

# Benacre View

Off Thanet Way, Whitstable

The Canterbury District Local Plan was adopted in 2017 and provides a framework for development until 2031. It plans for homes, jobs, shopping, leisure and the environment and the associated infrastructure to support these. Local Plans must be consistent with national policy, but the adopted local plan also takes on board local planning issues that are important to the area.

A new Local Plan is being prepared which seeks to address changes that have occurred since the adoption of the current Local Plan. This includes policies to address increased levels of housing growth brought about by national policy, as well as policies to address the economic implications of COVID 19 and increasing awareness of climate change and the impact this is having on the District. The Council have had ongoing discussions, consultations and conferences with local communities and key stakeholders to inform the development of the emerging Local Plan.

The Local Plan has sets out the vision up to 2045 and Benacre View has been identified as a draft allocation (W6) for residential development as part of the South Whitstable Strategic Development Area.

## Our proposals include:



A landscape led housing development for up to 270 energy efficient new homes with a mix of house sizes and types, ranging from 1 to 5 bed houses (including bungalows) to meet local policy requirements and identified need



30% affordable housing (i.e., up to 81 affordable homes). Affordable housing is a combination of discounted rent, discounted sale (for first time buyers) and shared ownership housing, provided to eligible households whose needs are not met by the market



Provision of a new park and bus facility to help alleviate congestion within the town centre



A new local shopping / community facility



Significant open space including children's play areas as well as informal areas for general play and recreation



Significant new landscaping and creation of new habitats to deliver biodiversity net gains



Provision of community allotments



High quality walking and cycling links through the site alongside new and improved walking and cycle connections to Whitstable town centre



Electric car charging points will be provided across the site

**PROPOSED NEW HOMES, COMMUNITY FACILITIES AND PUBLIC OPEN SPACE**  
You can find out more about our proposals at: [www.catesby-benacreview.co.uk](http://www.catesby-benacreview.co.uk)

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As part of designing a high-quality development we are seeking your feedback on our initial proposals.

We want to work collaboratively and openly with local residents to identify, understand and seek to resolve any concerns associated with our proposals before we submit a planning application.

To assist this process, we have prepared an indicative masterplan showing the proposed development parcels, access points for both vehicles and pedestrians and the areas of public open space. Plans are available to download and view on the consultation website.

You can find out more about our proposals and view our plans at:  
[www.catesby-benacreview.co.uk](http://www.catesby-benacreview.co.uk)

## Have Your Say

The website [www.catesby-benacreview.co.uk](http://www.catesby-benacreview.co.uk) contains a range of videos, plans, images and links to topics hosted on third party websites, which we hope you will find informative.

The website will be updated on a regular basis as our proposals and our planning application for the site progresses.

Your feedback will help shape our proposals before we submit our planning application to Canterbury City Council.

Comments received will be compiled in a Statement of Community Involvement document and submitted with our planning application.

Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

New Whitstable  
Heights Development

A2990 Thanet Road

# Benacre View

Off Thanet Way, Whitstable

A299

## About Us

Catesby Estates established in 1996, works closely with housebuilders, Councils, local residents and other stakeholder groups to deliver new high-quality homes on developments that are seen as a positive part of the local community.

You can find out more about Catesby Estates at:  
[www.catesbyestates.co.uk](http://www.catesbyestates.co.uk)



## How To Contact Us

**PLEASE LET US HAVE YOUR FEEDBACK BY  
NO LATER THAN TUESDAY 3RD JANUARY 2023**

**You Can Submit Your Feedback In A Number Of Ways:**

- Online via the website [www.catesby-benacreview.co.uk](http://www.catesby-benacreview.co.uk) by completing the Have Your Say Form or the Survey Link
- Via email: [info@catesbyestates.co.uk](mailto:info@catesbyestates.co.uk)
- Via telephone: 01788 726810
- Or finally via post (no stamp required) simply using the address freepost: CATESBY ESTATES

# Catesby Estates

part of Urban&Civic

[www.catesbyestates.co.uk](http://www.catesbyestates.co.uk)

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Changes in data protection laws (GDPR) means the rules around how companies process your personal data have changed. It does not restrict individuals sharing their personal information with third parties in a way of their choosing.

This is an opportunity for you to help shape our proposals. You are not obligated to comment on the proposals, and you are welcome to submit as much or as little information as you wish using any of the four feedback methods detailed within this literature (freepost, email, online or telephone)

All comments received will be reviewed by Catesby Estates. Your feedback will be compiled in Statement of Community Involvement Documents and submitted with our planning application.

Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

Your personal data will not be passed to any other parties. For more information on our policies visit [www.catesbyestates.co.uk/catesby-policies](http://www.catesbyestates.co.uk/catesby-policies) or contact us at: 01788 726810 / [info@catesbyestates.co.uk](mailto:info@catesbyestates.co.uk)