

The Vision and Masterplan

The Vision

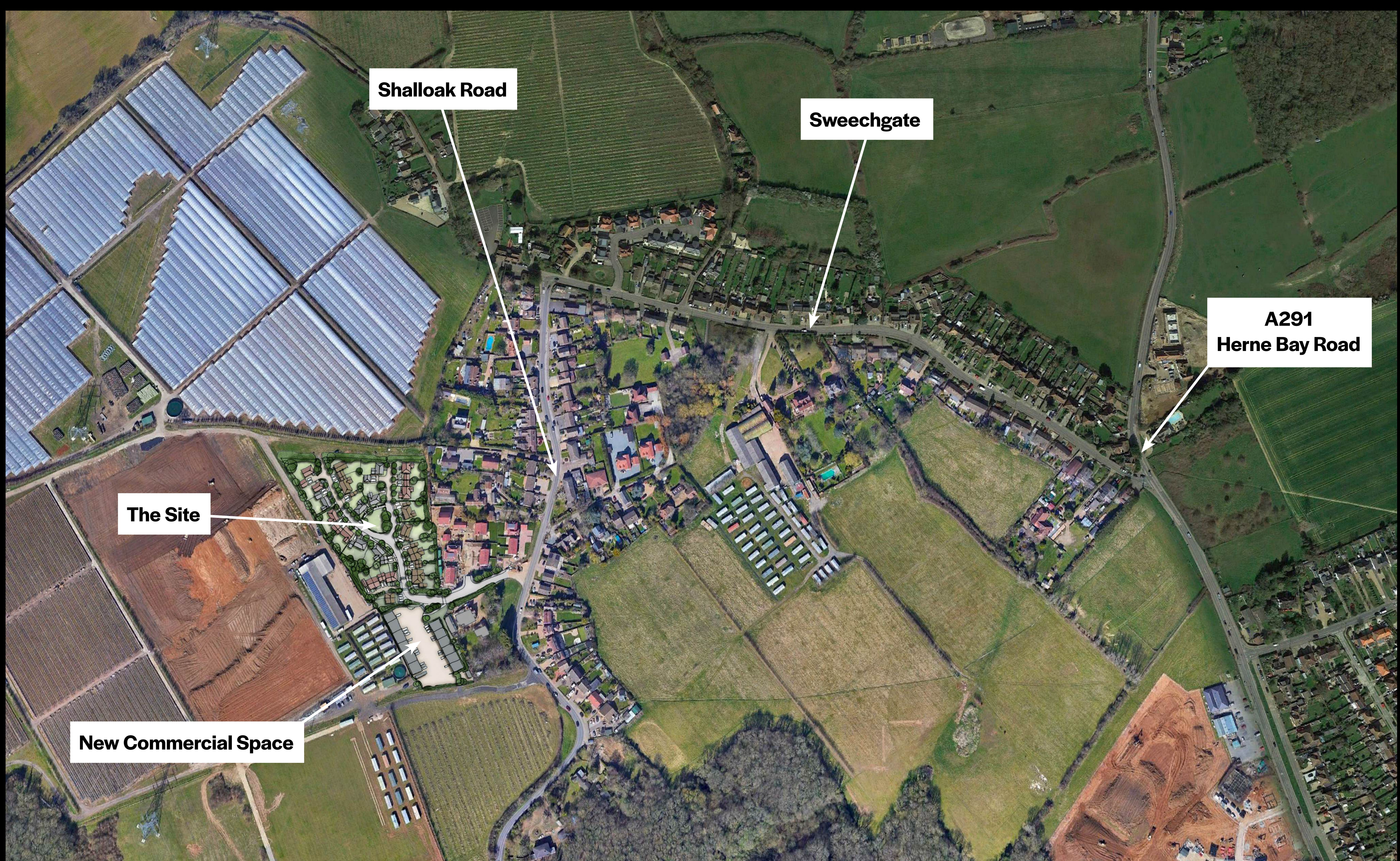
The scheme provides an opportunity to create a carefully conceived extension to the existing Broad Oak community with new housing and commercial space of exceptional design and energy performance.

Features of the proposal include:

- Up to 26 new homes of exemplar build quality; including 8 Affordable Homes to meet local need
- A range of new houses from spacious family units to smaller starter homes
- Bespoke commercial units totalling 1,880sqm
- Effective use of a site draft allocated in Canterbury District Council's draft Local Plan



Aerial Context



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Indicative Street Scenes

High-quality housing of a range of sizes taking traditional design cues but built to exemplar energy-performance standards.

Attractive rural commercial spaces to attract a range of smaller businesses such as artisanal craftsmen and creative start-ups.

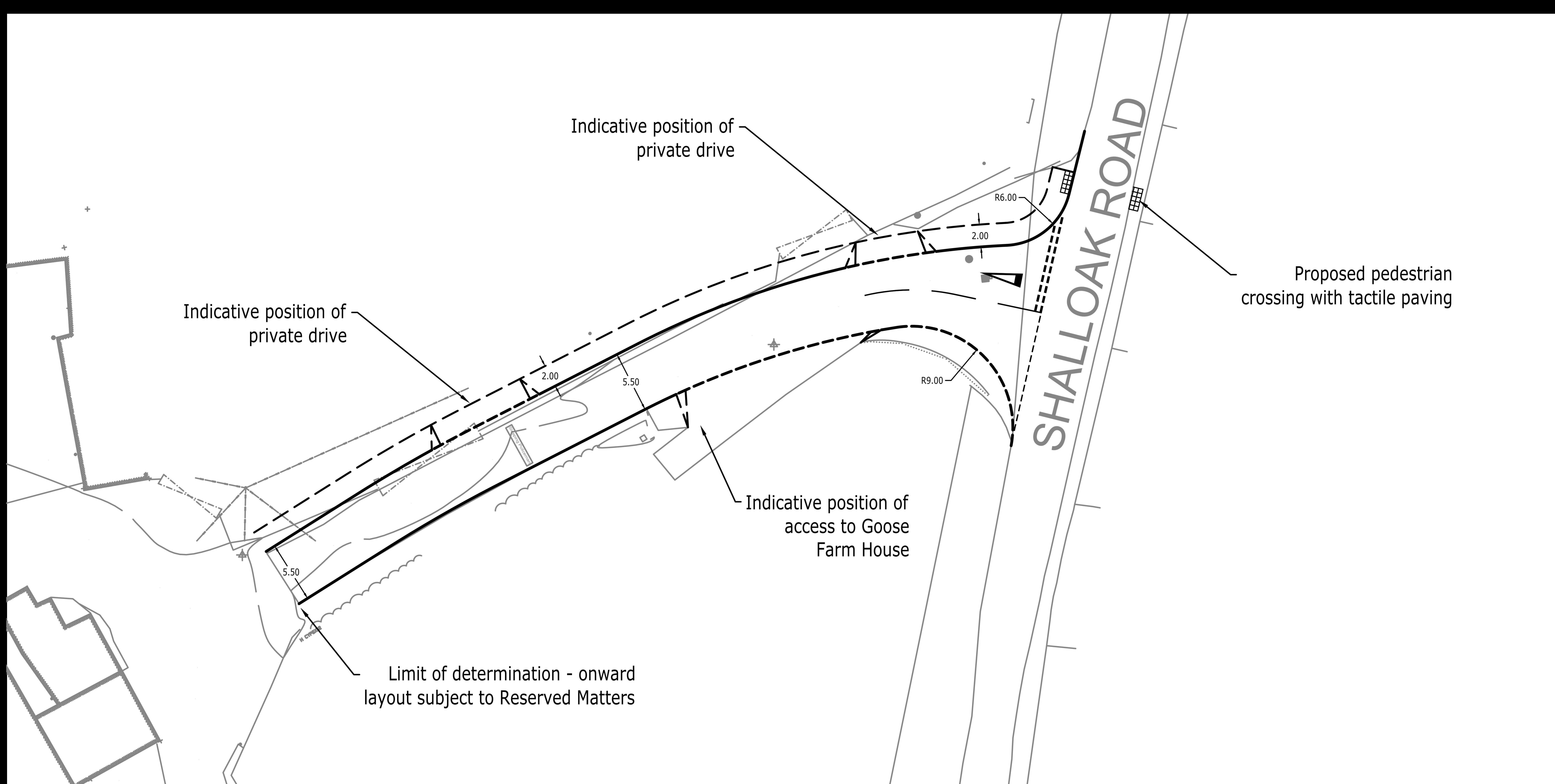


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Access & Highways

- Proposed redevelopment is in a sustainable location near local amenities in Broad Oak, bus stops and Sturry railway station
- Existing road to be upgraded with a footway leading to a tactile crossing on Shalloak Road, providing a safe walking route for residents and employees
- Adequate parking to be provided for each land use on site, including electric vehicle chargers
- Proposal would not substantially increase the level of traffic above that associated with current brownfield site



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Draft Policy Context

Broad Oak

- The village of Broad Oak sits to the north-west of Sturry and has seen significant levels of development through the Canterbury District Local Plan (2017).
- More limited development is now proposed and the proposed sites R14, R15 and R16 represent small scale extensions which broadly align with the existing pattern of the village.
- The proposed reservoir and country park to the north of the village will provide a significant asset for the local community with pedestrian and cycle routes, leisure facilities, water sports, an educational centre, birdwatching, sensory trails and picnic areas.

Development allocations

Policy R14 - Land at Goose Farm, Shalloak Road. Land at Goose Farm, Shalloak Road – concept masterplan



Site R14 is allocated for mixed-use development. Planning permission will be granted for development which meets the following criteria:

Development mix

Across the site, the development mix will include:

- Approximately 26 new dwellings including affordable housing, accessible housing and an appropriate housing mix in line with Policies DS1 and DS2.
- Non-residential development:
 - Provision of business space (minimum 1,880sqm); and
 - Proportionate land and build contributions towards early years, primary, secondary and SEND education plus proportionate contributions for primary healthcare and other necessary off-site community infrastructure.
 - Open space: open space will be provided in line with Policy DS24.

Design and layout

The design and layout of the site should:

- Provide a high quality built environment, in line with Policy DS6, with an average net density of 20 dph;
- Provide development which relates to the existing pattern, scale and character of development in the area;
- Ensure housing development in the north of the site should be focused to the eastern side to be in keeping with the existing settlement; and
- Assess Areas of Archaeological Potential and protect and enhance nearby heritage assets.

Landscape and green infrastructure

The green and blue infrastructure strategy for the site should:

- Provide sustainable urban drainage which makes use of the existing topography and natural features of the site where appropriate;
- Provide 20% biodiversity net gain, in line with Policy DS21;
- Incorporate opportunities for landscape and biodiversity enhancements identified within the Local Character Area F2: Stour Valley Slopes as set out in Canterbury Landscape Character and Biodiversity Appraisal;
- Provide a landscape buffer to the west of the site adjacent to the existing agricultural buildings;
- Provide a landscape buffer in the form of natural and semi-natural open space to the north-west of the site; and
- Provide habitat, pollinator and ecological connectivity across the site and with the surrounding landscape.

Access and transportation

The access and transport strategy for the site should:

- Maintain access to neighbouring existing agricultural buildings and land use where appropriate.

Phasing and delivery

The business space should be provided as fully serviced land prior to the occupation of 50% of the total dwellings.



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Existing Site



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