



Canterbury District Call for Sites Submission Form

How to take part

Before you begin the form, please have all the information ready as the form must be completed in one go.

You will need to provide:

- Details about who you are;
- A location plan or shapefile;
- Information about the availability and ownership of the site;
- Information about what you think it could be developed for; and
- Any supporting evidence required (NB max file size 10MB).

To view our Privacy Notice, please contact policy@canterbury.gov.uk

About you

The contact details provided will be used as the main contact for the site submission.

If you are completing this form on behalf of a client or an organisation, you will also be required to provide their details later in the form.

All questions with an asterix () are required fields.*

First name*

Klaire

Last name*

Lander

Email*

Please enter a valid email address

[Redacted]

Phone number

[REDACTED]

Address line 1*

[REDACTED]

Town*

[REDACTED]

Postcode*

[REDACTED]

In what capacity are you completing this form? *

~~Personal/An individual~~
~~An organisation~~

On behalf of a client

Client address

If applicable, please provide us with the address of the organisation that is submitting a site.

Client/Organisation name*

Debbie Clark and Tom Clark

Address line 1*

[REDACTED]

Town*

[REDACTED]

Postcode*

[REDACTED]

Authority Employee / Member Declaration

It is an important principle of decision-making that the process is open and transparent. 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.

.....

Does the member of staff, elected member or relative of a member of staff/ elected member have any interest in a company that owns land within the Canterbury District?

YES / NO

If yes, please provide details:

.....

About the site

Site details

Site name*

Land off Trenley Drive, Canterbury CT3 4AW

Site address*

Land off Trenley Drive, Canterbury CT3 4AW

Site postcode

CT3 4AW

Please upload a site location plan [Upload File] *

Site area (Hectares)

2.7

Please choose the option that best describes the site from the options below*

~~Previously developed land~~

~~Not previously developed land~~

~~Mixed~~

~~Don't know~~

What is the current land use? *

If vacant, what was the last known use?

Open field with farm buildings

Site ownership

What is your interest in the site? *

~~Landowner~~

~~Parish Council~~

~~Agent~~

~~Developer~~

~~Housing Association~~

~~Other~~

If Other, please specify:

Are you, or your client, Sole or Part owner of the site? *

~~Sole owner~~

~~Part owner~~

~~Not landowner~~

~~Other~~

Is the site being marketed? *

~~Yes~~

No

If yes, please provide details:

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.....

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Are there any legal restrictions such as covenants or ransom areas? *

~~Yes~~

No

If yes, please provide details:

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Planning History

Has the site previously been submitted to the council in a previous Call for Sites? *

~~Yes~~

No

Please specify the relevant Site Reference number if known*

.....

Are there any previous planning consents or applications? Please provide details of any previous planning consents or refusals*

CA//87/00346 - erection of a house between Westwood and Whyte House - granted

.....

CA/21/00629 - the sue of land for the stationing of one storage container - granted

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Have any previous assessments been undertaken? Please provide details of any previous assessments undertaken*

E.g. flood risk, drainage, minerals, transport, landscape

No

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Is the site currently allocated in the adopted Local Plan? *

Yes

No

The Location of the Site

Is the site affected by any designation? *

Yes

No

If yes, please provide details:

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Is the site affected by contamination? *

Yes

No

Don't know

If yes, please provide details:

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.....

Are there any trees on your site subject to a Tree Preservation Order? *

Yes

No

If yes, please provide details:

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Is vehicular access to the site possible? *

Yes

No

If yes, please provide details:

.....

Existing access off Trenley Drive

.....

.....

.....

Does the site front a road or highway? *

Yes

No

If yes, please provide details:

.....

Existing access off Trenley Drive

.....

.....

.....

Is the site in close proximity to a footpath or cycle path? *

Yes

No

If yes, please provide details:

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.....
Is the site directly accessible by foot or bicycle? *

Yes ~~No~~

If yes, please provide details:

.....
Access is available to the Stodmarsh Road
.....
.....
.....

Is the site accessible by public transport? *

Yes ~~No~~

If yes, please provide details:

.....
A bus service is available on the A257, within close proximity of the site
.....
.....
.....

Is mains water available to the site? *

Yes ~~No~~ Don't know

Is mains wastewater available to the site? *

Yes ~~No~~ Don't know

Is mains electricity available to the site? *

Yes ~~No~~ Don't know

Is mains gas available to the site? *

Yes ~~No~~ Don't know

Is broadband internet available to the site? *

Yes ~~No~~ Don't know

Is mobile network available to the site? *

Yes

No

Don't know

Is the site affected by or in close proximity to uses which may impact how the site might be developed, such as power lines, pylons, railway lines, major highways or industrial and other noisy uses? *

Yes

No

If yes, please provide details:

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Please tell us anything else about the location of the site and the physical features. E.g. topography, severe slope, vegetation cover etc.

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The site is largely an open field with agricultural buildings. The site is laid to grass, with some mature trees

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Your proposal

The following questions are an opportunity for you to tell us what you think the site is suitable for.

Please give details of the proposal*

Please provide a high-level description of your proposal

See supporting letter for further details - the development proposed is up to nine houses

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What is your proposed use? *
You can select more than one choice

- | | |
|---|---|
| Housing | Affordable Housing |
| Student Accommodation | Older Persons Housing (G2 and wider) |
| Employment | Research and Development/sciences |
| Offices | Light Industrial |
| Storage and Distribution | General Industry |
| Retail | Sports and Leisure (incl.Hotels) |
| Gypsy/Traveller Pitch | Community and Cultural facilities (incl Education) |
| Wildlife/Biodiversity Habitats | Other |

If other, please provide details

.....
If applicable, what is the estimated number of dwellings?

9

.....
If applicable, what is the estimated capacity of floorspace (sqm)?

N/A

.....
What type of dwellings are proposed?

You can select more than one option

- | | |
|--|-----------------------------|
| Housing (including bungalows) | Flats/apartments |
| Student bed spaces/studios | |

Affordable Housing

If the site is 10 dwellings or over can the site provide 30% affordable housing? *

~~Yes~~

~~No~~

Not applicable

What tenure are you proposing? *

You can select more than one option

Social rent

Affordable rent

Shared ownership

Other intermediate product

Don't know

Deliverability

What are the timescales for the delivery of your proposal? *

0 - 5 years

~~6-10 years~~

~~11 years+~~

Please explain why you think the site can be developed within the selected timescale*

The site is available and deliverable within a short timeframe

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Supporting evidence

Which of the following choices apply to your proposal*

We have set out the supporting evidence required depending on the size of the site in our technical guidance. We recommend you follow this guidance.

LESS than 10 dwellings

~~MORE than 11 dwellings~~

~~MORE than 100 dwellings~~

~~Over 0.25 hectares non-residential use~~

~~Not yet defined~~

If you are submitting any a Landscape and Visual Impact Assessment, please attached this to the end of the form.

If you are submitting any a Transport Assessment or Transport Statement, please attached this to the end of the form.

Have discussions with National Highways or KCC Highways taken place? *

~~Yes~~

No

If yes, please provide details:

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Have any discussions taken place with the Environment Agency? *

~~Yes~~

No

If yes, please provide details:

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.....

If you are submitting any a Flood Risk Assessment, please attached this to the end of the form.

Have discussions taken place with any utility providers? *

~~Yes~~

No

If yes, please provide details:

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Viability

If you are submitting viability evidence to support the deliverability of the site, please attach it here. [Upload File]

If the site is not previously developed land, can you confirm that the benchmark land value of the site does not exceed £150,000 per gross acre? *

~~Yes~~

~~No~~

Don't know

Please note - As part of the local plan review, we will expect development proposals to clearly identify how they can achieve land values in line with the local plan review viability work. Benchmark land values for previously developed land will be considered as part of this process.

Are there any known significant abnormal development costs? *

~~Yes~~

No

If yes, please provide details:

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Does the site require significant new infrastructure investment to be developed? *

~~Yes~~

No

If yes, please provide details:

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Are there any issues that may influence the economic viability, delivery rates or the timing of the development? *

~~Yes~~

No

If yes, please provide details:

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.....

Have any design or master planning work been undertaken? *

Yes

~~No~~

[Upload File]

If yes, please provide details:

.....

Please see submitted illustrative site layout plan

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Additional information

Is there anything else you would like to tell us?

.....

Please see additional supporting letter

.....

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Is there any additional information you would like to submit?

[Upload File]

By submitting this form you agree to our privacy notice.

We will publish the results of the Call for Sites in due course.