan Board of Finance Limited and can be made available subject to giving appropriate notice to the farming tenant.

Achievability

- 11 There is a reasonable prospect of the site coming forward for development during the plan period if it is included as part of the South Canterbury strategic allocation.

Residential Development

- 12 Applying the LPA's own criteria, a 58% developable area at 35 dwellings per hectare would deliver 264 dwellings. Clearly a substantial contribution towards meeting Canterbury District's housing requirements.

Response to CDLP Reg 18 Draft Policies

Policy SS3(2)

13 The allocation of the site would be consistent with spatial strategy which makes the Canterbury urban area the principal focus for development.

Policy SS4

14 The allocation of the site would maximise the benefits to be derived from the strategic investments in public transport infrastructure.

Policy SS5

15 The allocation of the site would boost the critical mass of the site needed to deliver critical infrastructure including the A2 junction upgrade, the required wastewater treatment works and the Canterbury District Transport Strategy, including the Fast Bus Link.

Carried Forward Policies

Policy CF1

16 The allocation would improve the viability of the South Canterbury Strategic Site by adding to the critical mass and making full use of the accompanying infrastructure investments.

Policy CF5

17 The allocation would improve the viability/deliverability of the additional park and ride infrastructure.

Policy CF6

18 The allocation would improve the viability/deliverability of the required new A2 interchange.

Conclusions

19 .The need to register the title delayed the promotion of the site. Nevertheless, this has not affected its suitability and achievability for development and the land is commended to the LPA as a logical extension of the South Canterbury strategic housing allocation. There is a strong case to include this in the emerging Local Plan:

- It would boost housing provision by 200 – 250 dwellings.
- It would be Canterbury focused and therefore benefit from all of the advantages of close-by community services and facilities, existing and proposed,
- It would be consistent with the high priority of addressing movement issues by boosting public transport infrastructure.
- It would enable the South Canterbury allocation to fulfil all of the aspirations of the retained policy,

20 The Local Planning Authority is therefore respectfully requested to conclude that the proposed development would constitute fully compliant, sustainable development in keeping with existing plans and formally allocate the site for future housing development in the emerging Local Plan.

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