



Site Boundary: 9.31ha

Strategic Allocation: Land at Sturry/Broad Oak (Site 2, Policy SP3, Canterbury District Local Plan 2017)

Main vehicular routes and bus stops

Green Gap (Policy OS6 Canterbury District Local Plan 2017)

Proposed residential area: 3.12ha  
Up to 120 homes @ 38dph

Proposed vehicular and pedestrian access point

Proposed tree-lined primary street and verges

Proposed secondary streets

Proposed lanes/private drives

Proposed recreational routes

Raided shared surface/pedestrian priority areas  
Existing pedestrian linkage

Existing public footpath

Proposed emergency access point

Proposed parking bays along Popes Lane

Listed Buildings

**GREEN INFRASTRUCTURE**

Existing vegetation and root protection area

Amenity green space

New native species rich hedgerow

Potential location for picnic area  
(Total area: 0.21ha)

Children's play area (LAP and LEAP)  
(Total area: 0.07ha)

Proposed location for Natural Play equipment  
(Total area: 0.08ha)

Proposed Sustainable Drainage (SuDS) feature

Potential wildlife pond

Potential location for allotments  
(Total area 0.1ha)

Natural and semi-natural open space with wildflower meadow, structural and thicket planting (Total area: Approx. 2.30ha)

Existing watercourses and waterbodies

G	21.03.2024	KP	New hedgerow added
F	01.03.2024	KP	Wastewater Treatment Works removed
E	23.08.2023	KP	Minor amendments
D	18.07.2023	KP	Red line updates

Rev	Date	By	Description
<b>CSA</b> environmental			
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Project	Popes Lane, Sturry		
Title	Development Framework Plan		
Client	Gladman Developments Ltd		
Scale	1:2500 @ A3	Drawn	KP
Date	November 2022	Checked	RR
Drawing No.	CSA/3609/124	Rev	G

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