

## LAND SOUTH EAST OF CANTERBURY SUMMARY OF BENEFITS



### Sustainable location

The site already benefits from a broad range of existing facilities to support daily needs at Canterbury city centre, within a 20-minute walk, a 10-minute cycle ride, or a 16 minute bus ride from the site. Canterbury hosts a range of facilities and services, including additional employment and retail facilities.



### Meeting housing need

The site is deliverable and has no technical or viability constraints. It is capable of being delivered swiftly to accommodate around 645 new market and affordable homes, including a significant number of family houses and opportunities for older persons' accommodation, to meet the housing needs Canterbury.



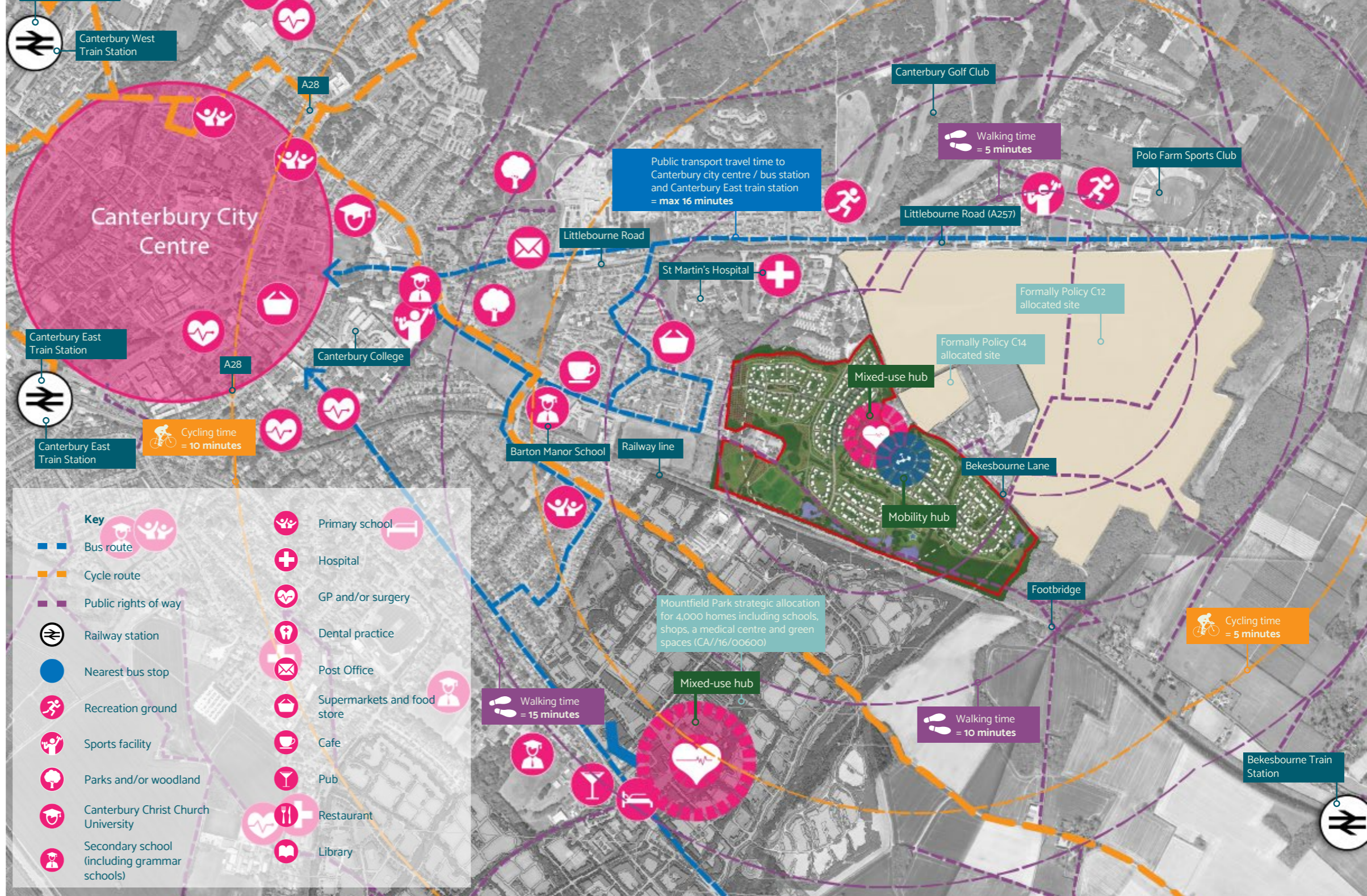
### Providing a new mixed-use local centre

The site offers a compelling opportunity to enhance the livability of the area as a sustainable place to live for existing and future residents. This can be achieved by delivering new community and mobility infrastructure, including a community space, a café, coworking space, electric vehicle charging points, bike hire, cycle parking, new bus stops and car club spaces. The initiative aims to significantly reduce the need for commuting and travel to by car to meet daily needs, thereby improving well-being and decreasing traffic and carbon emissions.



### Biodiversity enhancements

The proposals present an opportunity to deliver biodiversity enhancements. This will be achieved by proposing new high-quality and ecologically diverse landscapes.



### Provision of high quality green spaces and opportunities for food growing

The site is capable of providing a range of landscapes accessible to the public, including open spaces, green areas, allotments, orchards, and/or community gardens. This helps promote physical and mental well-being by reconnecting people with nature, enhancing biodiversity, and addressing climate change.



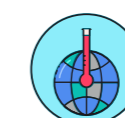
### Sustainable and active travel

The scheme will promote active travel, such as walking, cycling, and the use of public transport both internally and to onward sustainable transport connections, including Bekesbourne train station, Canterbury city centre, and Canterbury East and West train stations. Additionally, new connections to public rights of way will be established through the creation of safe, attractive, and convenient routes. These routes must ensure safety for all users, be well-lit, overlooked, welcoming, well-maintained, durable, and clearly signposted.



### High quality design

A new distinctive neighbourhood will be created, featuring high-quality, innovative, and beautifully designed homes. These homes will possess a unique character and will be responsive to the existing context of the area.



### Carbon neutrality

This site can assist the Council in achieving its targets for carbon neutrality by strategically locating homes in a sustainable location well-served by existing and proposed amenities, and by maximising opportunities related to building efficiency.