

Local Plan

A vision for our district



PeoplePlacesProsperity

Welcome – Councillor John Gilbey, Leader of Canterbury City Council



- Tonight is an opportunity to brief you, as partners and representatives of community groups in the Herne Bay area about the proposals for future development set out in our Local Plan.
- The public consultation is underway– we would like your help in encouraging your colleagues and the communities you represent to have their say.
- A lot has already been said about the plan – tonight we'll explain what we aim to achieve through the plan.



Ian Brown, Head of Planning and Regeneration



Briefing overview:

- Key elements of the Local Plan process;
- What's informed our proposals;
- What's being proposed;
- What are we trying to achieve?;
- How you can have your say; and
- Opportunity for questions.



Key elements of the Local Plan process



- Tightly controlled by the National Planning Policy Framework (NPPF) – jobs and homes via growth. Have we delivered our duty?
- Independent and evidenced-based assessment of housing and business needs, based on demographic evidence, transport implications, and sustainability proposals.
- Proposals have to be ‘deliverable’ – to the satisfaction of an independent Planning Inspector whose decision is final.
- No five year housing land supply = council loses ability to control planning decisions.
- Sites to come forward v compulsory purchase.
- Inquiry will hear submissions from council: objectors, owners or developers of non-designated sites.



Proposals informed by robust, independent and expert evidence



Expert views/studies

Development Requirements Study, Sustainability Appraisal, Transport and Development Modelling, Futures Study and many others.

Seeking views of local people

Ipsos MORI Canterbury Future Development Study
Stakeholder Conference June 2012

Council strategies

Corporate Plan 2012 to 2016
Core Strategy Representations 2010

View the evidence for yourself on the council's website



The need for more homes



- Demographic Change – population growth from in-migration.
- Ageing population – means over time workforce declines more housing needed to maintain same workforce.
- Change in household formation – e.g. more people living alone.
- Lack of affordability means it's hard to retain young people and families.
- Need for affordable homes – **1,104** needed each year just to keep pace. *source?*
- Interim Census household projections suggest **840** additional new homes needed each year over much of the plan period



The need for more jobs



- Lack of homes/employment space – barrier to local employment.
- Strong link between housing numbers and jobs created – statistical relationship between figures for population, homes, labour force, and jobs, i.e. housing attracts new employment; economically active population needed with more housing; greater population generates more jobs.

VAGUE



How have we chosen the level of development proposed ?



- 10 scenarios assessed against a range of factors...



"only one bit of evidence"

Dwellings per annum 2010-2031	80 d.p.a.	150 d.p.a.	510 d.p.a.	617 d.p.a.	655 d.p.a.	679 d.p.a.	780 d.p.a.	1,140 d.p.a.	1,149 d.p.a.	1,167 d.p.a.
Scenario	H	A	C	B	D	G	F	I	J	F
Will housing delivery meet the need and demand for housing across Canterbury District? Corporate Plan Pledge 8: We will plan for the right type and number of homes in the right place to create sustainable communities in the future	N	N	N	N	N	N		Y	Y	Y
Will level of development lead to adverse social outcomes (e.g. housing overcrowding, unfulfilled housing aspirations)? Corporate Plan Pledge 2: We will tackle disadvantage within our district	Y	Y					N	N	N	N
Will the level of development mean more jobs can be supported and delivered in the District? Corporate Plan Pledge 1: We will support the growth of our economy and the number of people in work.	N	N				Y	Y	Y	Y	
Will level of development improve affordability and increase supply to make it easier to access housing? Corporate Plan Pledge 8: We will plan for the right type and number of homes in the right place to create sustainable communities in the future	N	N	N					Y	Y	Y
Will development requirements necessitate additional development sites (including greenfield sites) to be identified? Corporate Plan Pledge 6: We will make our district cleaner and greener and lead by example on environmental issues	N	N		Y	Y	Y	Y	Y	Y	Y
Can the development requirements be realistically delivered given market capacity and demand?	Y	Y	Y	Y				N	N	N

Development Requirements Study



- The assessment table shows that a scenario in the central range (B,D,G, or E) would:
 - accommodate the majority of need for housing based on trends and government population predictions; and
 - maintain and grow local jobs in the district.



Sustainability appraisal



- Most sustainable scenario, **balancing economic, social and environmental factors** – 780 houses p.a.
- Provides 6,500 new jobs over plan period.



Ipsos MORI's Public Opinion research



- Representative sample of district – 1000 interviews
- Support for development
- But that support for new development is conditional on:
 - Increasing **affordability** of homes for local people.
 - **Keeping families and young people** in the district.
 - **Infrastructure** being in place so new developments don't add to traffic congestion.
 - Communities having the **facilities** they need (like schools and doctor's surgeries).
 - Increasing **employment opportunities**.
 - **Protecting the environment/** concerns about development on **Greenfield land**.
- Younger people (under 40) and people who currently rent showed much stronger support for development.



So, what's being proposed?



780 new homes/year, together with employment land needed
each year up to 2037

- Canterbury - 6,006 new homes (42%)
- Home Bay - 4,157 new homes (29%)
- Whitstable - 1,553 new homes (11%)
- Villages - 2,527 new homes (17.5%)



Land allocation in the district



- 780 new homes/year, together with employment land needed each year up to 2031:
 - Canterbury – 6,006 new homes (42%)
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Approach to location of development



- Focus on urban areas for development, maximises potential for:
 - Transport sustainability;
 - Potential infrastructure improvements; and
 - Employment generation.
- Canterbury focus - maximising economic impact.
- Also development at Herne bay to support jobs and regeneration
- Rural character of villages protected.
- Developments subject to master plans.



What are we trying to achieve?



- Focus on urban areas for development, maximises potential for:
 - Transport sustainability,
 - Potential infrastructure improvements; and
 - Employment generation.
- Canterbury focus - maximising economic impact.
- Also development at Home Bay to support jobs and regeneration



Increasing affordability of homes for local people – right homes in the right places



- House prices still rising in our area despite the recession.
- Higher level of housing will help general market affordability.
- Local Plan aims for 30% of all new housing to be affordable housing by social rent or shared ownership.
- Affordable housing planned on every site.



Keeping families and young people in the district



- New housing at market and affordable prices to meet the needs of local people.
- New employment space near to housing to support jobs for local people.
- Creating mix of new facilities for families and young people.
- Creating new open space and quality environment where people will want to live.



New infrastructure in place so new developments don't add to traffic congestion



- Transport, traffic and congestion
 - Congestion in major urban areas
 - Congested through Canterbury with no easy by pass
 - No national or county funds to build new roads
 - No new investment in public transport

What about other infrastructure?



New Infrastructure in place so new developments don't add to traffic congestion (cont.)



- Secured through binding agreements with developers
- Sturry/Broad Oak – new relief route to reduce congestion at Sturry Crossing; making rail time faster; benefiting local economy.
- Herne – new relief road to reduce congestion in Herne village and to improve air quality.
- Hillborough – improved, safer junction on to Thanet Way
- South Canterbury – new safer junction to A2; fast bus links; new Park and Ride; enhanced walking/cycling routes, Eastern bypass
- (Howe Barracks development opens prospects for an Eastern bypass to Canterbury)



Communities having the facilities they need

"proposals"



- Hillborough – new primary school and other community uses
- Herne Bay Golf Club – range of new sports facilities; new secondary school; possibility of a Grammar school on the coast.
- Hersden – areas identified for community uses, such as community centre; doctor's surgery
- South Canterbury – new primary schools; possible new site for Simon Langton Girls School; new doctor's surgery; new local shops; allotments



Increasing employment opportunities and expansion space for business



- Herne Bay Area Action Plan – focus on regenerating town centre
- Herne Bay – significant new land for business growth on different sites – at Hillborough + existing site at Altira ; Golf Course site and Strode Farm.
- Hersden/Sturry – provision of space for local businesses.
- South Canterbury – land to provide local business space; ‘grow-on’ space for existing business; new business moving to the area.

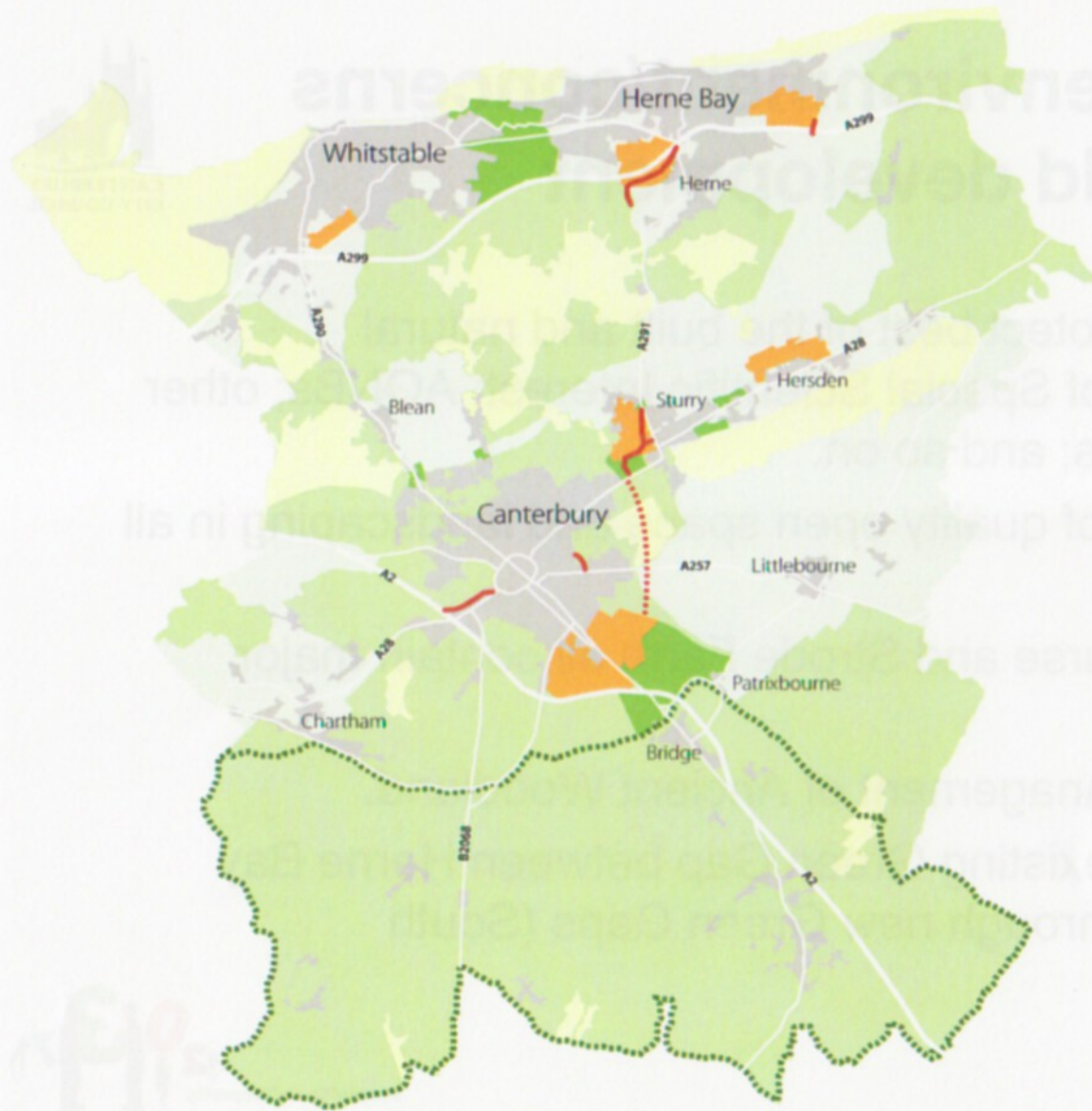








Protecting the environment/concerns about Greenfield development



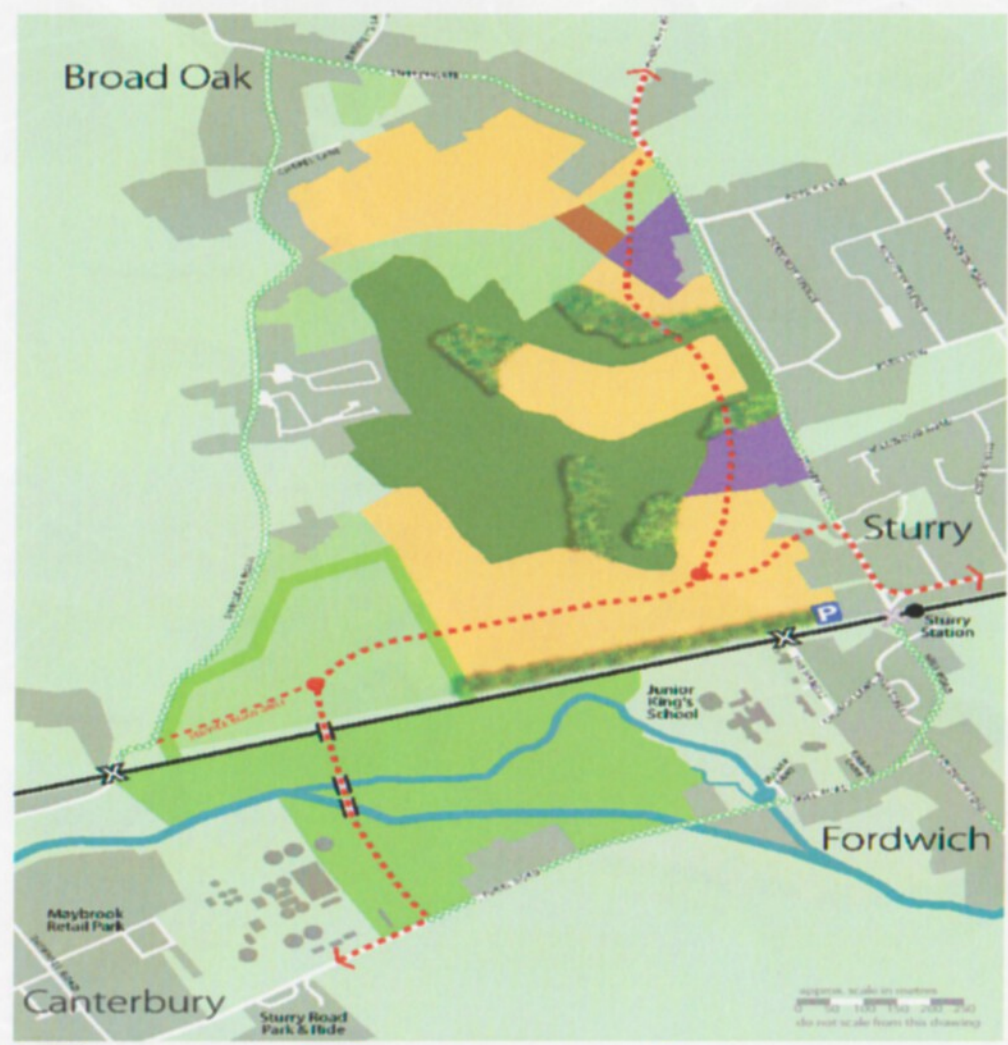
- Local Plan aims to protect best of the built and natural environment – Sites of Special Scientific Interest; AONBs; other important wildlife sites; and so on.
- Achieve good levels of quality open space and landscaping in all large sites.
- Hillborough, Golf Course and Strode Farm all contain major areas of open space
- Sturry – improved management of Ancient Woodland.
- Strong protection of existing Green Gap between Herne Bay and Whitstable and through new Green Gaps (South Canterbury, Sturry).





-  Strategic Development Sites
-  Road Safeguarding Area
-  Area of Search for possible Eastern Bypass
-  Kent Downs Area of Outstanding Natural Beauty
-  Area of High Landscape Value
-  National and International Wildlife Sites
-  Green Gap

Sturry/Broad Oak — Illustrative layout only



- | | | |
|------------------------|--|--|
| Residential | Allotments | Station parking |
| Business | Strategic safeguarded Green Gap | Bridges |
| Ancient woodland | Extent of Green Gap within 'open space' proposal | Closure of level crossing (vehicular and pedestrian) |
| Proposed tree planting | Vehicular access (indicative) (applies for Home Bay - Canterbury traffic and Herston - Canterbury traffic) | Possible closure of level crossing |
| Open space | Reduced traffic (Environmental improvements and traffic calming) | |



Strode Farm — Illustrative layout only

ite



Strode farm – proposals & facilities



Housing – 800 units

Employment – 15,000sqm 370 jobs ,

Open space – 5.5 ha.

Village Relief road,

Local centre shopping,

Commercial,

Leisure,

New parish hall.



Golf Club — Illustrative layout only



Golf club – proposals and facilities



Housing – 400 units

Employment – 1ha 250 jobs

Open Space – 25 ha.

New secondary school site

Sports & Leisure facilities

Commercial uses

Local centre shopping

doctors surgery,

care home



Hillborough — illustrative layout only



- Residential
- Community hub
Community centre,
local business and retail
- * New primary school
- Business
- Open space
- Wetland area
- Existing trees
- Landscaping
- Vehicular access
(indicative)
- Pedestrian/cycle path
links (indicative)
- New bridge
- X Closure of westbound
junction onto
Thanet Way

Hillborough – proposals & facilities



Housing – 1000 units

Employment - 33,000sqm 820 jobs,

Open space – 28 ha.

Junction improvement Thanet Way

Local Retail centre scale shopping,

Doctor's surgery,

Primary school,

Community centre,



Town Centre – Herne Bay Area Action Plan Proposals



TOWN CENTRE HOUSING

Central Development Area (CDA) - 70-80 units
Beach Street – 15-20
Bus depot – 20-30
Park Rd/Kings Road Junction - 43
Corner of Canterbury Road/Victoria Park - 5
Adj 181 Sea Street - 14
Land at Herne Bay railway station 35
TOTAL – 200 +

TOWN CENTRE OFFICES

CDA – 500-1000 sqm.

TOWN CENTRE RETAIL

CDA -	10,000 – 20,000 sqm
Beach street -	400-600 sqm
Bus depot –	2,500 – 3,000 sqm
Total	12,900 – 23,600 sqm



Town Centre – Herne Bay Area Action Plan Progress



Herons extension to provide upgraded gym and fitness studio 2011

Herne Bay High School – additional and upgraded facilities provided 2011 including International Roller Hockey, long mat bowls, 4 court sports hall, netball and tennis courts

Memorial Park - Over the past three years :-

Play area refurbished

Changing rooms refurbished and toilet block added

Seasonal gardens renovated

Kitchen garden added

Sensory garden added

Derelict pavilion demolished and replaced with small pergola (“The Green Shelter”), sitting area created, catering concession

Power supply up-graded to support events

Tennis courts refurbished





Town Centre – Herne Bay Area Action Plan Progress

Herne Bay Coastal Park – from Hampton to Reculver was adopted as a Queen Elizabeth II Jubilee field in 2012

Herne Bay seafront - Trim trail – Spring 2013, new play area – July 2013, along with upgrading of coastal defences and pathways. (Upgrading Clock Tower through Heritage Lottery Fund starting soon).

Cycle paths – Phase 2 of Oyster Bay trail linking Herne Bay through to Whitstable harbour – completed April 2013.
(Cycle route between Herne bay train station, Thanet Way and Herne Bay High School should be delivered during 2013/2014.)



Next steps on the local plan



Mid June – End of August 2013	Public Consultation
Autumn 2013	Consideration of comments
December 2013	Final draft plan to council committees
Winter/Spring 2014	Public consultation Plan submitted for examination
Summer 2014	Local Plan examination
Winter 2014	Inspector's report



Have your say



- You can view the local plan online at:
www.canterbury.gov.uk/localplan.
- All background evidence and research also available, including summaries.
- Plans available at council offices and in libraries.



Questions?

PLAN B?

