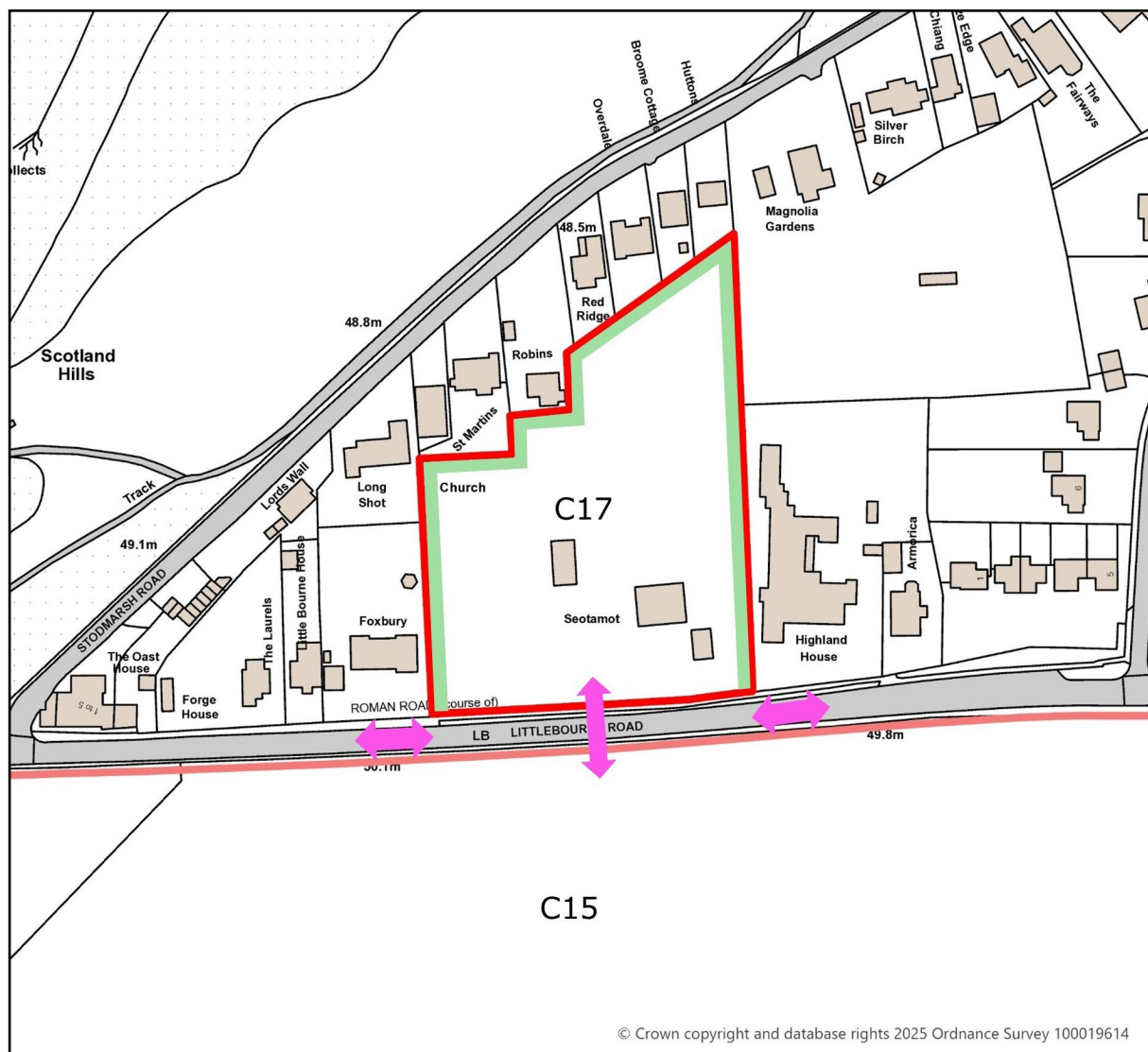


Policy C17 - Land at Seotamot



Key

- Site boundary
- Open space/biodiversity opportunities
- Other allocated sites
- ↔ Opportunities for walking/cycling connectivity

Land at Seotamot – Indicative Concept Masterplan

Site C17 is allocated for residential development. Planning permission will be granted for development which meets the following criteria:

1. Development Mix

Across the site, the development mix will include:

- a. Approximately 14 new dwellings including affordable housing, accessible housing and an appropriate housing mix in line with Policies DS1 and DS2.
- b. Proportionate contributions to community infrastructure in line with Policy DS15.
- c. Open space provided in line with Policy DS28.

2. Design and Layout

The design and layout should:

- a. Provide a high-quality built environment, in line with Policy DS13 with an average net density of around 20 dph;
- b. Coordinate with proposals for neighbouring sites, including Land south of Littlebourne Road (Policy C15);
- c. Be informed by a Heritage Statement and where appropriate sustain and enhance the significance of nearby heritage assets including St Martin's Hospital Conservation Area, in line with Policy DS30;

- d. Mitigate and/or minimise adverse noise impacts from Littlebourne Road (A257);
- e. Ensure development protects the amenity and privacy of future occupiers and existing neighbouring residents; and
- f. Provide a Minerals Assessment in accordance with the Kent Minerals and Waste Local Plan and other material considerations.

3. Landscape and Green Infrastructure

The green and blue infrastructure strategy for the site should:

- a. Incorporate opportunities for landscape and biodiversity enhancements identified within the Local Character Area G2: Trenley Park Woodlands set out in Canterbury Landscape Character and Biodiversity Appraisal.

4. Access and Transportation

The access and transport strategy for the site should:

- a. Provide pedestrian and cycle connectivity to Site C15 to facilitate easy access to community facilities within this site, including a new crossing on the A257;
- b. Improve the eastbound and westbound bus stops on Littlebourne Road including improvements to the footway; and
- c. Improve the existing vehicle access from Littlebourne Road.