



Canterbury City Council  
District Plan Review

**Regulation 18 Consultation**  
**Draft Canterbury District Local Plan to 2045**  
**Land off Popes Lane, Sturry**  
**Site Submission**

January 2023



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# 1 INTRODUCTION

## 1.1 Context

1.1.1 Gladman Developments Ltd (herein 'Gladman') are promoting land off Popes Lane, Sturry for residential development. The 9.36 hectare site, shown edged red on Figure 1 below, offers an ideal opportunity to continue growth in Sturry and develop a high quality, sustainable residential scheme that could make an important contribution to meeting housing needs in the District and help to continue to ensure the viability of local services and facilities within Sturry.

1.1.2 Gladman welcome that the site has been identified as an allocation for residential development in the Plan under Policy R18.

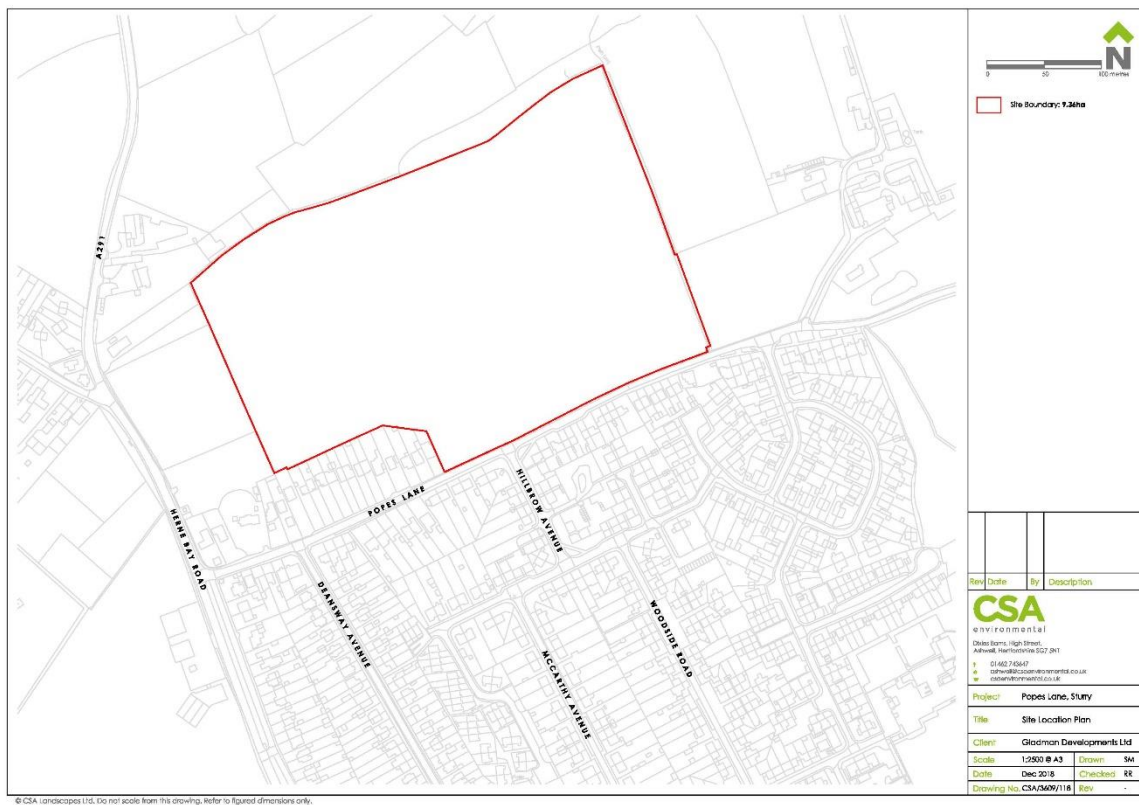


Figure 1 - Site Location Plan - Popes Lane, Sturry

## 1.2 Local Plan Strategy

1.2.1 In response to this consultation, Gladman has prepared a main submission document to the Regulation 18 consultation and site-specific representations for both allocated and non-allocated sites.

- 1.2.2 Gladman support the Plan and its aspirations for sustainable growth. The strategy that underpins it is ambitious but achievable and selected sites, including strategic sites offer an opportunity to deliver sustainable growth.
- 1.2.3 Site R18 is located in the village of Sturry and will be the focus of the remainder of these representations.

## 2 SITE AND SETTLEMENT

### 2.1 Site Location

2.1.1 The site is located to the north of Sturry off Popes Lane and measures approximately 9.36 hectares. The site adjoins existing residential development in Sturry and forms a logical extension to the north of the settlement and is well contained within the landscape, while important trees and other landscape features will be retained.

2.1.2 Safe vehicular access can be achieved from Popes Lane to the south of the site and as part of any future application, a comprehensive access strategy will be developed for the site which will aim to maximise connectivity to the local road network. An opportunity exists for connections pedestrian and vehicular connections to the south into the settlement centre to be enhanced.

### 2.2 Sturry

2.2.1 The parish of Sturry has a population of 5,317 residents and the draft Canterbury District Local Plan 2045 identifies the settlement as a Tier 2, 'Rural Service Centre'.

2.2.2 Sturry benefits from a number of services and facilities including but not limited to, a primary school, independent school, doctors surgery, Co-op convenience store and various other local businesses. All of these facilities would be within a 15 minute walk for future residents of the site, reducing the need to rely on private vehicles. In addition, the settlement benefits from Sturry Railway Station, which is located only 1km from the site.

### 2.3 Public Transport

2.3.1 The site benefits from excellent public transport links to locations across the south east of England, including London Bridge, London Waterloo, London Charing Cross, Canterbury, Ramsgate, Ashford, Sevenoaks and Margate through local bus services and frequent rail services.

2.3.2 The nearest bus stop is situated on Herne Bay Road, a short walk from the site, while Sturry Railway Station is 1km from the site and can be access by walking or the local bus service.

### 3 POLICY R17: STURRY

- 3.1.1 Policy R17 of the Draft Plan sets out the overall strategy for the development of Sturry which includes the delivery of 160 new homes across two housing allocations. Gladman support the proposed strategy for Sturry, which is reflective of its identification as a sustainable Tier 2, Rural Service Centre.
- 3.1.2 Gladman acknowledge the proposed extension to the green gap between Sturry and Broad Oak, which overlaps with Policy R18, alongside requirements set out in Policy DS19 and the description of Green Gaps within Appendix 2 of the Local Plan, which highlights that such designations may provide recreational opportunities.
- 3.1.3 Notwithstanding this, as highlighted within Gladman's corresponding representations, it is considered that further evidence is required to fully justify the designation extension. At present, it is not considered that the supporting evidence base, particularly the Green Gaps & Local Green Spaces Review (2021) document, provides robust justification for the proposed designation.
- 3.1.4 Further brief commentary is provided in response to Policy R18.

### 4 POLICY R18: LAND NORTH OF POPES LANE, STURRY

- 4.1.1 Gladman support Policy R18 of the Local Plan which proposes to allocate land north of Popes Lane, Sturry for 110 new homes and associated requirements.
- 4.1.2 As highlighted throughout our representations, it is considered that some elements of the policy duplicate requirements set out in strategic and development management policies within the Local Plan, for succinctness and to align with guidance in the NPPF they should be removed from the policy wording.
- 4.1.3 Gladman acknowledge the proposed green gap policy which overlaps with an area of Policy R18. Policy DS19 allows for sports and recreational uses within green gaps which does not significantly affect the open character of the green gap or lead to coalescence. Gladman are promoting Policy R18 for residential development and the proposed green gap aligns with the sports and recreational uses currently proposed within the development framework plan, notwithstanding this the policy should make

provision to support blue and green infrastructure which supports development proposals.



Figure 2 - Popes Lane, Sturry Indicative Development Framework Plan

4.1.4 Furthermore, it is considered that the requirements for bungalows and accessible housing standards may duplicate housing needs, therefore further clarity on such needs is required.

4.1.5 Gladman have considered and responded to the requirements for biodiversity net gain, tree cover and other development management policies within the main representations to the consultation submitted alongside this document.



## 5 CONCLUSION

### 5.1 Summary

5.1.1 Gladman welcome the allocation of R18 land off Popes Lane, Sturry for residential development and can confirm that the site is suitable, available and deliverable.

5.1.2 We are keen to continue engaging in constructive conversations about the site's future potential with the Council and local stakeholders and the opportunity it presents to deliver benefits to existing and future residents of Sturry.

