

Canterbury City Council logo

Draft Local Plan Phasing Pro-forma 2024

Please take the time to complete this pro-forma on how you believe your site will progress. This information will help inform our draft Local Plan and its Housing Land Supply Position Statement in advance of Examination.

Site Name*

This will have been provided in the email we sent.

If you are unsure, please try and align this with the name given to the site in the draft Local Plan (2024). Alternatively, please provide the outline or full planning application number.

Becket House and Land to the rear of Becket House, 4-6 New Dover Road,
CT1 3BB, Canterbury

Allocation C13 in the Regulation 18 'Publication' draft of the emerging
new Local Plan

Proposal

Conversion of Becket House under prior approval and the redevelopment of land to the rear providing a total of 111 new homes. Proposals are brought forward under two separate submissions as follows:

1) Full planning application for the "Redevelopment to provide two residential buildings (Use Class C3) providing 54 flats together with 15 townhouses, landscaped gardens, amenity space, car and cycle parking, access and associated works and demolition of existing TRS building".

2) Prior Approval under Class MA for the conversion of the existing floorspace of Beckett House from Use Class B1 (a) (office) to create 42 residential units (Use Class C3).

About You

Please tell us about your involvement with the site.

Your name

Vivienne Goddard

Email address *



Organisation

Union 4

Which option best describes your role?

Please tick the most relevant

- Landowner
- Housebuilder
- Developer
- Promoter
- Agent



Is there a developer/housebuilder on board?

- Yes, I am a developer/housebuilder
- Yes, I have an agreement in place with a developer/housebuilder
- Sort of, I have an informal agreement/had early discussions with a developer/housebuilder
- No, not at this stage



Please provide the company name

TT Group

Authority Employee / Member Declaration

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or client and/or landowner?

With respect to the authority, I am: (a) a member of staff (b) an elected member (c) related to a member of staff (d) related to an elected member

- Yes
- No

If Yes, please provide details of their name, role and how you are related to them.



Phasing and Planning applications

If the site is large and is likely to be broken down into phases, please indicate the known or anticipated number of phases on site and the number of homes per phase.

Becket House already benefits from Prior approval for 42 units. It is therefore possible that this element would come forward as a first phase.

Phase 1 - Becket House - 42 units

Phase 2- Land to the rear- 69 units

When do you anticipate applying for future planning applications?

Please identify when you anticipate applying for outline, hybrid or full planning permission and which type of permission you are seeking. Please also provide anticipated information in relation to future reserved matters application(s) if appropriate.

Full planning application for the following development was submitted via the planning portal (Reference Ref:PP-13047481) on the 30 May 2024.

“Redevelopment to provide two residential buildings (Use Class C3) providing 54 flats together with 15 townhouses, landscaped gardens, amenity space, car and cycle parking, access and associated works and demolition of existing TRS building”.

Expected Delivery of Housing

Please provide information on when delivery is expected on the site and what is the anticipated build rate for each year. What number of homes do you estimate completing (between April - March) in the following years?

Please provide as much information about which phase, or detailed planning application, as possible.

**Year 1 (April 2024/
March 2025)**

**Year 2 (April 2025/
March 2026)**

**Year 3 (April 2026/
March 2027)**

**Year 4 (April 2027/
March 2028)**

**Year 5 (April 2029/
March 2030)**

**Year 6 (April 2030/
March 2031)**

**Year 7 (April 2031/
March 2032)**

**Year 8 (April 2032/
March 2033)**

42 Units through the conversion of Becket House

69 units through the redevelopment of the land to the rear of Becket House

**Year 9 (April 2033/
March 2034)**

**Year 10 (April 2034/
March 2035)**

**Year 11 (April 2035/
March 2036)**

**Year 12 (April 2036/
March 2037)**

**Year 13 (April 2037/
March 2038)**

**Year 14 (April 2038/
March 2039)**

**Year 15 (April 2039/
March 2040)**

**Year 16 (April 2040/
March 2041)**

If the site will still be building out over 16 years from now, please provide the details

Please identify as a minimum the build out rate per year, and when all dwellings are anticipated to be complete

N/A

If the site includes care facilities or older persons accommodation, please identify what year you expect this to be complete

If the site has more than one care facility, please provide the relevant number of bedspaces for each year

N/A - No care facilities or older person accommodation is proposed

If the site includes employment / commercial / retail floorspace, please identify the use class, size (sqm) and what year you expect this to be complete

NO commercial space is proposed as part of the redevelopment of the site

Is there anything else about the phasing of the site you wish to tell us?

If your site does not currently have detailed planning permission and you anticipate completions in the next 5 years, please provide justification for why your site should be considered deliverable.

Full planning application for the following development was submitted via the planning portal (Reference Ref:PP-13047481) on the 30 May 2024.

Becket House already benefits from prior approval under permitted development rights (Reference CA/21/01835) for its residential conversion for No.42 units. A subsequent application has been submitted for a revised layout of the 42 Units. This application (Ref CA/24/00795) is currently being considered

Other Comments

Is there anything else you would like to tell us in relation to the delivery of your site?

 Page 1/1



[Snap Survey
Software](#)