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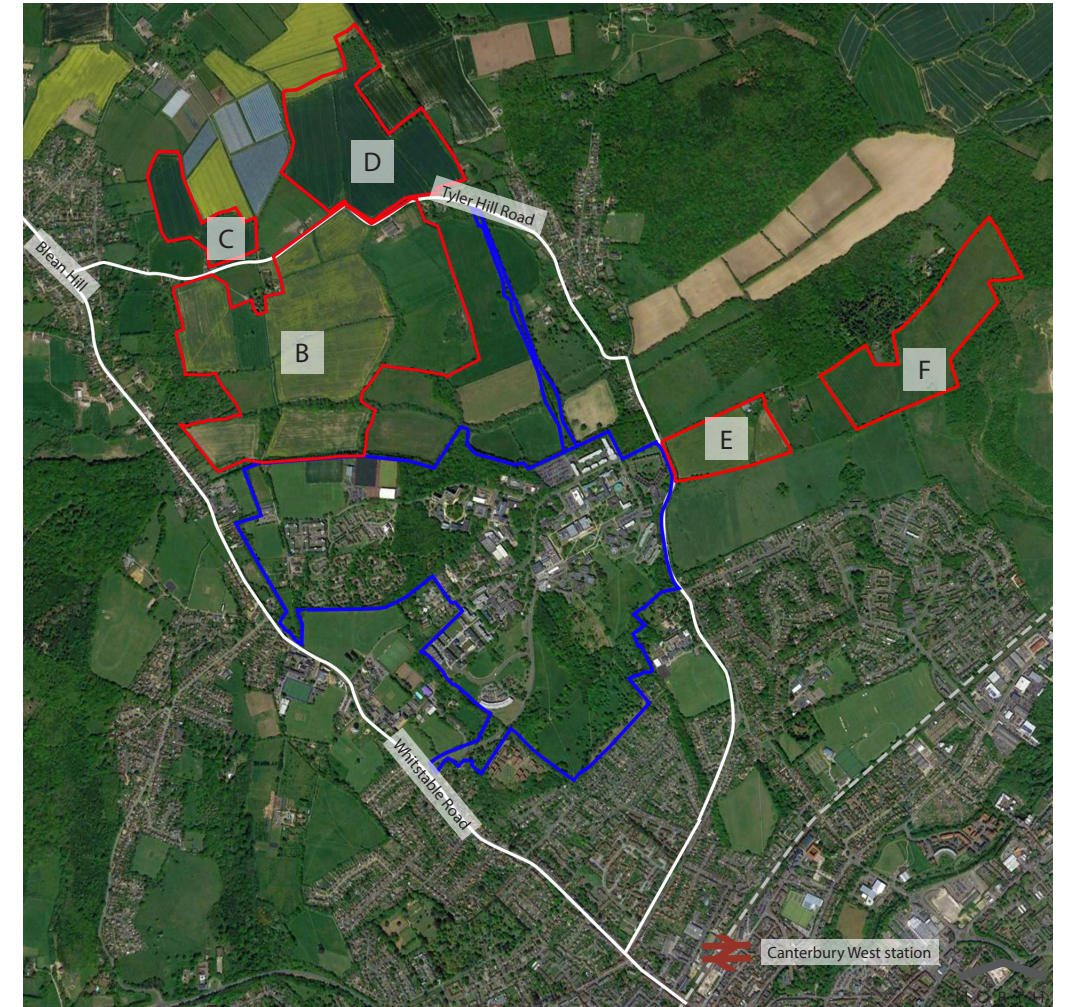
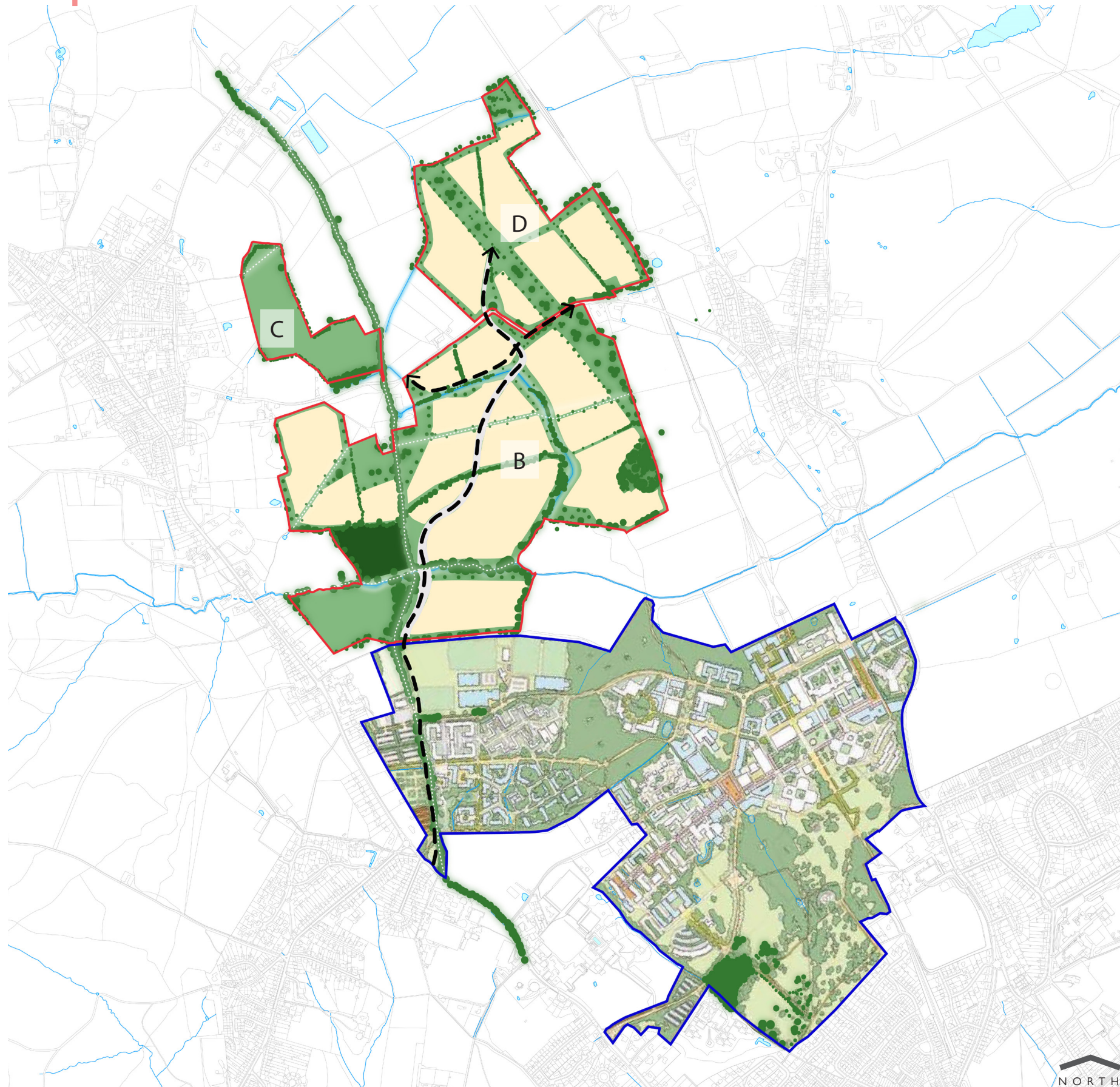




1.

Introduction

Overarching Masterplan for the Main Retained University and Disposal Sites



University of Kent Context Plan

Key

- Site Boundary
- Site ownership boundary

Purpose of the document:

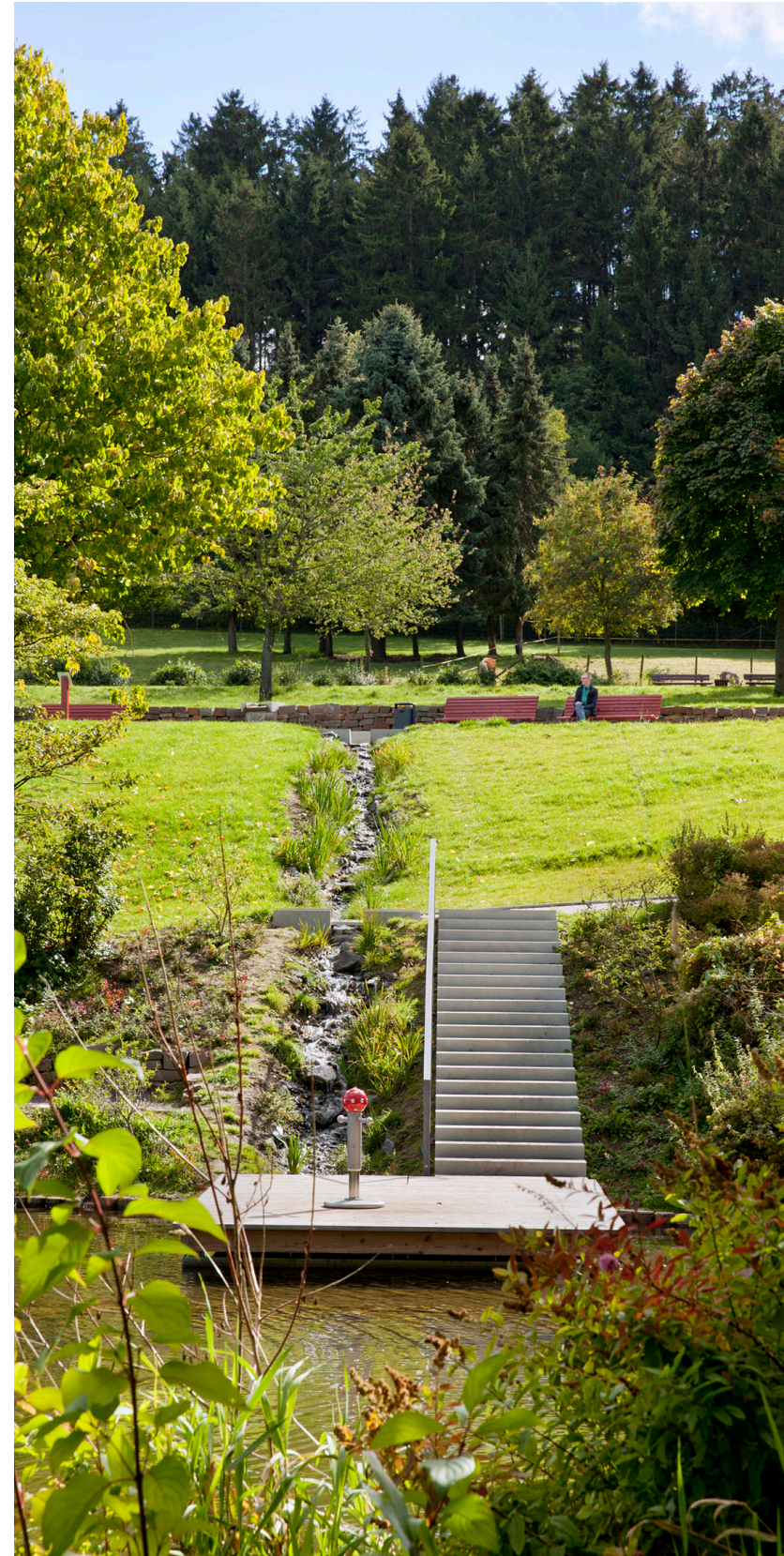
This vision document has been prepared by PRP on behalf of the University of Kent to promote a series of sites in and around the university's campus in Canterbury to support housing allocations in Canterbury City Council's Local Plan review. It sets out the vision as a sustainable new neighbourhood, which will deliver a minimum of 2,000 homes whilst ensuring the masterplan builds on the emerging technical evidence base from Canterbury Council and the current University of Kent masterplan.

The analysis, approach and vision provide the site background, the vision principles and set out to deliver new and sustainable housing, new local and green spaces, greater connectivity to surrounding villages such as Tyler Hill and Blean, high quality pedestrian connections across the community and inclusiveness which sit alongside other complementary uses.

Introduction to sites:

The University of Kent's submission to Canterbury Council's Local Plan Call for Sites 2021 identified the delivery of six University of Kent land parcels (A-F) that were suitable for future redevelopment. It should be noted that since the original Call for Sites submission in June 2020, the planning strategy associated with Site A has been updated and it is now proposed that Site A will form part of the Retained University Campus. The proposed development sites have been identified as surplus to the University's operational requirements and present a wholly unique opportunity for meeting the growth of the District in that they are suitable, deliverable and achievable for a mixed-use, residential-led development that would satisfy a significant proportion of residential development, together with the economic and social needs of the District.

The main disposal sites B,C,D propose a new residential-led community comprising a minimum of 2,000 homes and associated uses. This new neighbourhood will be supported by a community and transport hub, a sensitive built form which responds to the character and significance of the areas and pockets of open space which provide a distinctive green infrastructure network in the surrounding Kent countryside. Sites E and F propose no built development, but can provide an area for landscape, open space, mitigation and the potential relocation of the universities sports pitches.



Masterplan Vision

Relationship to the wider university masterplan

This new development, outlined within this vision document, for disposal of sites B/C/D and E/F will support the potential delivery of the existing university campus Framework Masterplan, in line with adopted Policy EMP7.

The Framework Masterplan outlines a vision for the evolution of the Canterbury campus that aims to bring benefits to the University, the City of Canterbury, and to the wider region. Among the benefits that the University hopes to realise for the University Campus are:

- Supporting the green economy strands of the Canterbury District Local Plan through the natural conservation of the campus, along with a commitment to high environmental and sustainability standards for new buildings
- Preservation and enhancement of heritage assets within the campus and its wider setting
- Supporting economic growth with a focus on knowledge-based services, through the creation of new business space and support services on campus
- Expanding Canterbury's experience economy by providing additional leisure facilities focused on culture, sport and learning, and offering new community amenities
- Helping to grow Canterbury's visitor economy by offering 20% more capacity for overnight stays with a new hotel and conference centre
- Relieving pressure on the city's transport system by promoting green travel options, improving pedestrian and cycle access to the campus and proposing new public transport links
- Providing more purpose-built student accommodation on or adjacent to the campus to help relieve pressure on the local housing market
- Along with Canterbury Christ Church University, providing a home for the new Kent and Medway Medical School, which will attract aspiring doctors from within the local community and beyond, offering training and development opportunities that will help to keep that talent in Kent and Medway



Extract from current university masterplan







2.

Vision

Masterplan Vision

A sustainable masterplan

The masterplan strategy is to provide a sustainable living environment that seeks to minimise its impact on the local environment and promote health, wellbeing and sustainable lifestyles, and create communities that enable its residents to thrive and flourish. The masterplan ensures access to a range of public and private open spaces, with features that help generate a safer community and promote social justice and inclusion. The adjacent diagram illustrates a range of principles that will be implemented within the proposed new development at Sites BCD.



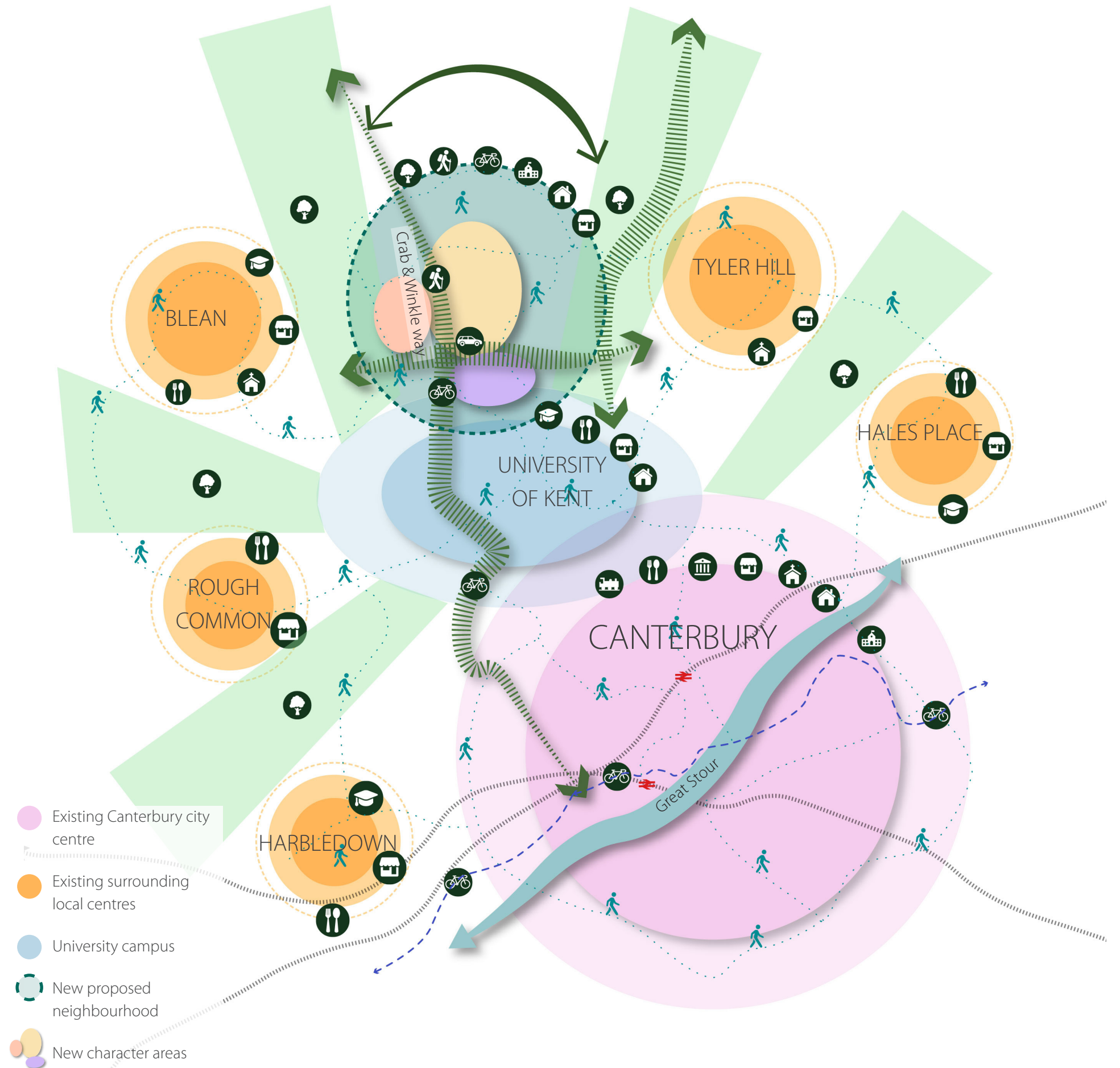
Masterplan Vision

Character and design vision

The analysis has informed the proposal for a new neighbourhood in Canterbury which will draw from the character, conservation areas and wider green infrastructure of the wider settlements for a sustainable development.

Aspects we have drawn out of the design process have been the values of place making, community, connectivity and landscaping. These, alongside the review of the analysis, have informed the concept for the masterplan. Key concepts include:

- Sustainable delivery of a significant number of new homes (alongside other complementary uses) on the edge of Canterbury.
- Securing a high-quality and masterplanned design approach that will also support the economic and social needs of the District.
- New community integrated within a distinctive green infrastructure network and the surrounding Kent countryside
- A development that places as much importance on the space between buildings as the buildings themselves
- A place that is memorable and engaging, but also integrates with its surroundings
- Historic townscape and landscape influences from Kent
- Strong public transport links between the university and Canterbury city centre
- Strong sustainable transport links from Tyler Hill and Blean
- Maximise connections with the Crab and Winkle way



Masterplan Vision

Principles to deliver the vision



High quality places

- High quality places for people to live that are well designed and draw on the characteristics and strengths of existing, nearby communities such as Blean, Tyler Hill and Canterbury city centre
- Promoting community cohesion alongside significant new homes
- Potential to sustainably deliver significant high-quality new homes and other complementary uses alongside substantial placemaking objectives
- A range of typologies, with aspiration to be tenure blind for all new residents with a variety of high quality affordable homes

A vibrant mix of uses

- Alongside significant new homes, a new local centre and primary school will support the future community, support the vitality and vibrancy of the development and also attract visitors. These community functions will play a key role in providing places to meet and socialise, as well as opportunities for leisure
- A series of multifunctional and accessible open spaces will be delivered throughout the masterplan for residents to use

A well connected neighbourhood

- Provide a new transport hub with bus connections and a cycle hub creating excellent connections to the city centre
- Prioritise sustainable methods of travel such as the national cycle way and enhance pedestrian links to aid improvement of air quality and reduce carbon emissions
- Connectivity to jobs in Canterbury's city centre and within the University of Kent
- Creation of new links and routes will allow vehicles to get to their destination more efficiently and ease congestion including the implementation of traffic calming measures, where appropriate, to reduce "rat-running" from Canterbury to the surrounding villages.
- Opportunity for car clubs and electric vehicle charging points
- Strong connection with the Crab and Winkle Way

Masterplan Vision

Principles to deliver the vision



Respect the historic environment

- Build a heritage strategy that capitalises on the District's rich heritage and culture and responds positively to St Cosmos and St Damian Church, the Salt Way, and the Crab and Winkle railway
- Encourage and celebrate character and distinctiveness of the surrounding conservation areas and Canterbury as a world heritage site
- Respond to the heritage of the wider area such as Blean conservation area creating an attractive built form, sensitive to the area
- Integrate the historic field boundaries and historic landscape

Biodiversity and the natural environment

- Help deliver strong enhancements to local biodiversity
- Opportunity to improve the wildlife value and condition of the existing network of hedgerows, trees and ancient woodland
- Provide easy access to nature and the natural environment to improve physical and mental health and well-being
- Improve the connectivity of natural habitats on site and support biodiversity net gain
- Protect and restore existing habitats
- Ensure the proposed development's impacts on nitrate and phosphate neutrality will be considered in line with the Council's strategic approach

Promote innovation and education

- Support the thriving economy of Canterbury and the economic resilience of the University
- Opportunities for community growing and integrating productive landscapes which draw on the Kent landscape and surrounding orchards
- Aid in historic learning and way finding with heritage signage for Salt Way and the disused Crab and Winkle Way
- Outdoor learning opportunities for the wider community through discovery, experimentation, learning about and connecting to the natural world, and engaging in environmental and adventure activities
- Potential to create strong relationship with the University and its students





3.

Site Location & Contextual Analysis

Site Location

National

This chapter aims to understand the position of Canterbury in its wider region; uncovering its urban growth over time and relationship to surrounding towns and districts. Canterbury district is located in East Kent making it strategically well-placed on the regional transport network. Kent is the principal gateway between Britain and mainland Europe, with a high volume of road and rail traffic travelling through Kent to reach the ports and the Channel Tunnel.

East Kent acts as the gateway to Europe, connecting to London, the M25 and the continent by road and rail. The Eurostar train which connects the country to France, Belgium and the Netherlands departs at St Pancras International Station in London and stops at Ashford International, located a 14 minute train journey from Canterbury. Many of these transport routes are east-west along the M2 or M20 corridor due to the topography of the Downs escarpment.

The frequent high-speed rail services offer journey times to London in 54 minutes, connecting Canterbury to all parts of the country and London airports. The renowned White Cliffs coastline of Dover, nationally valued landscapes and heritage such as Dover Castle are located a 28 minute train ride from Canterbury East. The port of Dover located a 45 minute journey from Canterbury East (28 minutes to Dover Priory station and 17 minute walk to the port) is a crucial international gateway to Europe.

The District of Thanet, famous for its 32-kilometre coastline with chalk cliffs, beaches and bays, many of which awarded European Blue Flag status, comprises three main coastal towns; Margate, Ramsgate and Broadstairs. Margate is located 31 minute train journey from Canterbury West.



54
 minutes to
 Canterbury West



14
 minutes to
 Canterbury West



31
 minutes to
 Canterbury West



28
 minutes to
 Canterbury East

Key

----- Rail network

———— Main road



Ashford



Dover

Site Location

Regional



Contextual Analysis

Sub-regional movement

Canterbury district is an important sub-regional employment centre in East Kent, as well as an important tourist destination with 7.2 million visitors in 2015 (EIR, 2015). It includes the historic city of Canterbury, the coastal towns of Herne Bay and Whitstable located to the north and surrounding countryside and villages. The region has a very strong relationship to its surrounding rural areas. Many people commute into and out of the county by rail and road, both for work and for leisure. Sustainable transport links and routes for cycling, walking and public transport should be maximised within the area.

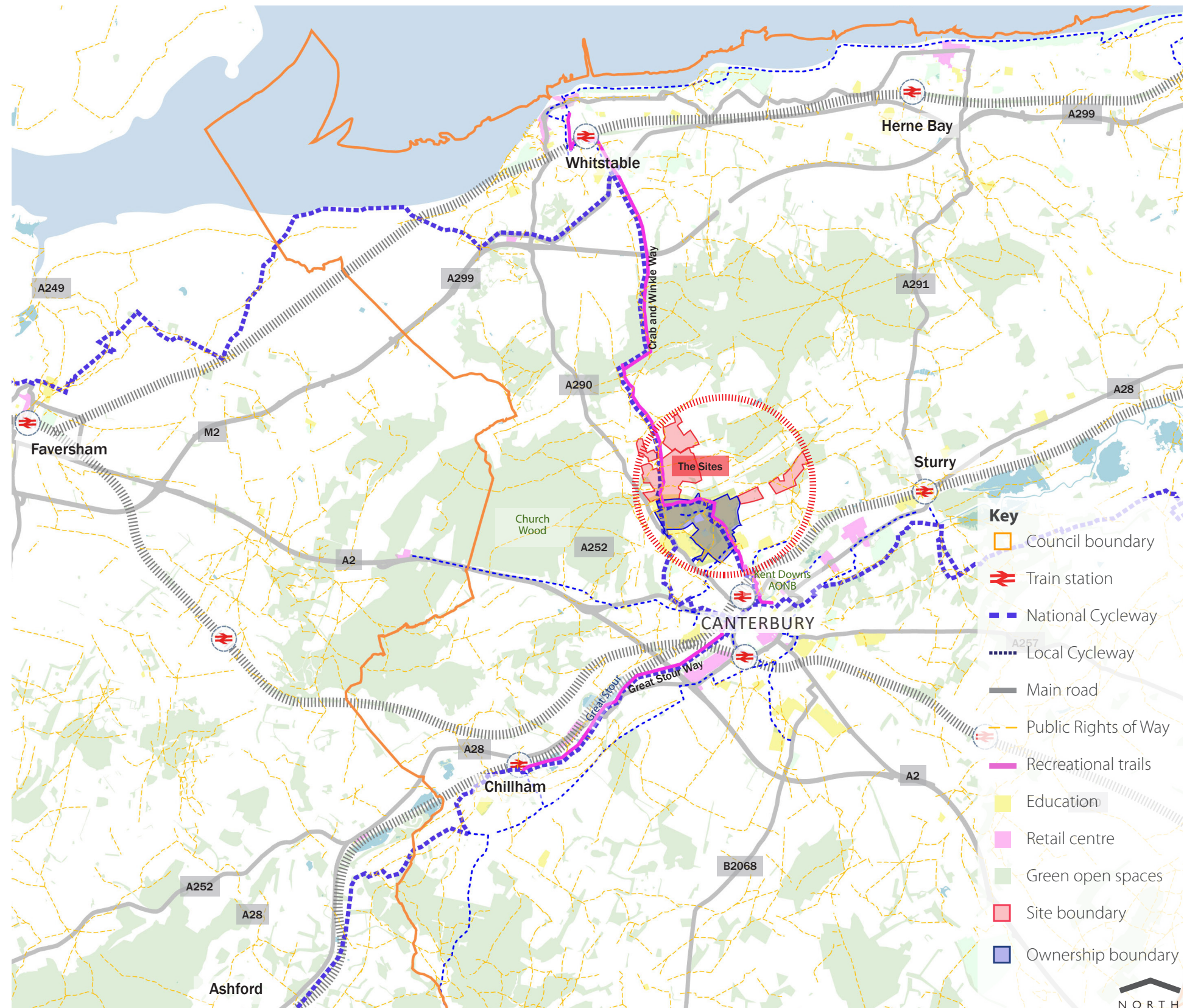
There are a number of walking and cycling trails connecting Canterbury to Whitstable and the coastal towns of Margate, Sittingbourne and Rainham to the west, as well as Ashford, Folkestone and Dover to the south.



Whitstable



Herne Bay



NORTH

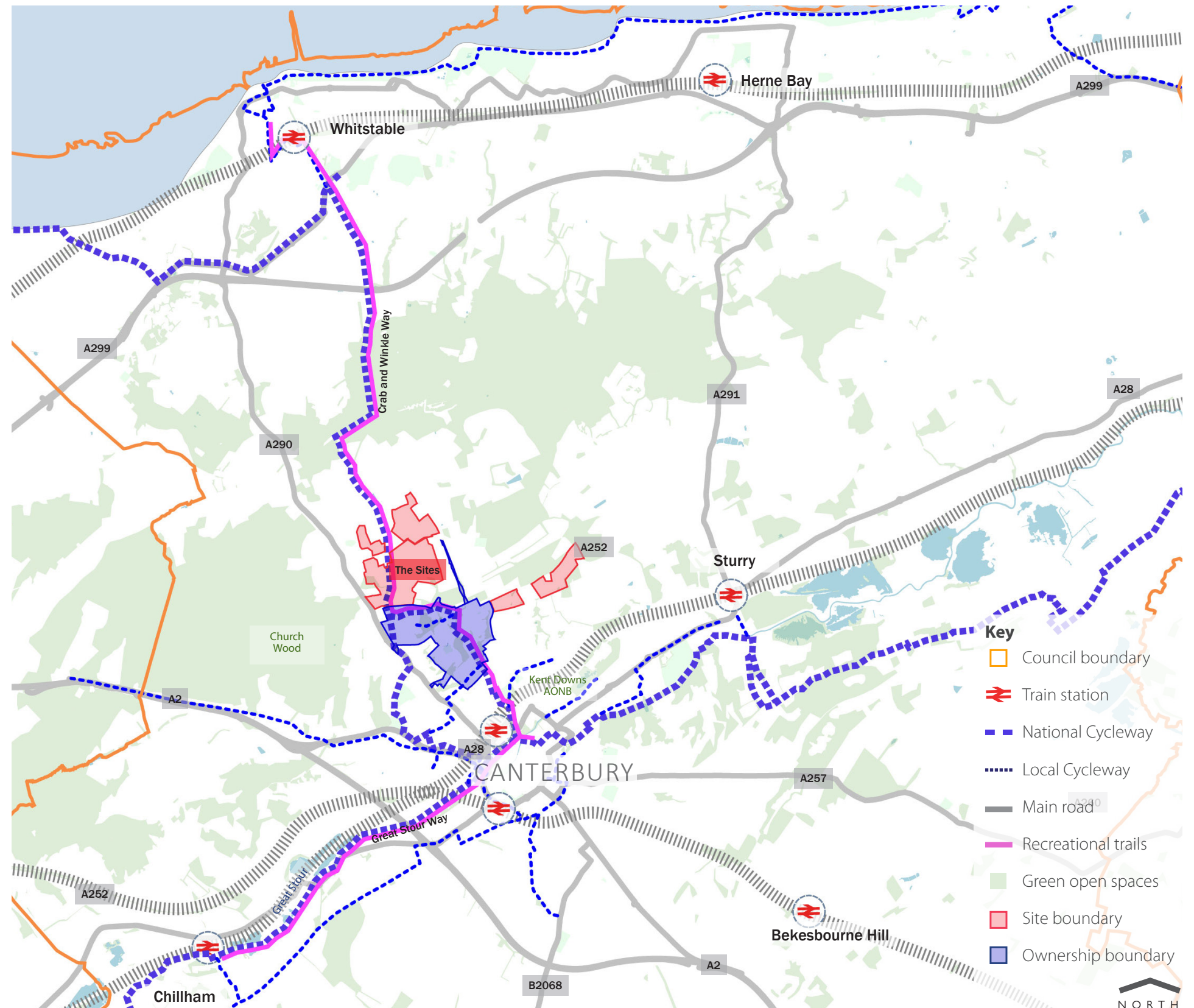
Contextual Analysis

Movement and Sustainable Movement

Canterbury suffers from traffic congestion associated with north-south movements from Herne Bay to Canterbury, passing through the villages of Herne and Sturry; and at peak times to the south from the A2 junction bridge. There is a pressing need for development in integrated public transport services to provide a viable alternative for commuters and people socially isolated in rural communities.

The network of Public Rights of Way, links urban fringes to the wider countryside offering great opportunities for recreation and essential links to the village communities.

The key local trails are the riverside pedestrian and cycle routes through the city such the national cycle route 1 and the Crab and Winkle route located to the east of the Disposal Sites.



40
minutes cycle from
Canterbury to
Whitstable

32
minutes cycle from
Canterbury to
Chilham

44
minutes cycle from
Canterbury to
Herne Bay

15
minutes cycle from
Canterbury to
Sturry

Contextual Analysis

Demographics

Canterbury district covers an area of 30,885 hectares, split into 21 electoral wards. Canterbury has a population of 162,400, the second highest population in Kent after Maidstone. The population density is 519 people/km², which is the highest of all surrounding districts after Thanet. The population is projected to increase with a forecast to reach 195,500 by 2035.

It is an important education hub with four higher and further education institutions located within the district; namely University of Kent at Canterbury Christ Church University, Canterbury College, University of the Creative Arts and Girne American University; together these account for 16 percent of all employment. The important presence of the education sector in Canterbury is evident in the population structure of the district, where 19.5% of the population is between 16-24 years old (ONS, 2016). The population of students is estimated to be around 29,400. The Universities also have a large impact on the economic structure of the District through both direct and indirect expenditure.

Tourism is another important sector within the District, with visitors to Canterbury estimates to contribution £453,865,700 in 2015, supporting 9,378 jobs.

Canterbury has the highest proportion of trips to work on foot or bicycle in Kent with 18.5% of people walking or cycling. It has been calculated that the Park and Ride scheme has saved 8.5 million car journeys between 1992 and 2014.

The number of train journeys to and from Canterbury, Herne Bay and Whitstable has increased from 1.2 million in 2008 to 1.5 million in 2011.



Aerial view over Canterbury Cathedral



Canterbury



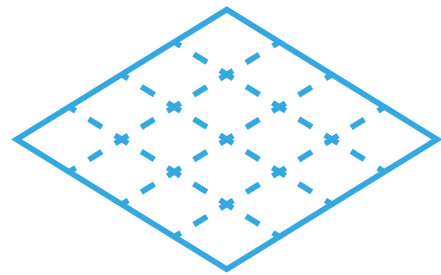
West Gate Tower, Canterbury



Great Stour River

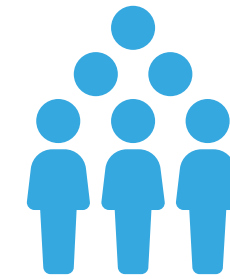
Contextual Analysis

Demographics



308.9 km²
DISTRICT AREA

162,400
POPULATION



535.5/km²
POPULATION DENSITY

7.2 million
visitors



GENDER

51%



49%

AGE STRUCTURE

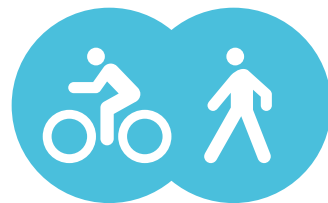
65+ 21%

18 - 64 61%

0-17 18%

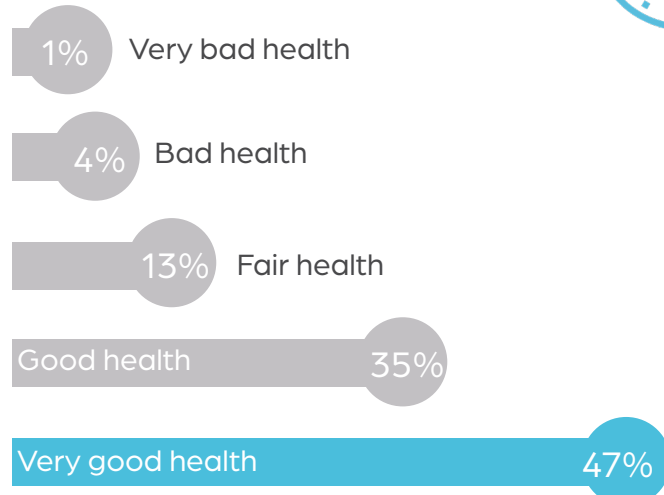
19.5 %

16 - 24 age group



18.5%
of people walking or cycling to work

HEALTH



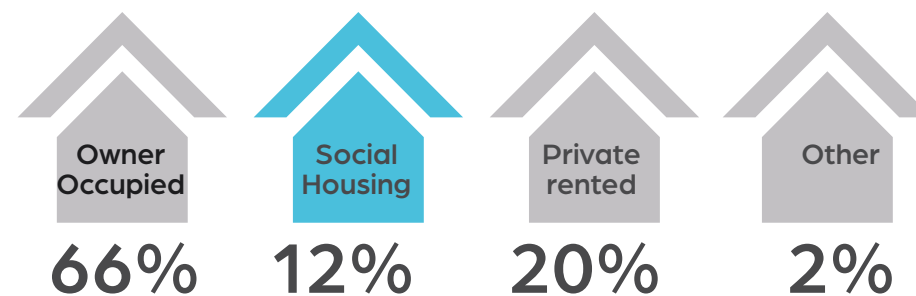
83.5 YEARS

Life expectancy for women longer than national average

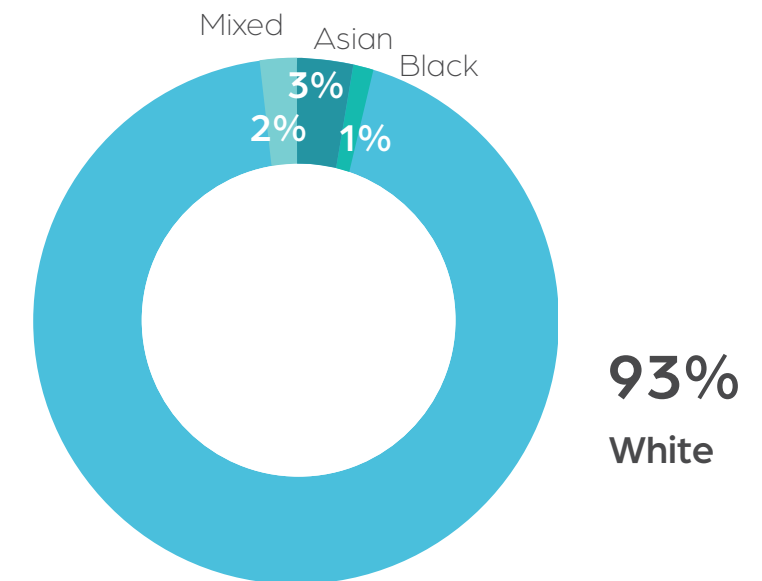


29,400
Students

Tenure Type



ETHNIC GROUP



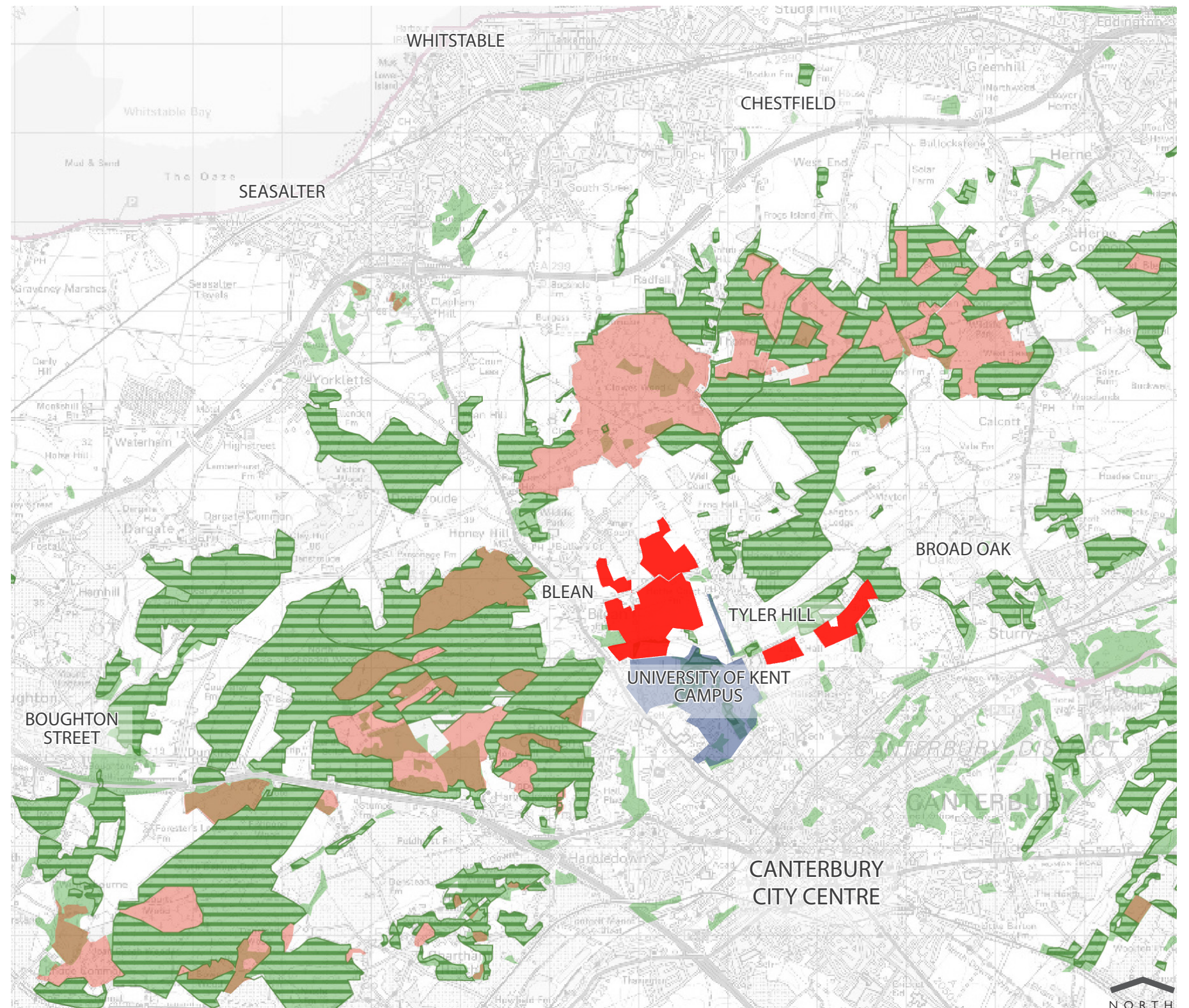
Contextual Analysis

Landscape

The sites are located in The Blean which is an area of countryside between Canterbury and the North Kent-coast characterised by an undulating topography and rounded hills which run from the south west to the north east. A strong sense of place is created by the large and continuous belt of woodland on elevated ground which also provides containment to the landscape and villages.

The Blean is a highly distinctive and unique wooded landscape and forms one of the largest areas of ancient woodland in southern Britain. Woodland tree species in The Blean include oak and hornbeam with introduced sweet chestnut and the woodland has traditionally been managed as coppice. The Blean is ecologically rich with wetland habitats and grassland as well as woodland that provides food and shelter for birds and invertebrates.

Blean Woods, Ellenden Woods and Church Woods are designated as Sites of Special Scientific Interest (SSSI) and form the Blean Complex Special Area of Conservation (SAC).



Key

- Sites B, C, D, E and F
- University Campus
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland

Contextual Analysis

Landscape

The countryside around the sites is also used for agriculture with arable and fruit farms located to the north of the university campus. The agricultural landscape is characterised by the field patterns and hedgerows which follow the gentle, rolling topography and drainage ditches.



Woodland on the Crab and Winkle cycle route between Canterbury and Whitstable



View south towards Blean woods from the Crab and Winkle cycle route near the A299



Farmland next to the Crab and Winkle cycle route north of Blean

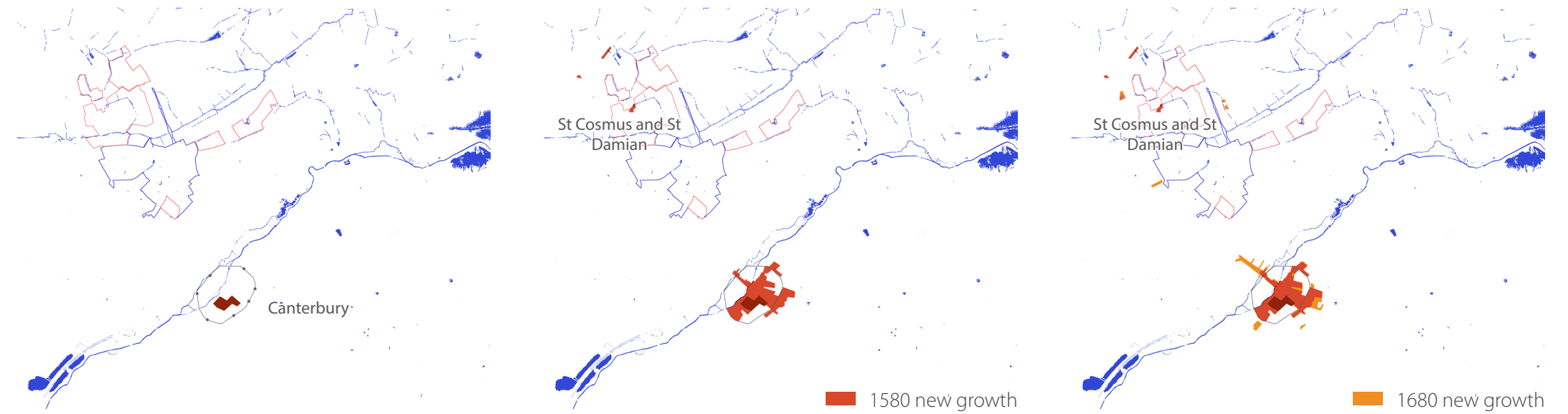


Farmland north of Blean

Contextual Analysis

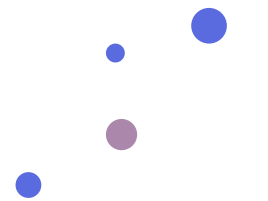
Historic growth

The historic growth has been explored to look at the way in which Canterbury and the surrounding settlements - notably Blean and Tyler Hill - have developed over time as well as how these sit within their landscape, topography and movement routes, to respond to the distinctive character of the surrounding area and understand the lessons learned.



480 -----> 1580 -----> 1640 ----->

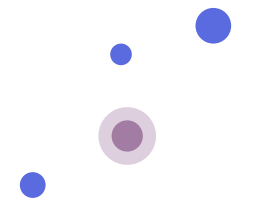
Roman Canterbury is formed



Roman Durovernum Cantiacorum survived in the early fifth century but changed radically by the end of the century



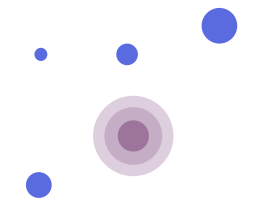
Canterbury has formed as a more significant city and compact city. The Church of St Cosmus and St Damian is built



Church of Cosmus and St Damian



The city centre continues to grow, primarily around the historic core. Larger country estates within the landscape are forming

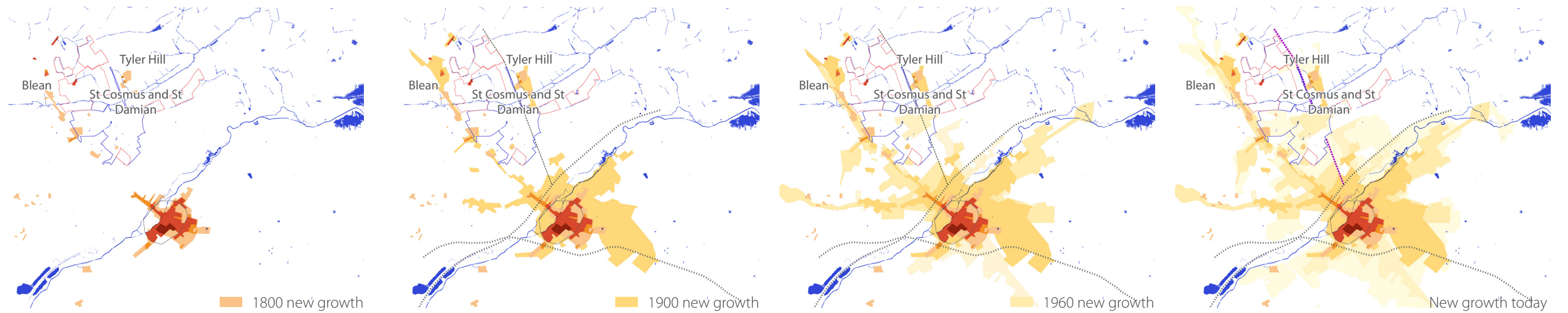


Historic map from 1640 of Canterbury highlighting roads, wells, mills and sites of worship



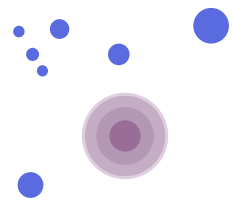
Contextual Analysis

Historic growth



→ 1800 → 1900 → 1960 → Today

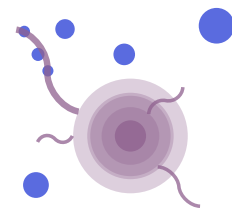
The growth of Canterbury begins to expand outside the historic core, particularly to the south of the river. Surrounding villages begin to form with Canterbury acting as a nucleus serving these surrounding settlements



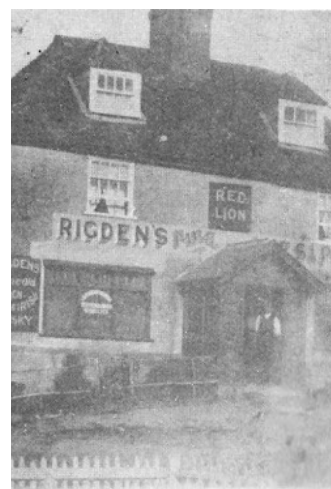
The first passenger-carrying railway in the south of England was opened between Canterbury and Whitstable in 1830



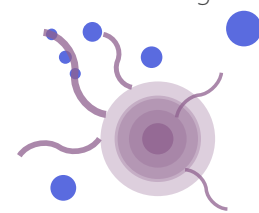
There is significant growth to the south west of Canterbury and linear growth along key routes around Blean and Tyler Hill. These villages maintain their separation from the city centre



The Red Lion Inn pub located in Blean built around 1838, picture taken circa 1914



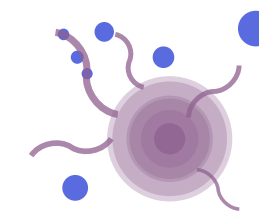
The University of Kent is established and growth begins to spread northwards around the campus. Linear growth along key routes begins to link surrounding villages to Canterbury as it expands, however key green corridors retain their village identity



View to Rutherford College in 1968, the second college of the University of Kent to be constructed



Development continues, with landscape corridors and designations continuing to guide the direction of growth and ensure villages do not coalesce



Buttermarket Square today, with the Canterbury War Memorial statue



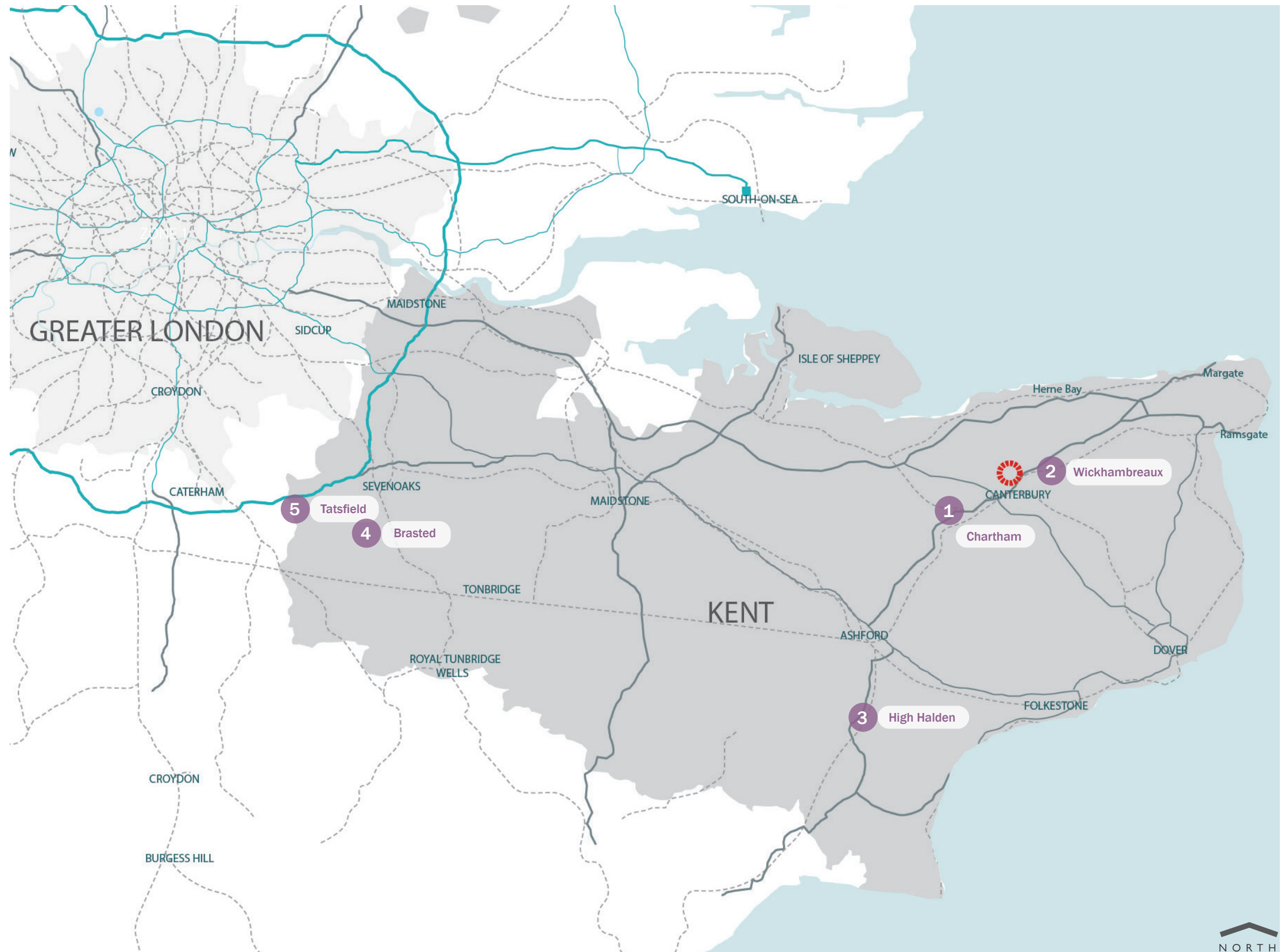
Contextual Analysis

Character study of Kent villages

The surrounding parish towns provide a combination of urban and village characteristics which have developed over time.

The centres provide a rich pattern of traditional townscape forms that create a distinctive sense of place in each parish.

A number of villages, identified in the map and opposite images, have been studied to further understand the urban form and surrounding local context, which has informed the emerging Concept Masterplan.



Contextual Analysis

Character study of Kent villages



1 Chartham



2 Wickhambreaux



3 High Halden



4 Tatsfield



5 Brasted



6 Westerham

Contextual Analysis

Character study of Kent villages



The river provides an attractive 3-mile long traffic free pedestrian and cycling route



The green open space marks the centre of the parish

River Stour encloses the Parish to the south and west

Chartham Population 4,261

Key Characteristics

- Distinct wider views of agricultural scenes surrounded by woodland
- Surrounded by woods and tree-lined rural lanes
- The conservation areas are characterised by houses of various ages and styles including red and brown brick, timber framed, render, cladding tiles and weatherboard. Pitches are generally steep and are replicated in most modern additions
- 13th century parish Church of St Mary is notable for its continuous timber roof structure with long scissor beams and stonework in chancel windows
- The Chartham Village Hall is a focal point for local residents with its large open sports field directly in front of the hall



The Green, Chartham



St Mary's Church



Bedford House 1420

Contextual Analysis

Character study of Kent villages

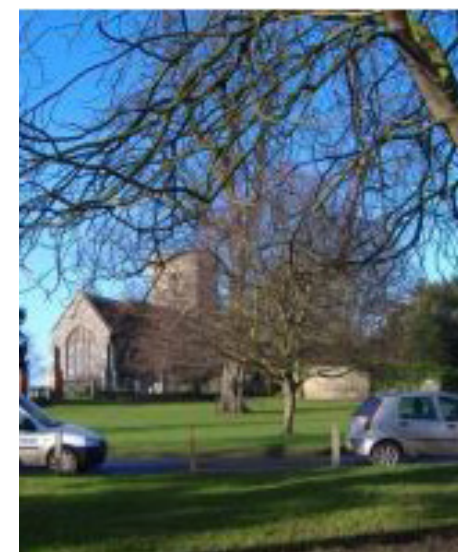


Wickhambreaux

Population 485

Key Characteristics

- The parish is composed of mostly a mix of 17th to 19th century buildings as well as older buildings
- The central village green has a number of mature trees and benches, and is enclosed by several buildings of great character including St Andrews' Church open rural landscape setting with fields, low boundary hedges and pockets of woodland
- Narrow soft-edged roads lined with hedgerows marking front gardens
- Large mature trees frame views
- Large significant buildings in substantial grounds with period features



Village green and St Andrews Church



Wickham Mill



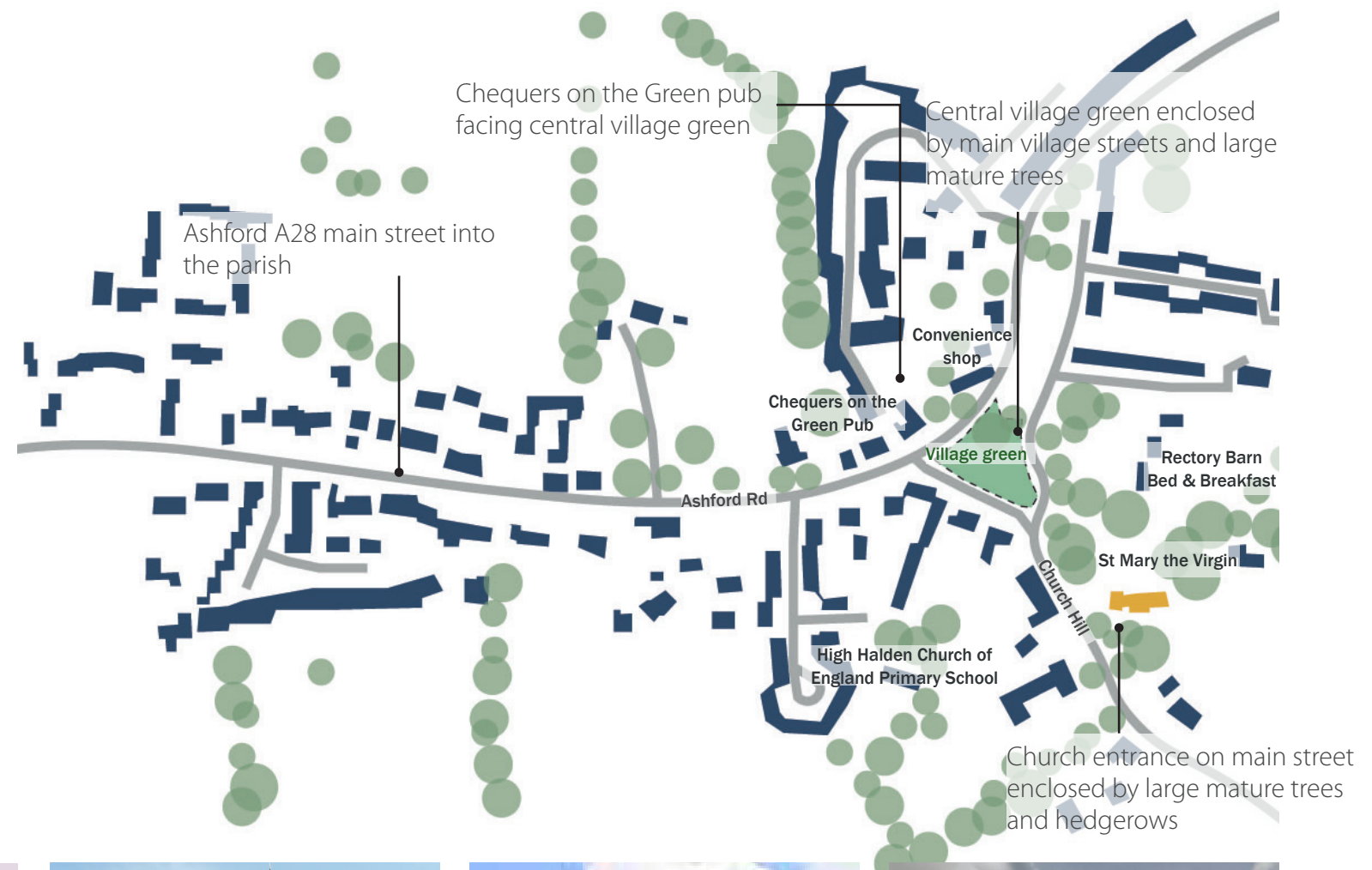
Old Stone House

Contextual Analysis

Character study of Kent villages



High Halden
Population 1,584



Key Characteristics

- Parish of linear urban form along the A28 road between Ashford and Tenterden
- Farmland landscape character
- Church Hill is a historic route which slopes down steeply from St Mary's Church and is the main route into the village, with no footways, the historic properties along the street are bounded by hedgerows and green margins
- Grade I Listed parish Church of St Mary characterised by its oak tower and spire of the 10-14th century



St Mary the Virgin



Duxbury



Village green

Contextual Analysis

Character study of Kent villages



Tatsfield

Population 1,863

Key Characteristics

- Village lies within the green belt
- The heart of the village is Westmore Green with its pond, village hall, pub, restaurant, club, shops and school
- The parish is characterised by its numerous cottage-like houses surrounded by woodland and foliage creating a semi-rural environment
- Views to the open countryside from the North Downs
- Green qualities with its mature trees and innumerable shrubs and hedgerows



St Mary's Tatsfield Church



The Bakery Restaurant



Tatsfield Village Hall

Contextual Analysis

Character study of Kent villages



Brasted
Population 1,429



Key Characteristics

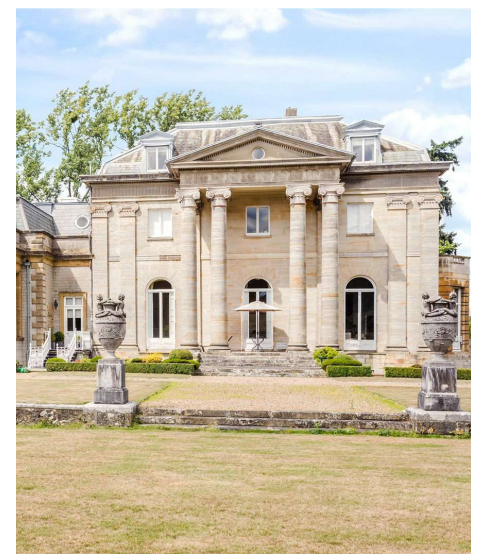
- Traditional Kentish village developed along the main high street with green communal space at its centre
- A linear settlement which remains largely within its historic boundaries
- Attractive and cohesive streetscape comprised of houses of similar scale, using traditional, natural materials and colours
- Buildings fronting the high street create a strong linear frontage
- A number of mediaeval, Georgian and Victorian buildings
- Traditional craftsmanship embodied in original building materials and architectural features



Village green



St Martin's Church



Brasted Palace

Contextual Analysis

Character study of Kent villages



Westerham
Population 4,475



Key Characteristics

- The townscape of the parish is distinct for being both on a hill but also nestling in a valley, providing an important setting for the conservation area.
- The historic form of Westerham comes from the grouping of buildings around the market square which is also where the Westerham Parish Church is located, and otherwise linear form of residential and smaller industry or retail buildings.
- The settlement clearly relates to the river, which at the time gave power to the mills.
- The parish's built form is characterised by its modest scale with a mixture of two and three storey buildings around the Green and Market Square, and predominantly two storey dwellings elsewhere.



Westerham green



Westerham Parish Church



Colthersts, Almshouses

Contextual Analysis

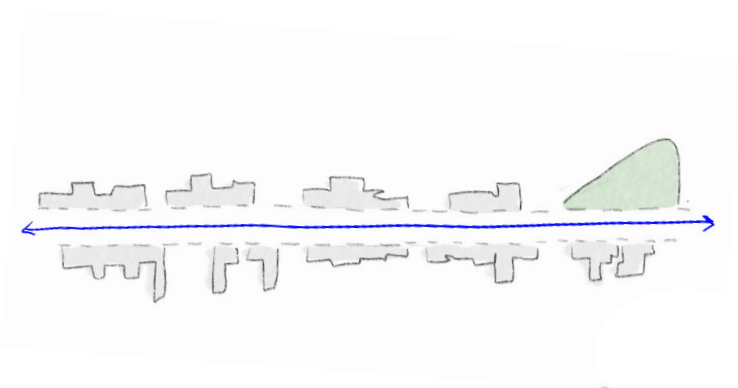
Character study findings

A number of observations have been highlighted from the character study to inspire and influence the design intentions for the University of Kent.

The sketches opposite illustrate the key findings of the study highlighting the important lessons learned that can be drawn from the townscape, built form and streetscape in the villages explored.

The aim is to incorporate and reflect on these principles in the development of the illustrative masterplan for the University of Kent, in order to create a comprehensive approach that sensitively responds to the local development patterns and character of the area.

1



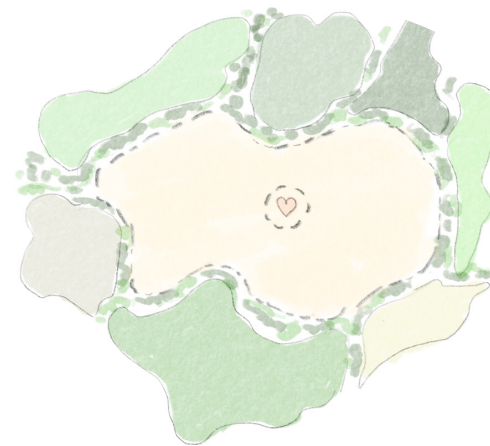
Linear built form following the historic routes of the village that now stand as the main high street

2



Open views to surrounding woodlands and countryside

3



Villages are surrounded by woodland and greenery

4



Rivers and streams create a natural barrier/limit of expansion enclosing the villages and provides walking/cycling routes

Contextual Analysis

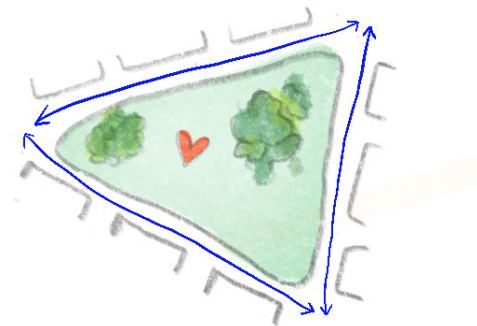
Character study findings

5



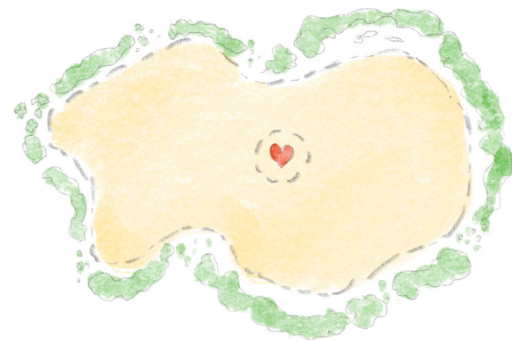
The village green marks the centre of the parish with community facilities and services located around it

6



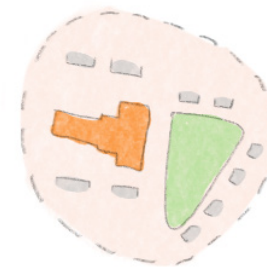
Village green enclosed by principal village streets

7



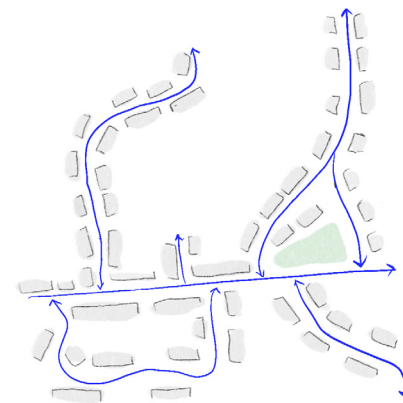
Large mature trees and hedgerows enclose the village built form

8



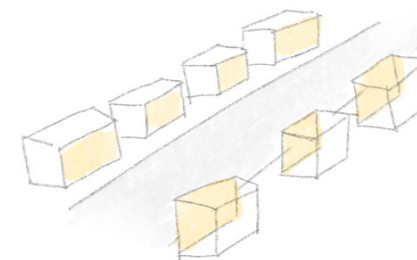
The parish church is located at the centre of the villages

9



Narrow, soft-edged routes branching out from main village high street

10



Cohesive and intimate streetscape is comprised of largely low-rise and low-density





4.

Wider Site
Understanding

Wider Site Understanding

Site analysis

This chapter analyses the Disposal Sites and their immediate surroundings. It describes the Disposal Site's key features and considerations including:

1. Site understanding
2. Local facilities and services
3. Movement
4. Heritage
5. Heritage and archaeology
6. Landscape

It highlights the history of the Disposal Sites including its agricultural use, historic connection to Whitstable and Canterbury and the history of the university. The understanding of the Disposal Sites and key features will form the development of the masterplan.

The Disposal Sites are located to the north of the University of Kent and between the villages of Blean to the west and Tyler Hill to the east.

The Disposal Sites landownership is detailed in the supporting representations, but it should be noted that Sites B,C,D,E and F, where the focus of development will be located, are within the single ownership of the University. The adjacent plan shows the Disposal Sites boundaries within the context of the wider University of Kent land ownership.



University of Kent Context Plan

Key

- Site Boundary
- Site ownership boundary

Wider Site Understanding

Site images



The Tyler's Kiln pub



University of Kent Sibson Building



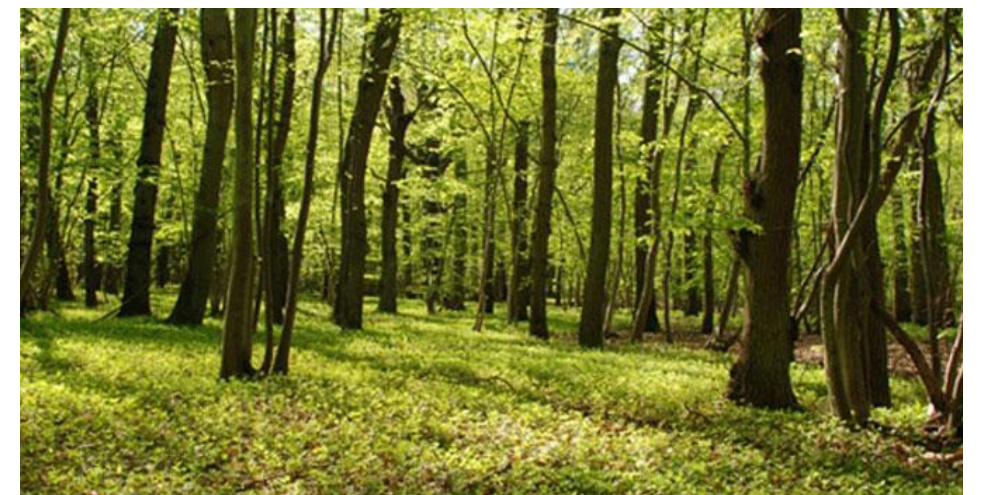
University of Kent Library



Keir Meadow Nature Reserve



European Bison in West Blean Woods nature reserve



Blean Woods

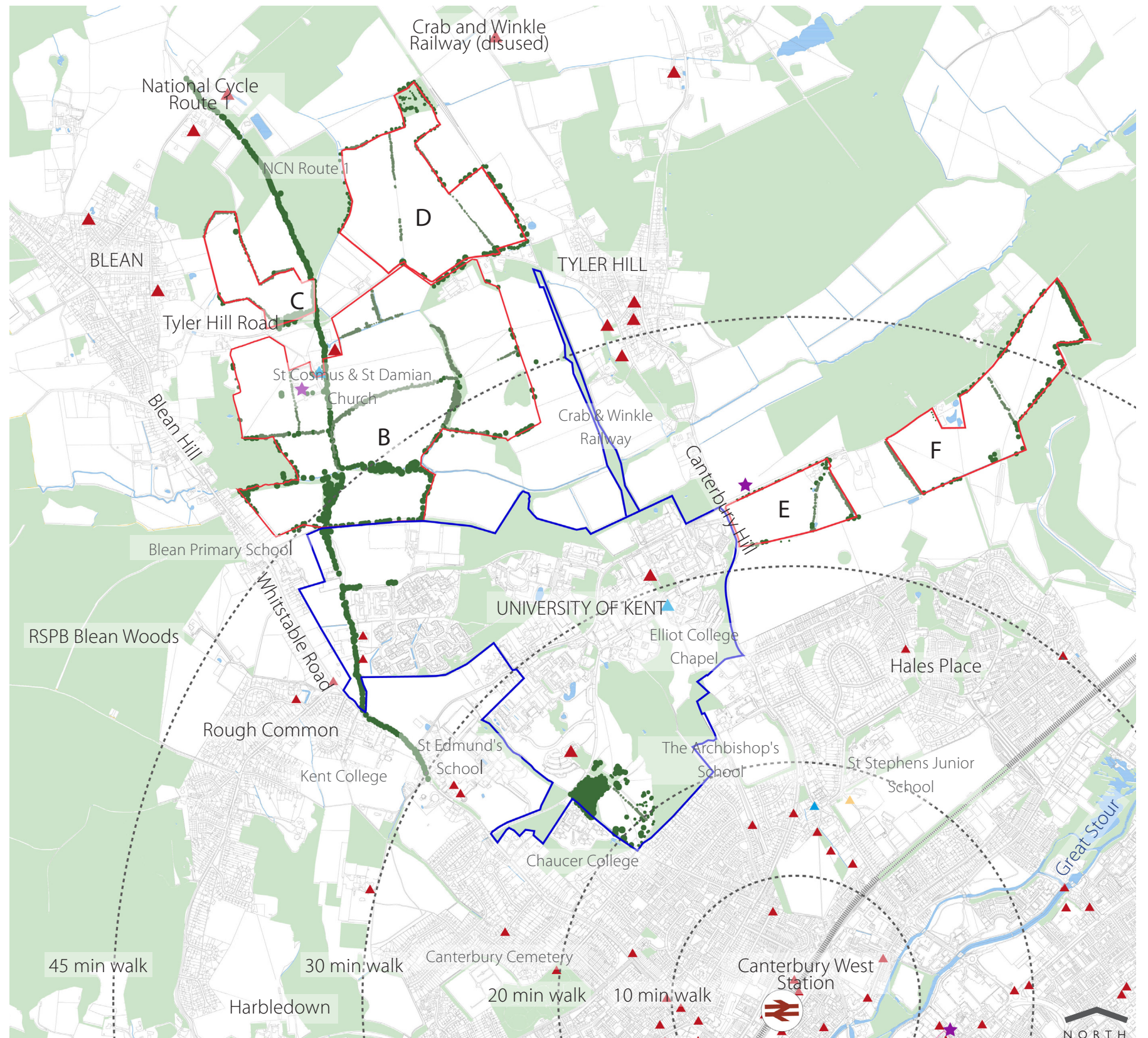
Wider Site Understanding

Site understanding

The Disposal Sites are located to the north of Canterbury and south east of London covering approximately 119HA of land. The Disposal Sites comprise of 5 land parcels (Sites BCDEF) and allow the opportunity to satisfy significant economic and social needs by comprising deliverable sustainable development opportunities. Surrounding the Disposal Sites are the villages of Tyler Hill and Blean, woodland forests and agricultural land. River Tyler runs above the University of Kent, and the Great Stour runs through Canterbury.

A number of Listed buildings, parks and open spaces lie within and in the vicinity of the Disposal Sites including the St Cosmus and St Damian Church in Site B, Canterbury cemetery and Blean Woods. An extensive network of public footpaths and bridleways provide connections from The University of Kent through the Disposal Sites to the countryside, with the national cycle route running through Whitstable through the Crab and Winkle way providing easy access from the west into the city centre.





The University of Kent's main campus is being retained within the masterplan and is situated over 242HA. As of 2014, the university had 20,000 students attending the campus.



Wider Site Understanding

Site photos

Key

- Site boundary
- Site ownership boundary
- ||||| Railway line
-  Railway station
- ▲ Grade II Listed building
- ▲ Grade II* Listed building
- ★ Scheduled monument
- Education
-  Existing trees on sites
-  Existing hedgerows on sites
-  Isochromes (400m, 800m)



Grade II* listed building: The Church of St Cosmus and St Damian



Access and footpaths leading up to the Church



Views out of the church



Existing green structure of trees and hedgerows on site



Canterbury cemetery



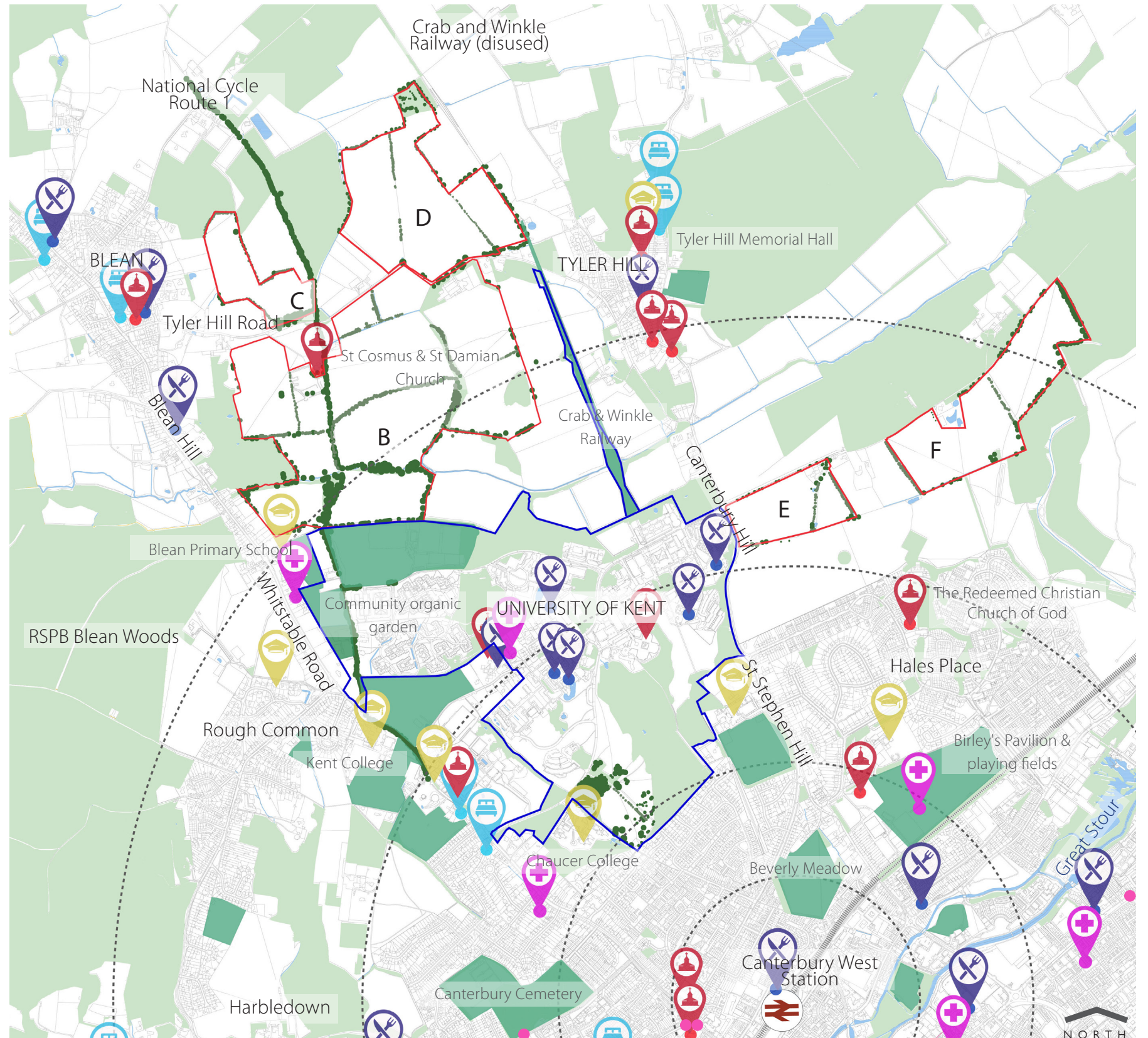
Public footpaths border the site

Wider Site Understanding

Local facilities and services








The plan opposite illustrates the location of facilities and services within the wider area, including those located at the university. Within a 20 minute walk from all the Disposal Sites are predominantly education facilities, followed by open spaces, churches, public houses followed by B+B's. Open spaces and recreational facilities are also in close proximity to the Disposal Sites and the University.

Canterbury City Centre and Canterbury West station are a 40 minute walk south from the Disposal Sites.



Wider Site Understanding

Local facilities & services

- Key**
- Site boundary
 - Site ownership boundary
 - Railway line
 -  Railway station
 -  Church
 -  Food/pub
 -  Education
 -  Health
 -  B+B
 - Open space and recreation
 -  Isochromes (400m, 800m)



Community organic garden



Canterbury Cemetery



Blean Primary School



Tyler Hill Memorial Hall



Birley's Pavilion & playing fields



University of Kent sport centre

Wider Site Understanding

Movement

The Disposal Sites are well-placed adjacent to the University of Kent campus, in between the parishes of Blean to the west and Tyler Hill to east. Several Public Rights of Way transect the Disposal Sites providing links to the centre of Canterbury, surrounding villages and university campus.

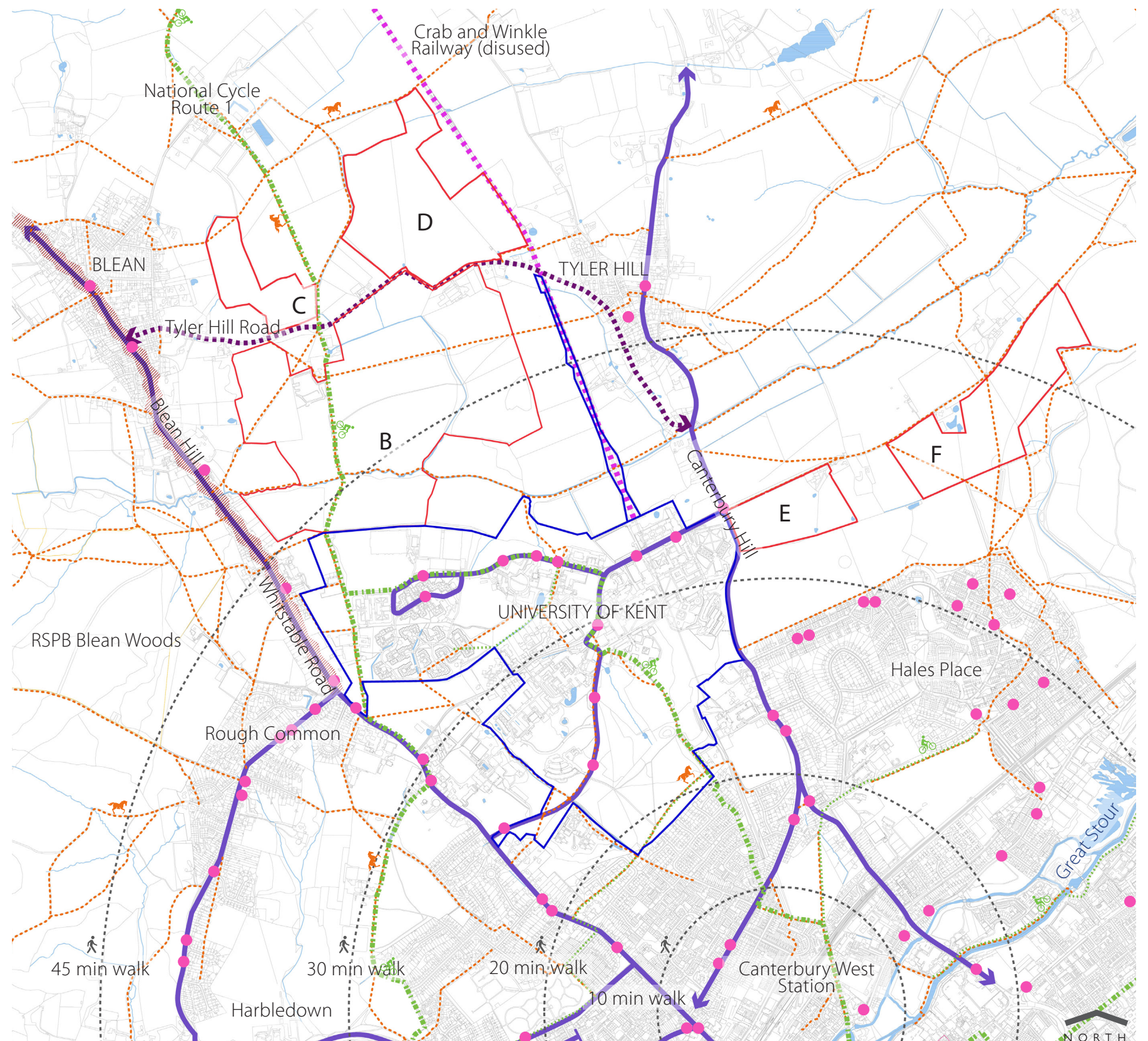
The Disposal Sites are bounded by Whitstable Road and the A2 London to Dover road further west of Canterbury.

Canterbury and the surroundings of the University of Kent have a permeable network of footpaths providing pedestrian routes to the surrounding green spaces and towns. These long Public Rights of Way can create strategic connections within the Disposal Sites and the surroundings. A wider network of Public Rights of Way and bridleways provide access to the countryside for walkers and horse riders.

National Cycle Route 1 runs through the Disposal Sites and provides a safe and attractive leisure route between Blean, the university and Canterbury. The route is well-utilised during the week and weekends with cyclists riding from the coast in Whitstable to Canterbury in approximately 50 minutes.

The main bus route network serves the University of Kent and Canterbury and provides transport connections to nearby towns which include Blean, Tyler Hill, Hales Place, and Rough Common. The Triangle bus network also offers direct connection between Canterbury, Whitstable and Herne Bay every 15 minutes.

Public Rights of Way are widely found across Canterbury, as well as within and surrounding the Disposal Sites. These paths are public access points for anyone to walk through, some Public Rights of Way are also open to horse riders, cyclists or motorists depending on the type of path, including footpaths, bridleways, restricted byways and byways. Public Rights of Way are marked with signs or coloured arrows as shown in the opposite image.



Wider Site Understanding

Movement

Key

- Site boundary
- Site ownership boundary
- Daytime noise level from road
- Existing Public Rights of Way
- Main roads
- National cycle route (the Salt Way)
- Tyler Hill Road
- Crab and Winkle Way (disused railway)
- Bus stops



Crab & Winkle Cycle Way



Train station



Public Right of Way



Triangle bus network

Wider Site Understanding

Heritage

Canterbury is one of the most important historic towns in the south east of England. The historic city is located south from the former railway line terminating close to Canterbury West mainline station. Canterbury has had a World Heritage Site Status since 1988. Consideration was given to whether the Canterbury and Whitstable Railway should also be considered as a possible World Heritage Site, however it was not included in the revised list of 'tentative' sites published in 1997.

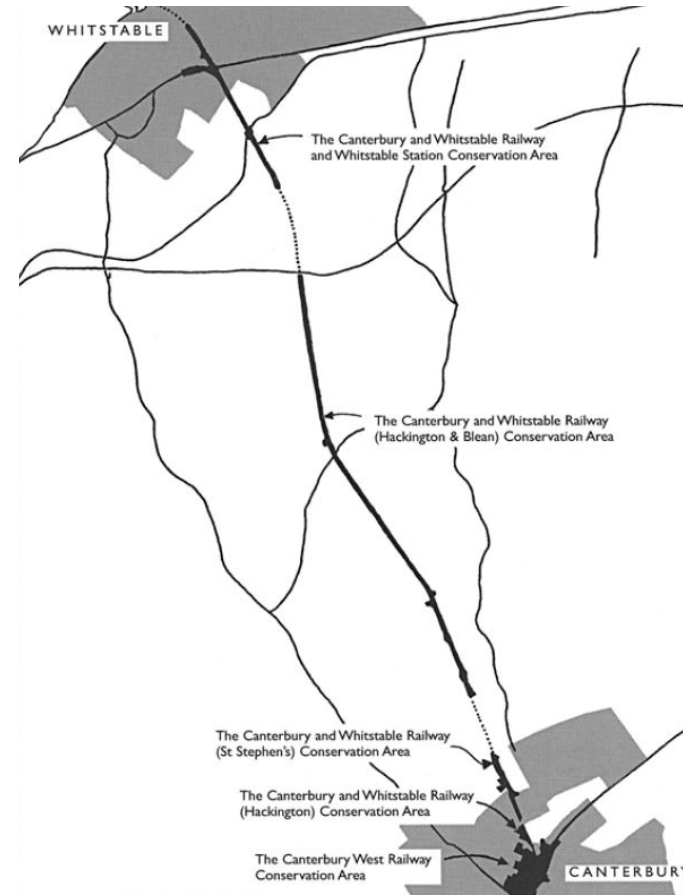
The Canterbury and Whitstable Railway conservation area is about 5 miles long and divides into four sections, stretching along the former Crab and Winkle railway line that goes from Canterbury to Whitstable covering 80% of the original route.

- The Canterbury and Whitstable Railway and Whitstable Station Conservation Area
- The Canterbury and Whitstable Railway: (Hackington and Blean) Conservation Area
- The Canterbury and Whitstable Railway: (St. Stephens) Conservation Area
- The Canterbury and Whitstable Railway: (Hackington) Conservation Area

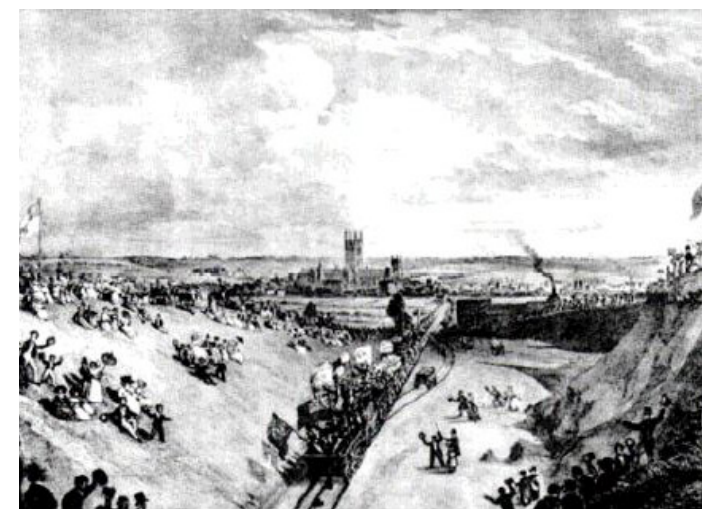
The sections of the conservation area are separated by modern developments, new roads, fields and the tunnel that lies beneath Canterbury University. A fifth conservation area is found in Canterbury, around Canterbury West station.

The village of Tyler Hill, also given conservation area status, forms the eastern boundary to the central section of the conservation area; Tyler Hill itself forms an important landmark in countryside with Canterbury University positioned on its summit.

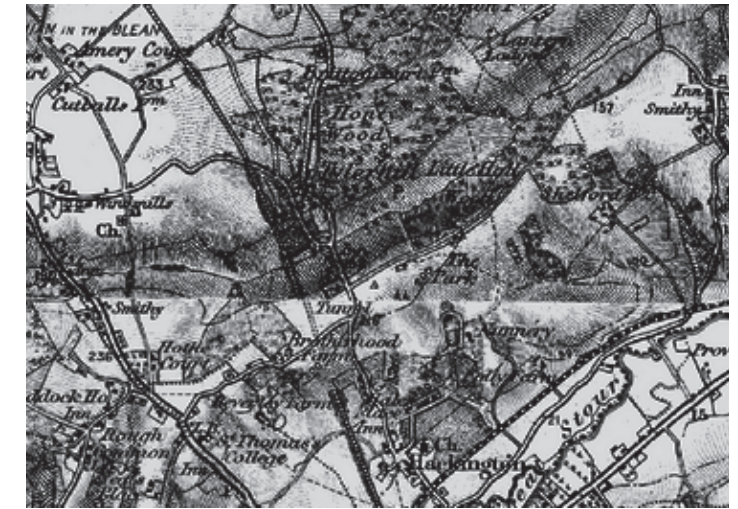
The plan on the adjacent page highlights some historic features within the landscape which could be considered as historic structuring elements and influence the structure of the masterplan proposals. These include historic field boundaries including referencing where these are still visible within and around the Disposal Sites today as hedgerows. Several of the Public Rights of Way which cross the Disposal Sites today were evident on historic maps, with historic references dating the establishment of St Cosmus and St Damian Church and the former Roman Villa which occupied the site. The Salt Way (National Cycle Route 1) provided a main thoroughfare from Seasalter and Whitstable to Canterbury, used to transport local sea salt.



Map showing the conservation areas



1830 print showing the ceremonial train leaving Canterbury



Map of Tyler Hill in 1895



Map of Blean in 1895

Wider Site Understanding

Historic structuring elements

Blean historic photos



Blean Woods 1930



St Cosmus & St Damian Church



Old pub in Blean

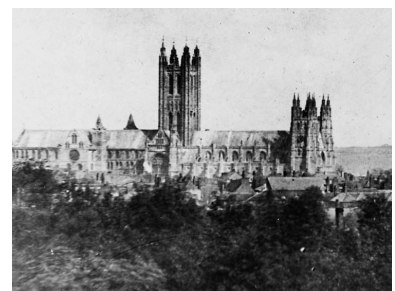


Crab and Winkle railway

Canterbury historic photos



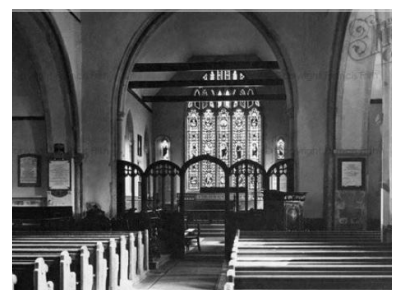
Canterbury West station



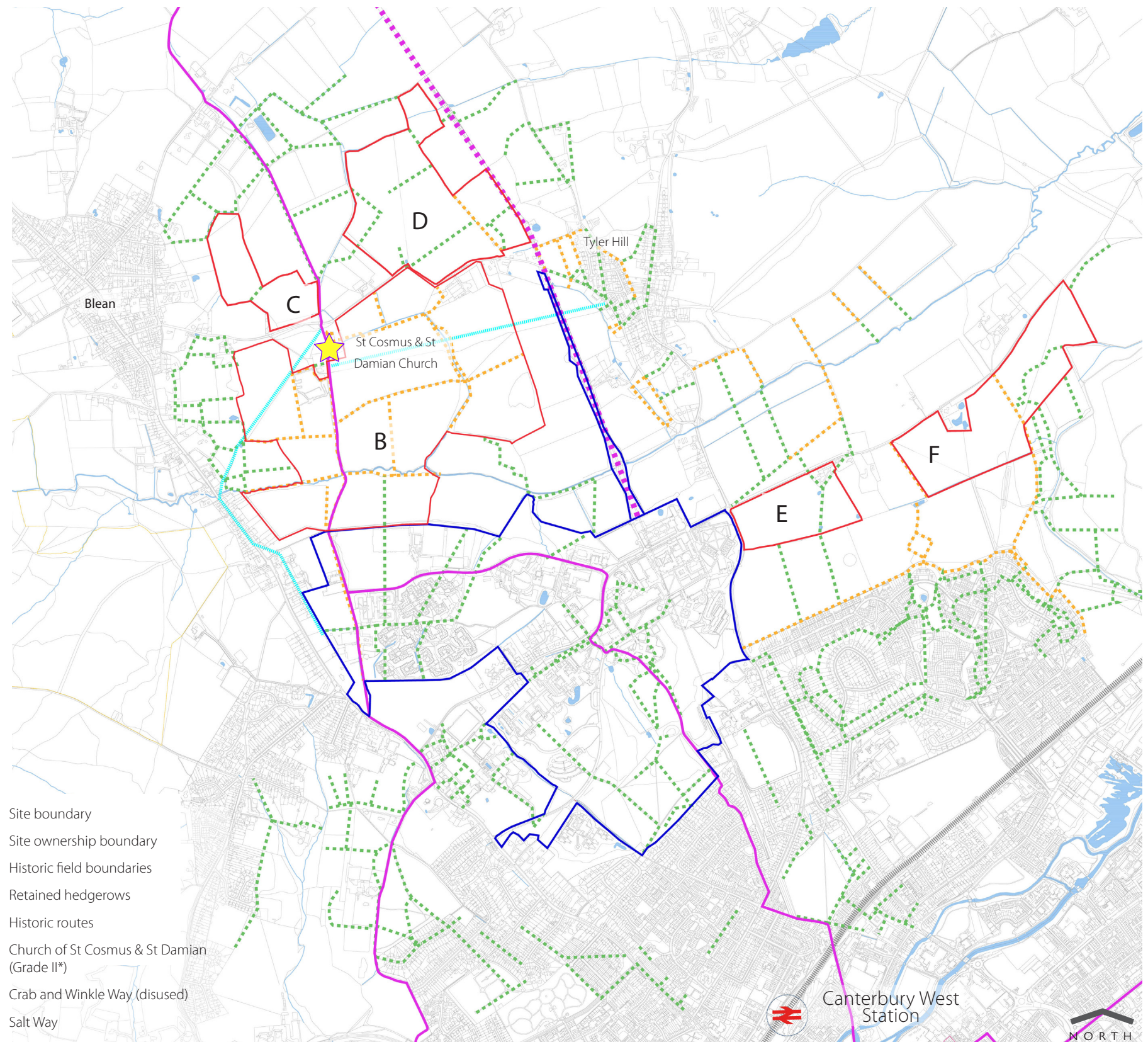
Canterbury Cathedral



Canterbury circa 1955



St Stephens church circa 1888



Wider Site Understanding

Heritage and archaeology

The Disposal Sites are located within and in close proximity to a number of conservation areas, as shown in the opposite map. A wide number of Listed buildings are also found indicated by red dots and the purple star highlighting St Cosmus and St Damian's Church.

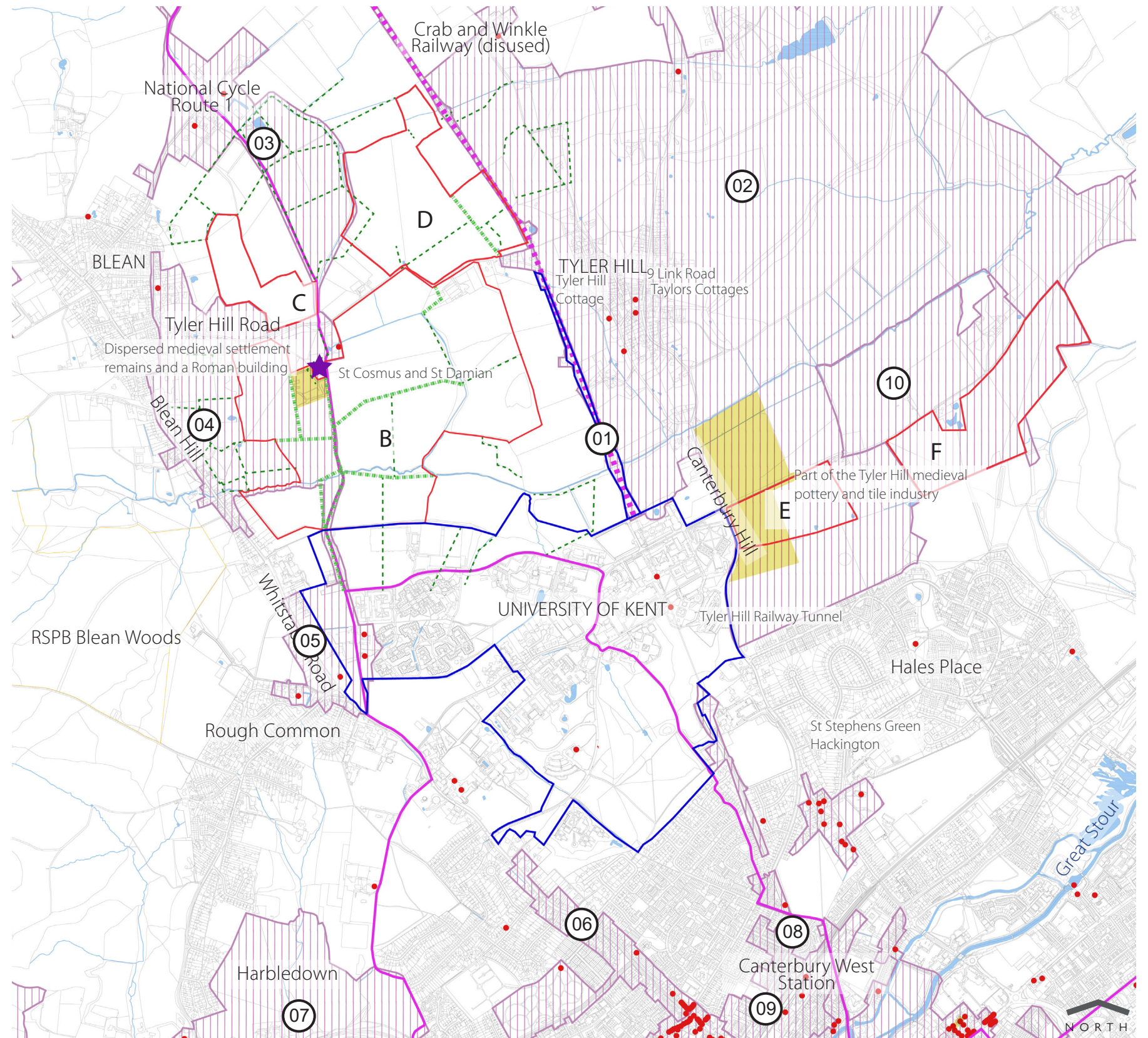
The key constraints will be the nearby Listed buildings and scheduled monuments, of which the setting will be a key consideration in planning. Heritage assets are located adjacent to the boundary of the Disposal Sites with the exception of the SAM.

Six Grade II Listed buildings are located within 100m of the Disposal Sites, including the Grade II* Listed Church of St Cosmus and St Damian, which lies adjacent to Site B.

The Disposal Sites contain seven nationally designated (protected) heritage assets, comprising five Grade II Listed buildings and two scheduled monuments. The scheduled monuments comprise the remains of a dispersed medieval settlement/Roman building (National Heritage List Entry 1018785) and part of the Tyler Hill medieval pottery tile industry (NHLE1426019); nationally significant archaeological site protected under the Ancient Monuments and Archaeological Areas Act 1979. Prior Scheduled Monument Consent is required from the Secretary of State for works affecting a scheduled monument.

The local planning authority does not hold any archaeological priority or notification areas within the site extent; although this does not mean that archaeological remains are not present but rather reflect the relative lack of investigation in the area.









1. Canterbury and Whitstable Railway Conservation Area
2. Tyler Hill Conservation Area
3. Amery Court Blean Conservation Area
4. Blean Conservation Area
5. Hothe Court Conservation Area
6. Canterbury Conservation Area
7. Harbledown Conservation Area
8. Canterbury West Station Conservation Area
9. Canterbury City Conservation Area
10. Allcroft Grange, Hackington Conservation Area



Wider Site Understanding

Heritage

Key

-  Church of St Cosmus & St Damian (Grade II*)
-  Historic hedgerow field pattern (lost)
-  Historic hedgerow field pattern (retained)
-  The Salt Way
-  Crab and Winkle Railway
-  Scheduled Monument
-  Listed buildings
-  Conservation area



Grade II* Listed St Stephen's Green Hackington



Grade II Listed 9 Link Road



Grade II Listed Taylors Cottages



Grade II* Listed Tyler Hill Railway tunnel



Grade II* Listed St Cosmus and St Damian Church



Grade II Listed Tyler Hill Cottage

Wider Site Understanding

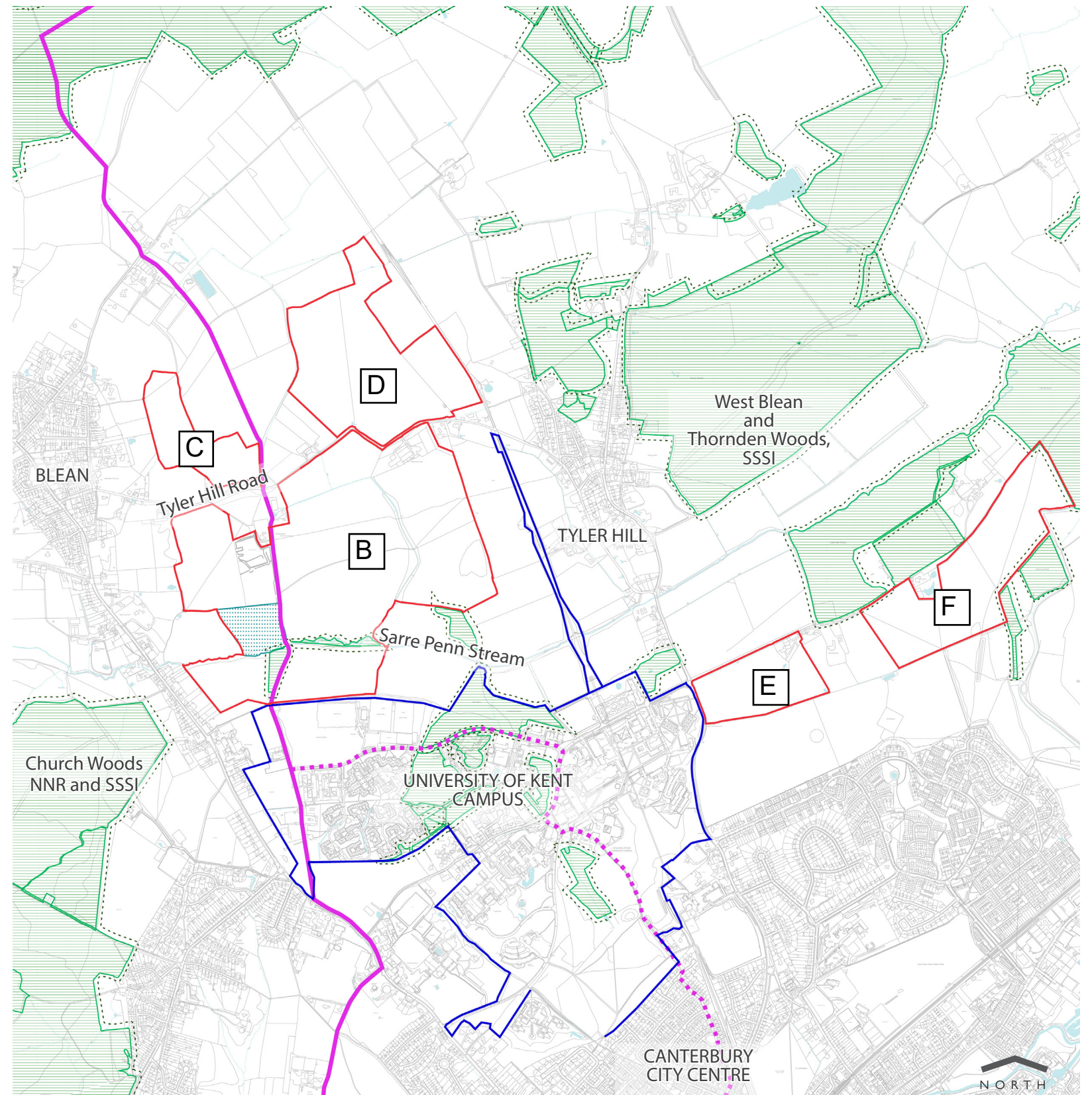
Landscape

The sites are located in an area of farmland between Tyler Hill and Blean villages and between West Blean and Thornden Woods and Church Wood. The topography slopes gently down to the south into the valley of the Sarre Penn stream and then rises up towards the University campus. Tyler Hill Road runs east-west between the two villages and is enclosed by hedgerows. The field boundary hedgerows and tree lines enclose the arable fields across the sites and there are open views across the fields and towards the University campus.

Church Woods and West Blean Woods are located to the east and west of the sites and the impact zones of the SSSIs overlap the site boundaries. There are also local nature reserves and wildlife sites near the boundaries of sites B, C and D which contain important meadow and wetland habitats and form part of the local open space network. The northern sections of sites B, C and D are located within an area which is monitored for impacts on the Blean Complex Special Area of Conservation. The areas east and west of the sites are within the Blean Area of High Landscape Value and the University Campus is within the Canterbury City Area of High Landscape Value which means that the landscape setting and character is protected within the Local Plan. Sites B, C and D are outside the Areas of High Landscape Value.

Key

- Site boundary
- ▨ Ancient and semi-natural woodland
- - - Ancient and semi-natural woodland buffer zone
- ▨ National Cycle Route 1






Wider Site Understanding

Landscape

Key

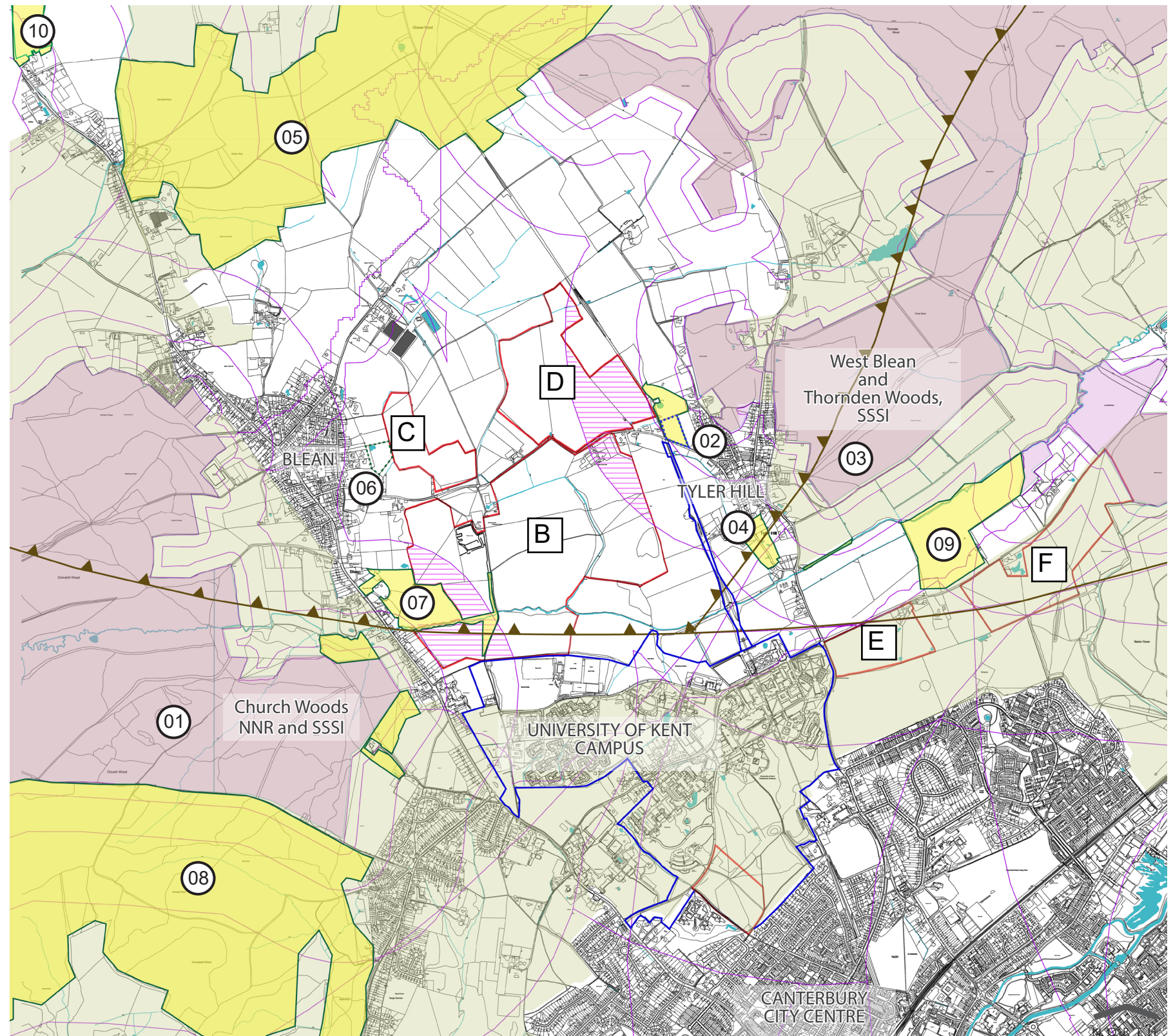
— Site boundary

Landscape Designations

-  Strategic Access Management Area for Special Areas of Conservation, Special Protection Areas and Ramsar Sites
-  Area of high landscape value
-  Sites of Special Scientific Interest (SSSI)
-  SSSI Impact Risk Zones affecting the site
-  SSSI Impact Risk Zones
-  Local nature reserve
-  Local wildlife site
-  Parish wildlife sites

Nature reserves and SSSI

-  Blean Woods SSSI, RSPB & NNR
-  Tyler Hill Meadow LNR
-  West Blean and Thornden SSSI
-  Tyler Hill local wildlife site
-  Clowes Wood
-  Keir's Meadow Parish nature conservation site
-  Blean local wildlife site
-  Church Wood, Homestall Wood & Willows Wood
-  Little Hall Wood
-  Marley Wood







5.

Site Features:
Sites B, C and D

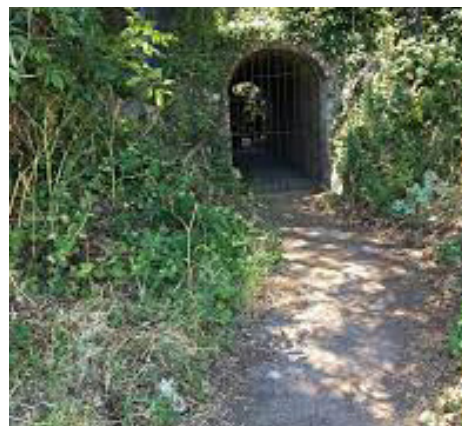
Site Features

Site analysis

This chapter focuses on the Disposal Sites B, C, and D which will make up the new sustainable residential community of Canterbury. It describes the key features and considerations of the three sites including:

1. Topography
2. Flood risk, drainage and utilities
3. Landscape
4. Ecology
5. Movement and access
6. Heritage

The Disposal Sites B,C and D cover an area of 93.15HA.



Grade II* Listed Tyler Hill Railway tunnel



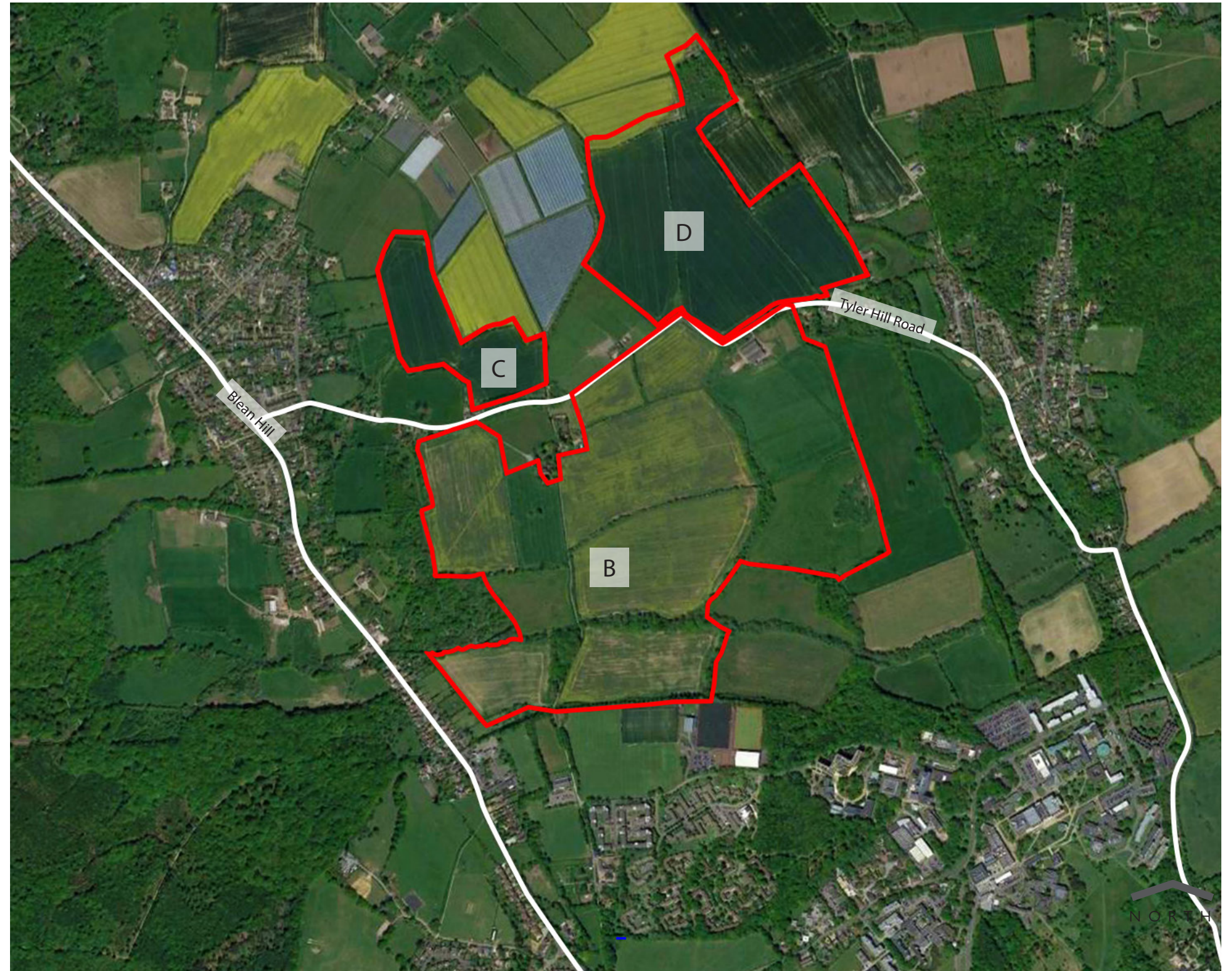
Open grassland on western edge of Site D



Blean Woods National Nature Reserve



Open farmland surrounding the church



University of Kent Context Plan

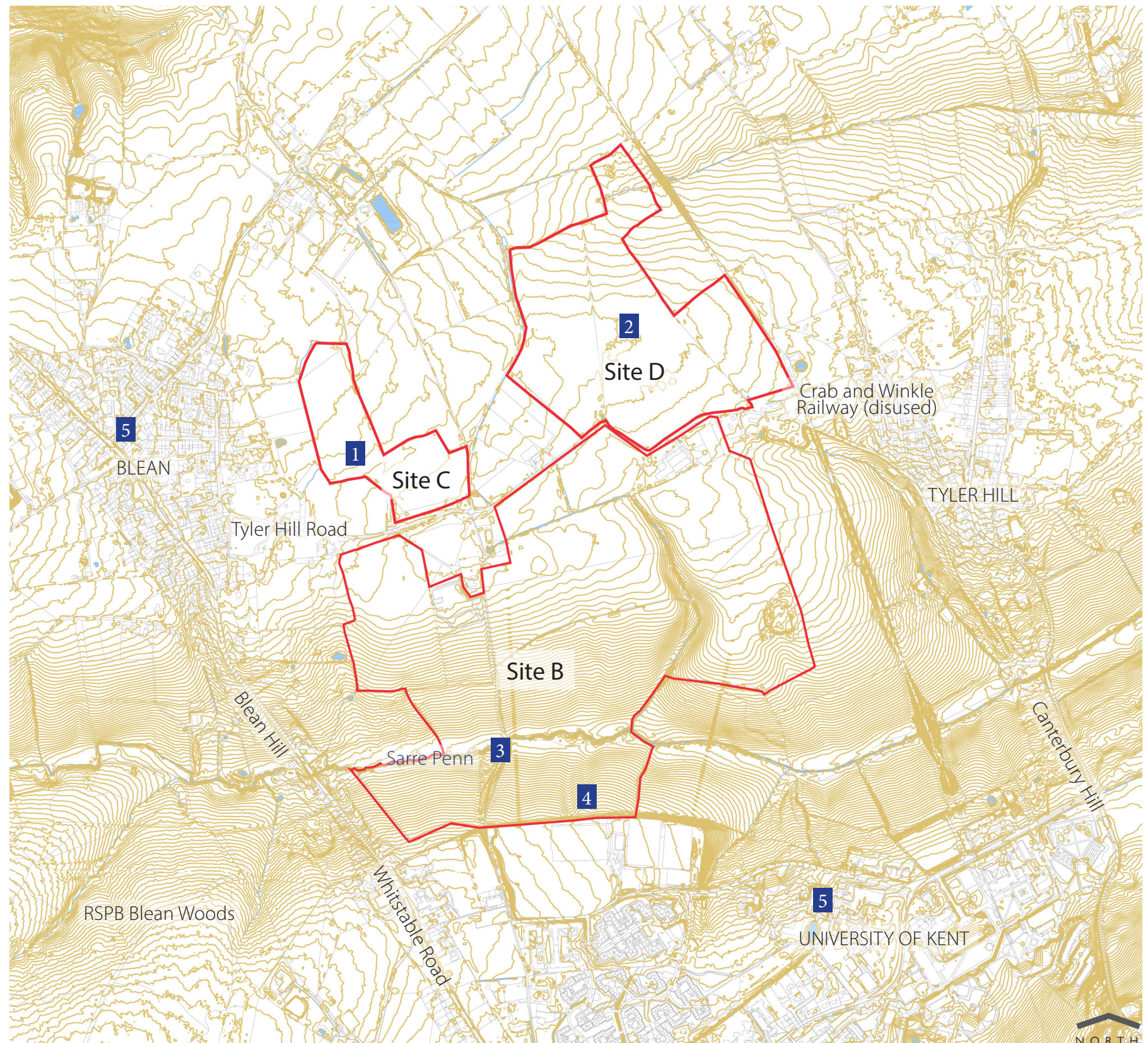
Key
— Site Boundary

Site Features

Topography

The plan opposite highlights the topography of the local area. The Disposal Sites are comprised of open land allowing for visibility and views onto the surroundings. Key topographic features of the Disposal Sites include:

- 1 Higher grounds reaching around 72 metres on Site C,
- 2 becoming lower to the east at around 66 metres on Site D; and
- 3 a rolling topography creating a valley containing the Sarre Penn stream at around 50 metres,
- 4 marking the lowest point within Site B and elevating again to 60 metres at the south boundary of site.
- 5 Blean and area surrounding the University of Kent covering the west and south are characterised by rolling topography and higher grounds.



Key

- Site boundary
- Site ownership boundary
- Contour lines (0.5m spacing)

Site Features

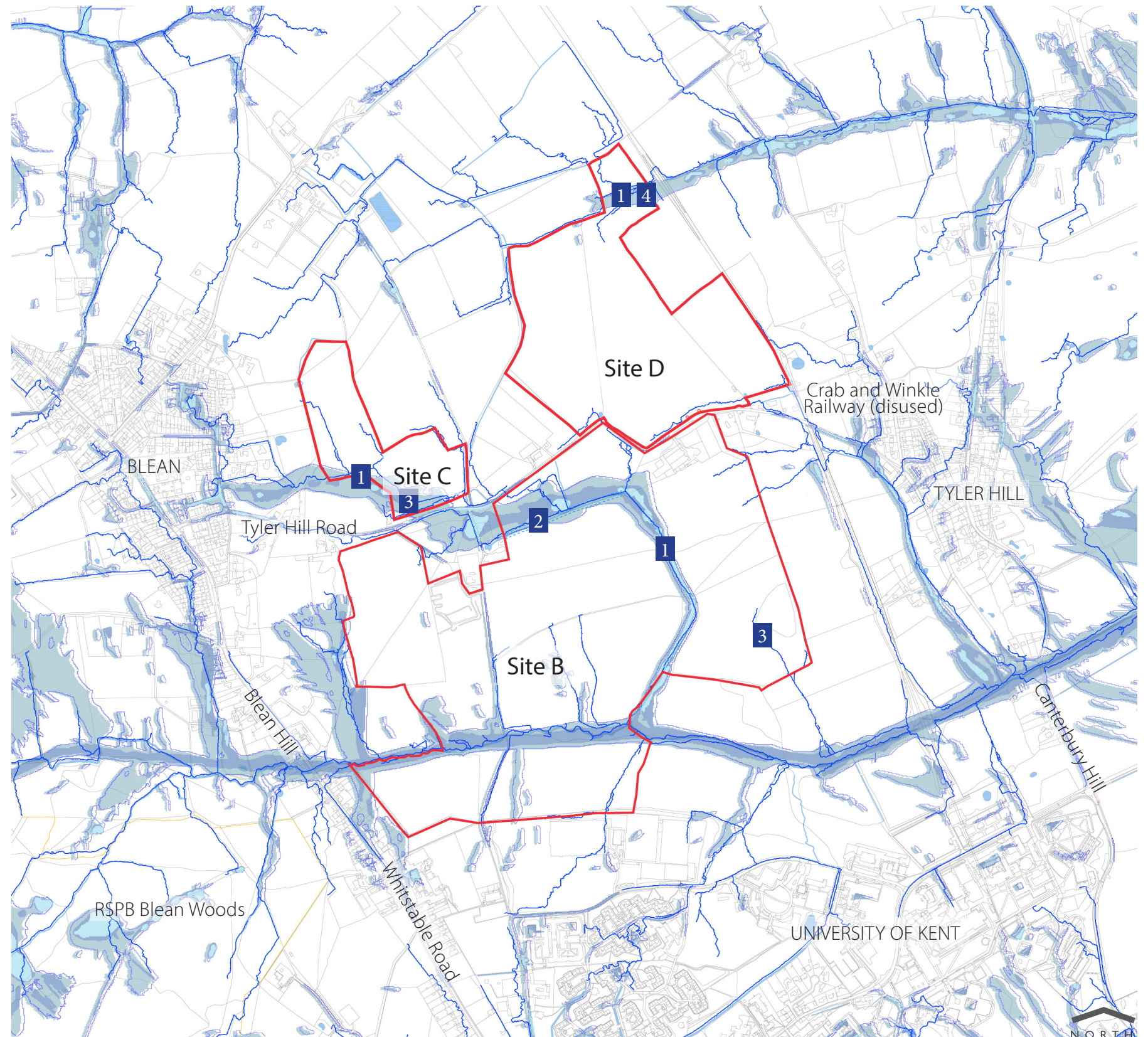
Flood risk and drainage

The adjacent plan highlights flood risk and drainage constraints found within and surrounding the sites. The site lies within flood zone 1 however is impacted at present by some surface water flooding. This is partially related to existing ditches and drains, many of which will be retained within proposals. A comprehensive drainage strategy will enable the surface water flooding issues to be addressed where necessary. Key constraints include:

- 1** Avoid any intervention within 8m from the top of bank of this drain.
- 2** Risk of flooding from surface water (low to medium).
- 3** Main surface water flow path. Risk of flooding from surface water.
- 4** Risk of flooding from surface water (low).

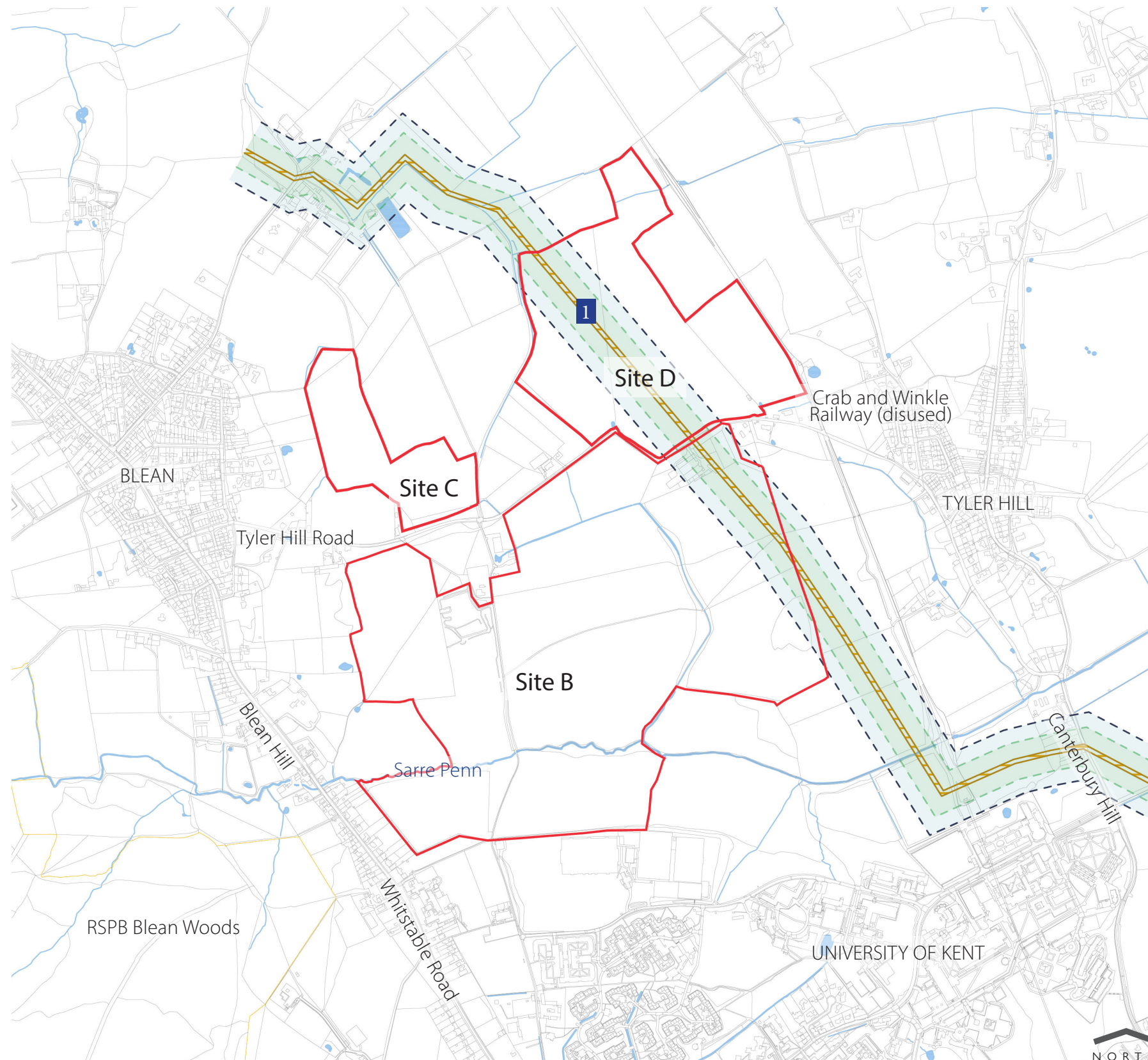
Key

- Site boundary
- Site ownership boundary
- Surface flooding 1 in 10 year
- Surface flooding 1 in 100 year
- Surface flooding 1 in 1000 year
- Ditch offset 10m



Site Features

Gas main



The plan opposite highlights the gas main pipeline which crosses the Disposal Sites B and D.

- 1** The pipeline presents an important constraint as no development is allowed within the inner zone, no more than 30 dwellings and limited retail within middle zone and no schools are allowed within any zone.

Key

- Site boundary
- Inner gas main (minimum no build zone)
- Middle gas main
- Outer gas main

Site Features











Landscape features

Landscape, nature and conservation

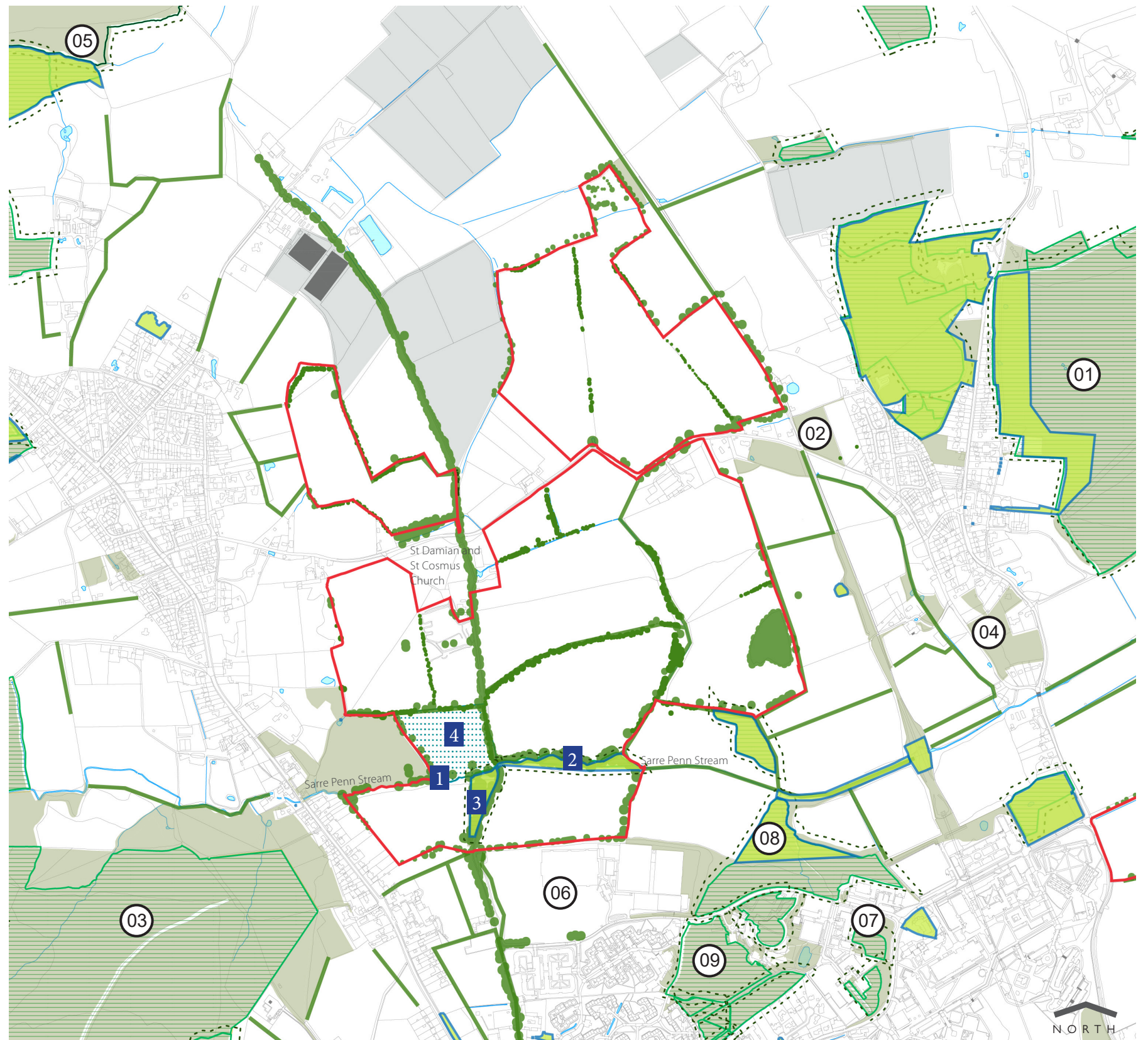
The three sites B, C and D are mainly open arable fields with perimeter hedgerows and woodland. Drainage ditches and ponds on the edges of the fields collect rain water and run off and form features within the landscape.

- 1 The Sarre Penn stream runs through the southern section of Site B.
- 2 An area of ancient woodland is located alongside the stream.
- 3 A second area of ancient woodland called West Triangle Wood is located to the south west of the stream next to the cycle route.
- 4 There is an area of new woodland planting to the south west of Site B which was planted in 2015 as compensation for loss of ancient woodland on the site of the Sibson University Building on the campus.

Key

-  Site boundary
-  Tree Protection Order (TPO)
-  National Forest Inventory
-  Ancient woodland
-  Priority habitat
-  Existing trees
-  Existing hedgerows
-  Ancient woodland buffer zone (15m)
-  Existing compensatory tree planting area
-  Orchards

- 01 West Blean and Thornden SSSI
- 02 Tyler Hill Meadow LNR
- 03 Church woods SSSI, RSPB & NNR
- 04 Tyler Hill Local wildlife site
- 05 Clowes Wood
- 06 University sports pitches
- 07 Sibson Building
- 08 Brotherhood Wood
- 09 Park Wood



Site Features

Site images



View west into south west corner of site B from the cycle path



Site B View south into compensatory woodland from the cycle path



Site B View north towards the Sarre Penn stream from the cycle path



View South towards campus from site B



View North across Site D



Western edge of Site D

Site Features

Ecology

The plan opposite highlights the ecology constraints of the local area. Key ecology features of the sites include:

- 1 Water stream is found within Site B.
- 2 As well as a number of Ancient Woodland areas within Site B.
- 3 Site C is comprised mostly by arable land.
- 4 On Site D there is a mix of hedgerows of intact poor species diversity and defunct hedgerows of rich species diversity. A pond is present on the site's south western corner.
- 5 An area of poor quality semi-natural broadleaved woodland is found on the north eastern corner of Site D.

Key

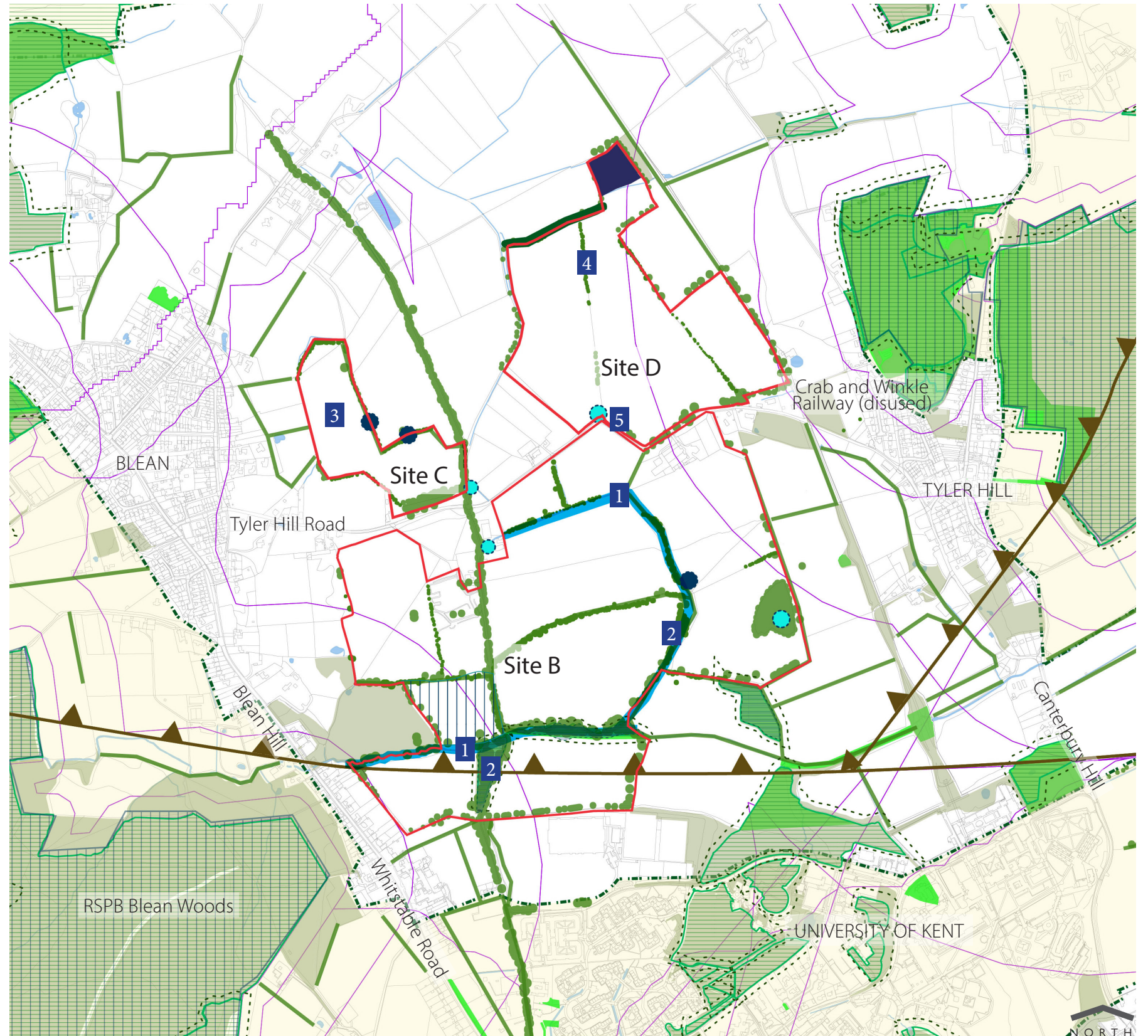
— Site boundary

Ecology

- Ponds for newt habitats
- Badger sett present on Sites
- Recent woodland mitigation area
- Woodland for poor quality habitat
- Species-rich hedgerow
- Aquatic habitat around water course

Landscape

- Hedgerows
- Trees
- SSSI
- National nature reserves
- Ancient woodland including replanted woodland
- Ancient woodland offset 15 m
- Priority habitat (woodland, deciduous woodland, traditional orchards)
- TPO
- Area of high landscape value
- Strategic Access Management Area for Special Areas of Conservation, Special Protection areas and Ramsar Sites
- SSSI Impact zones

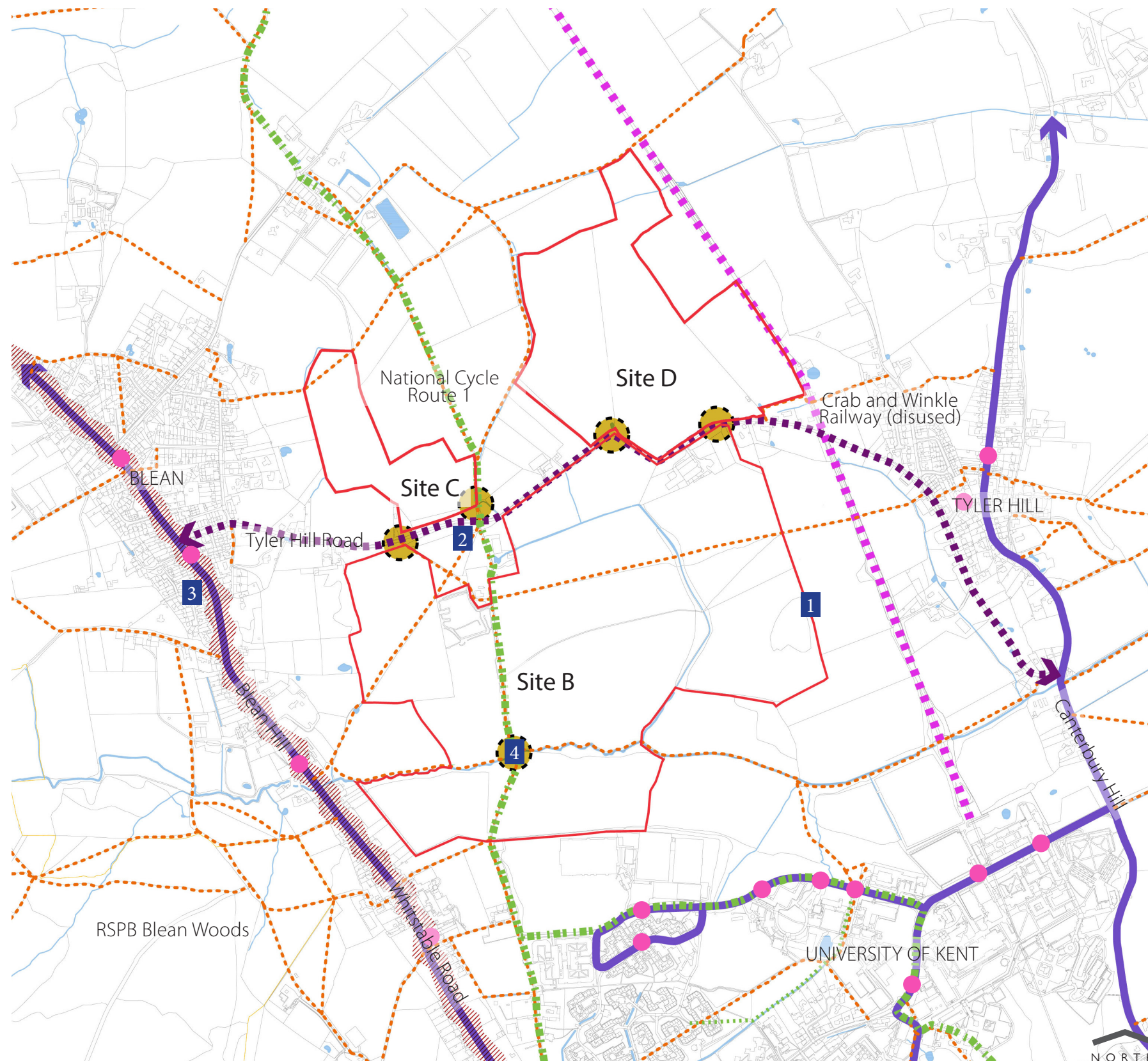


Site Features

Movement and access

The plan opposite highlights the movement routes and access points found within and surrounding the sites. Key points include:

- 1 Public Rights of Way need to be retained and accommodated within the development proposals
- 2 Restricted access into Site C near the Salt Way/NCN1 needs consideration for future accessibility.
- 3 Tyler Hill Road is an existing road with restricted width and frontage.
- 4 Restricted width of existing pedestrian bridge crossing stream.



Key

- Site boundary
- ▨ Daytime noise level from road
- - - Existing Public Rights of Way
- Main roads
- National cycle route
- - - Tyler Hill Road
- - - Crab and Winkle Way (disused)
- Bus stops
- Restricted access

Site Features

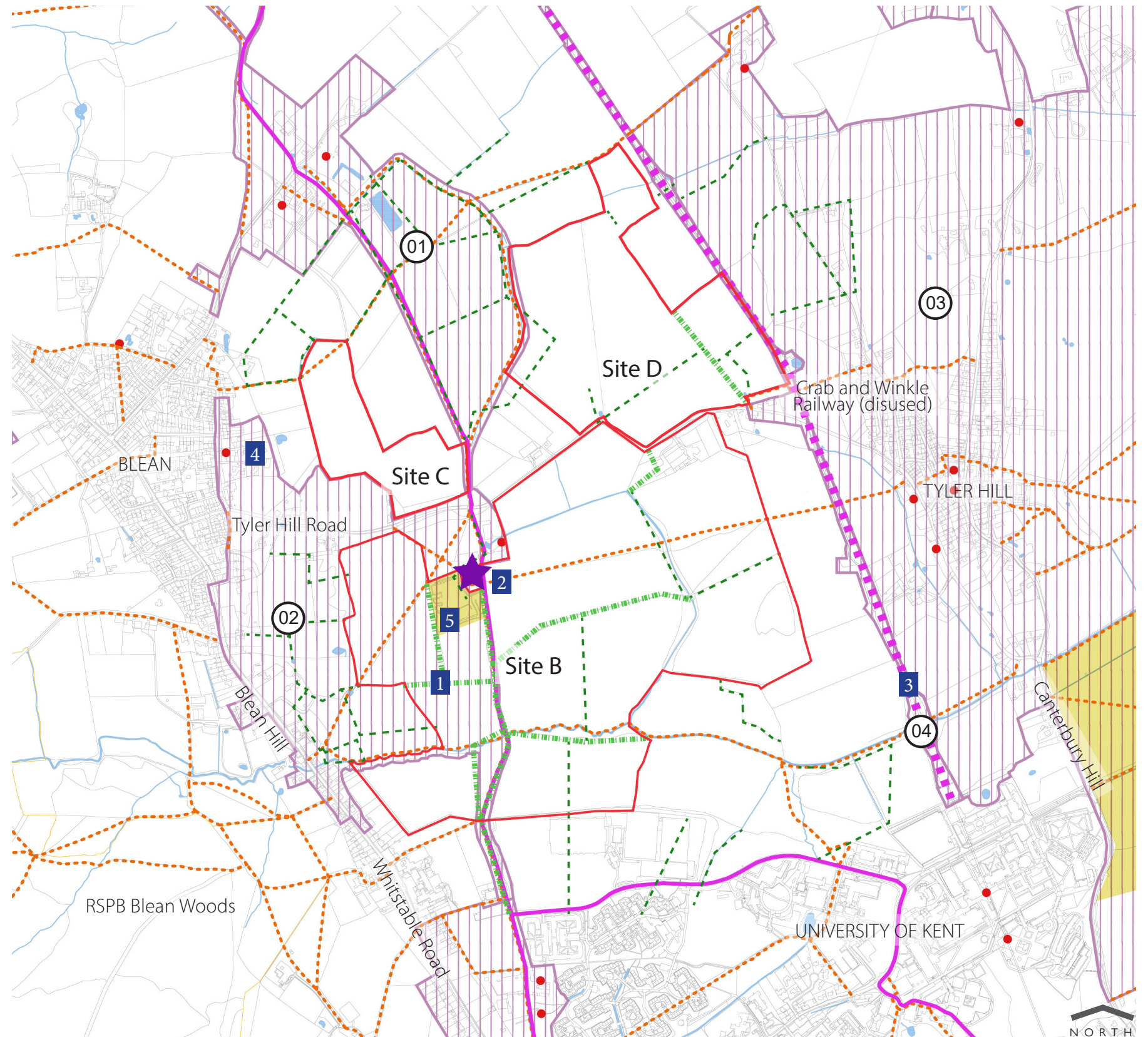
Heritage

The plan opposite highlights the heritage designations, indicating the conservation areas, listed buildings, scheduled ancient monuments and historic hedgerows. Key heritage features of the sites include:

- 1 Consideration given to the conservation area within which the northern portion of Site B is located. The character and appearance of these areas need to be preserved and enhanced.
- 2 St Cosmos and St Damian's Church impact Site B as a Grade II* Listed building. There needs to be consideration around the setting of the church its relationship with the landscape and the conservation area.
- 3 Crab and Winkle Railway is a disused railway line which has a specific conservation area designation. There are historic Public Rights of Way which lead to the church of St Cosmos and St Damian from the railway. These need to be retained and enhanced as they hold historical significance.
- 4 Listed buildings hold historical and architectural interest and identify buildings of interest. Character and response to this needs to be related to the Disposal Sites to help focus on the special qualities each one possesses.
- 5 The scheduled monument and its setting must not be impacted or imposed by the proposals as it holds historical and archaeological significance.

Conservation Areas

1. Amery Court Blean Conservation Area
2. Blean Conservation Area
3. Tyler Hill Conservation Area
4. Canterbury and Whitstable Railway Conservation Area



Site Features

Heritage



Grade II Listed Church Cottage



Grade II* Listed St Cosmus and St Damian Church



Grade II Listed Tyler Hill Cottage



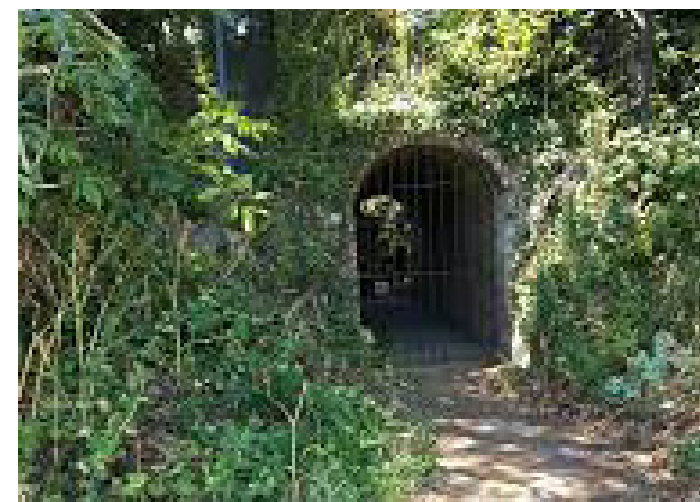
Grade II Yew Lodge

Key

- Site boundary
- ★ Church of St Cosmus & St Damian (Grade II*)
- Historic hedgerow field pattern (lost)
- ▤ Historic hedgerow field pattern (retained)
- The Salt Way
- - Crab and Winkle Railway
- Scheduled Ancient Monument
- Listed buildings
- Conservation area
- - Existing Public Rights of Way



St Cosmus and St Damian cemetery and setting



Grade II* Listed Tyler Hill Railway tunnel



Scheduled Ancient Monument, Dispersed medieval settlement remains

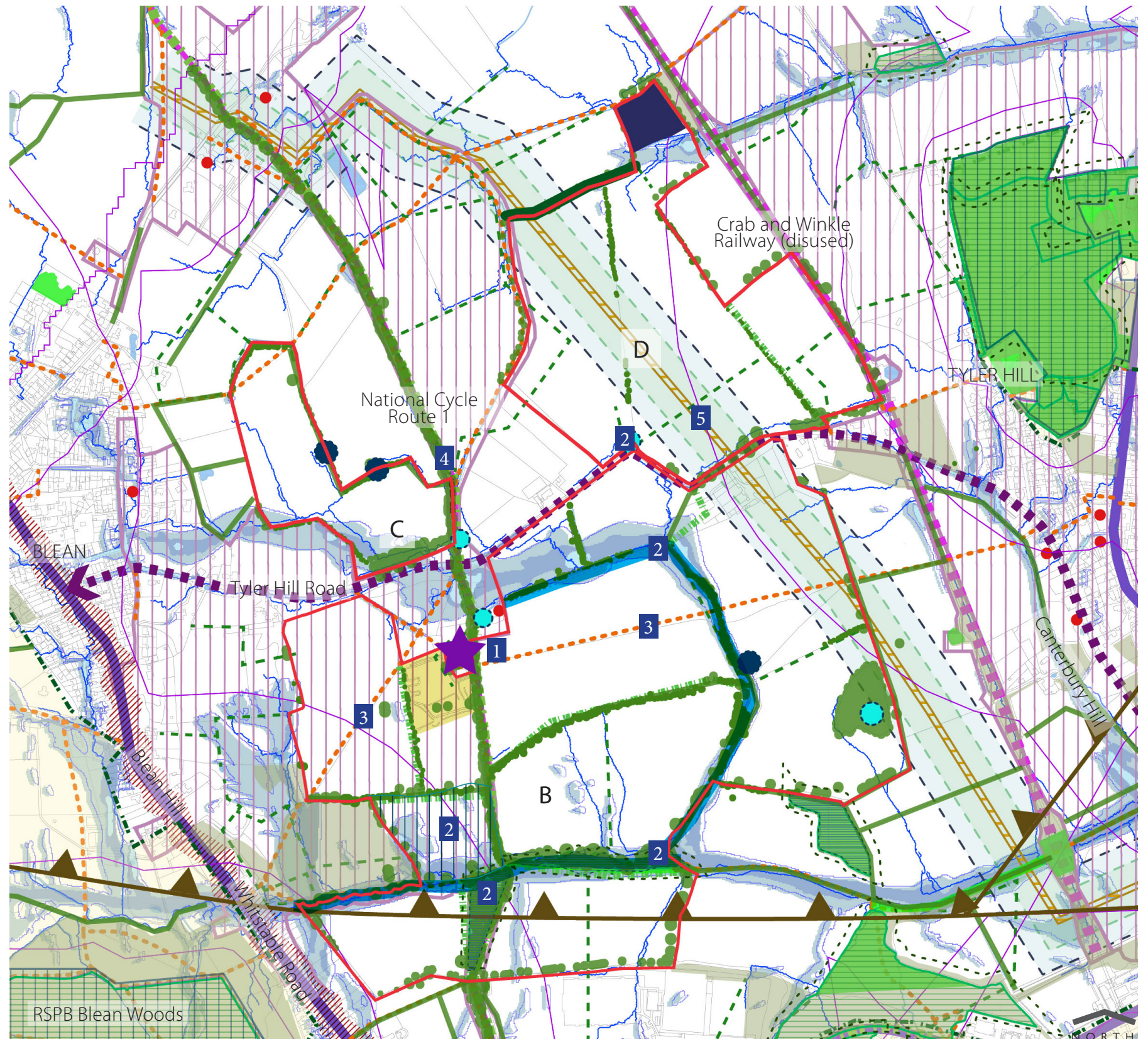
Site Features

Site constraints

A number of key constraints will guide the development of the Disposal Sites. These will be taken into heavy consideration in order to create a development that responds to the existing surroundings by minimising potential impacts, improving and enhancing the existing condition.

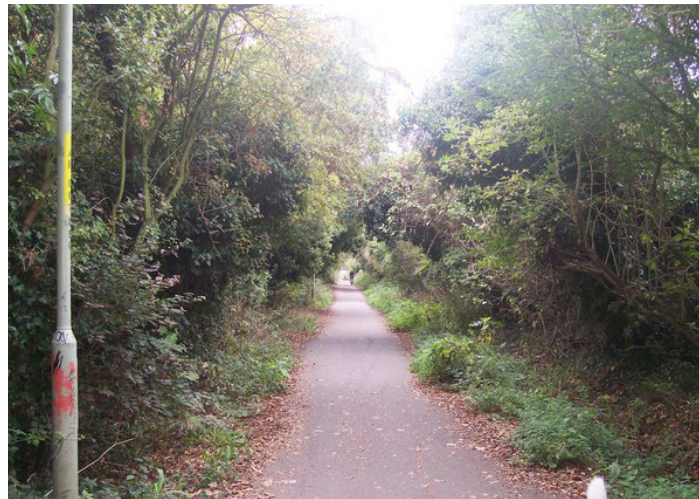
Key constraints are:

- 1** The Disposal Sites' location within and in close proximity to conservation areas, as well as the nearby Listed buildings and Scheduled Monuments, the St Cosmus and St Damian's Church and Crab and Winkle disused railway line. The Disposal Sites contain 7 nationally designated (protected) heritage assets.
- 2** The important natural landscape features, as well as agricultural, hedgerows, Tyler River and water streams and ponds, within and surrounding the Disposal Sites as well as agricultural land, hedgerows, Tyler River and water streams and ponds.
- 3** The numerous Public Rights of Way found both within the Disposal Sites and surrounding areas and Canterbury, connecting and linking the Disposal Sites to their surrounding areas.
- 4** The National Cycle Route 1 running through the Disposal Sites connecting Canterbury and Whitstable provides a crucial sustainable movement connection for the wider area.
- 5** The gas main pipeline limiting development within Site D and B. No development is allowed within the inner zone, no more than 30 dwellings and limited retail within middle zone and no schools are allowed within any zone.



Site Features

Site constraints



Crab and Winkle path



St Cosmus and St Damian cemetery



Sarre Penn Stream



Surrounding fields and hedgerows

Key

— Site boundary

Access / movement

- Daytime noise level from road
- Existing Public Rights of Way
- Main roads
- National cycle route
- Tyler Hill Road
- Crab and Winkle Way (disused)

Heritage

- Church of St Cosmus & St Damian (Grade II*)
- Historic hedgerow field pattern (lost)
- Historic hedgerow field pattern (retained)
- The Salt Way
- Crab and Winkle Railway
- Scheduled Monument
- Listed buildings
- Conservation area

Flooding / utilities

- Surface flooding 1 in 10 year
- Surface flooding 1 in 100 year
- Surface flooding 1 in 1000 year
- Ditch offset 10m
- Inner gas main (minimum no build zone)
- Middle gas main
- Outer gas main

Landscape

- Hedgerows
- Trees
- SSSI
- National nature reserves
- Ancient woodland including replanted woodland
- Ancient woodland offset 15m
- Priority habitat (woodland, deciduous woodland, traditional orchards)
- TPO
- Area of high landscape value
- Strategic Access Management Area for Special Areas of Conservation, Special Protection areas and Ramsar Sites
- SSSI Impact zones

Ecology

- Ponds for newt habitats
- Badger sett present on Sites
- Recent woodland mitigation area
- Woodland for good quality habitat
- Species-rich hedgerow
- Aquatic habitat around water course



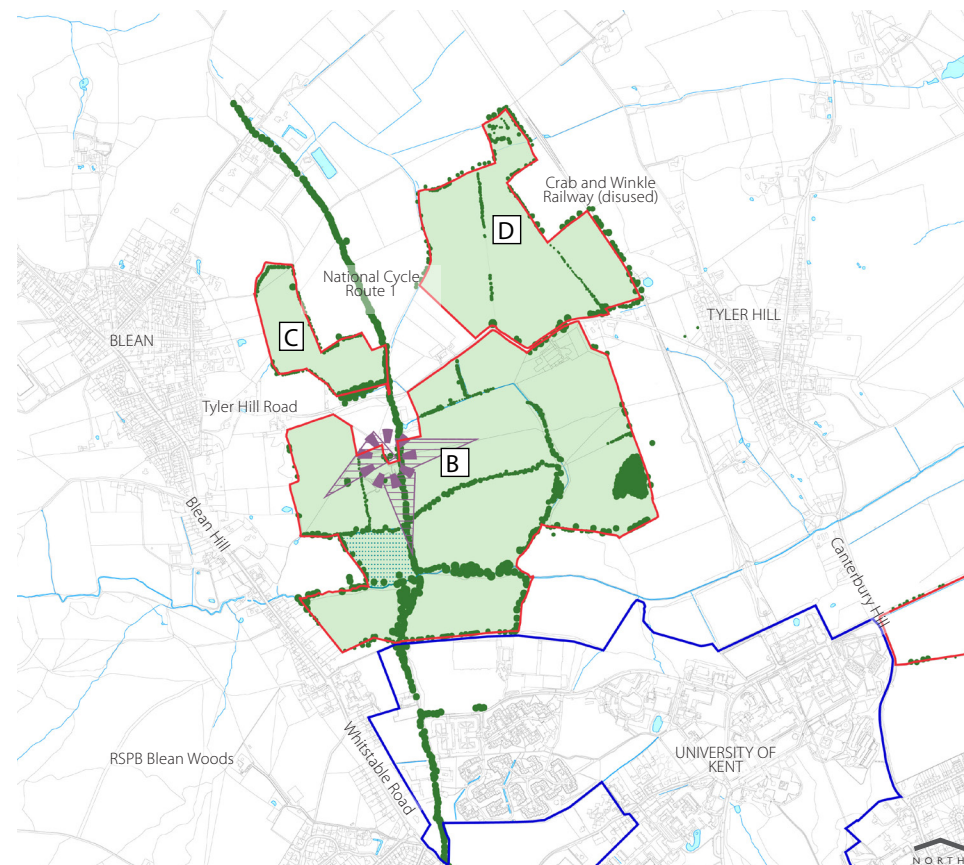


6.

Masterplan Principles

Masterplan Principles

Site opportunities

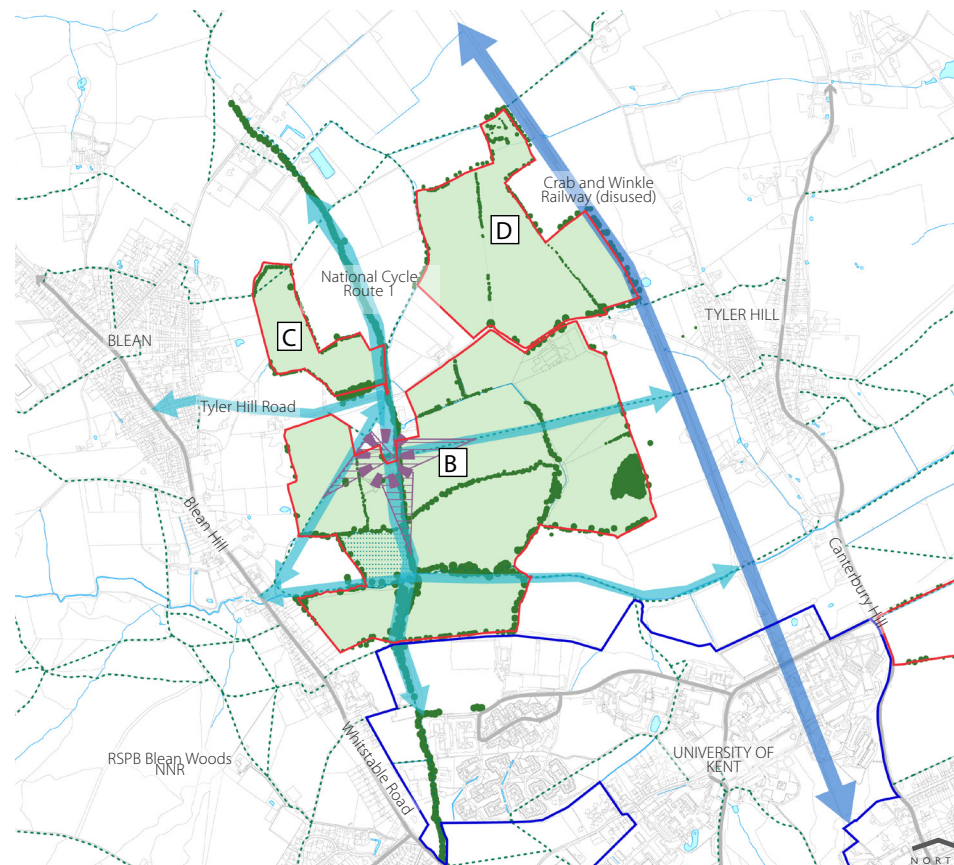


Heritage response

Respect the setting of, and views to and from, the Listed St Cosmus and St Damian Church.

Key

- Site boundary
- Site ownership boundary
- Existing trees and hedgerows

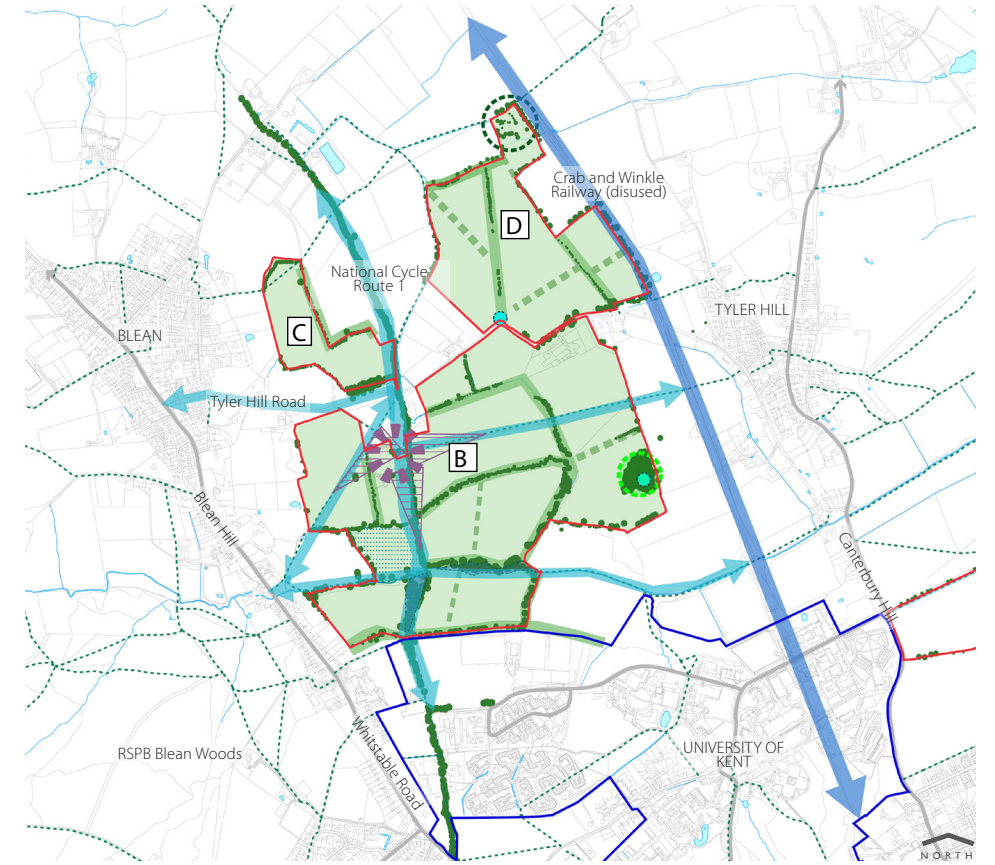


Enhance existing connections

Enhancing the existing routes into the site to create a connected and accessible neighbourhood which retains the historic connections with the context.

Key

- Site boundary
- Site ownership boundary
- - - Public Rights of Way
- ➔ New permeability
- ↔ Enhance existing connections



Enhance hedgerows and woodland

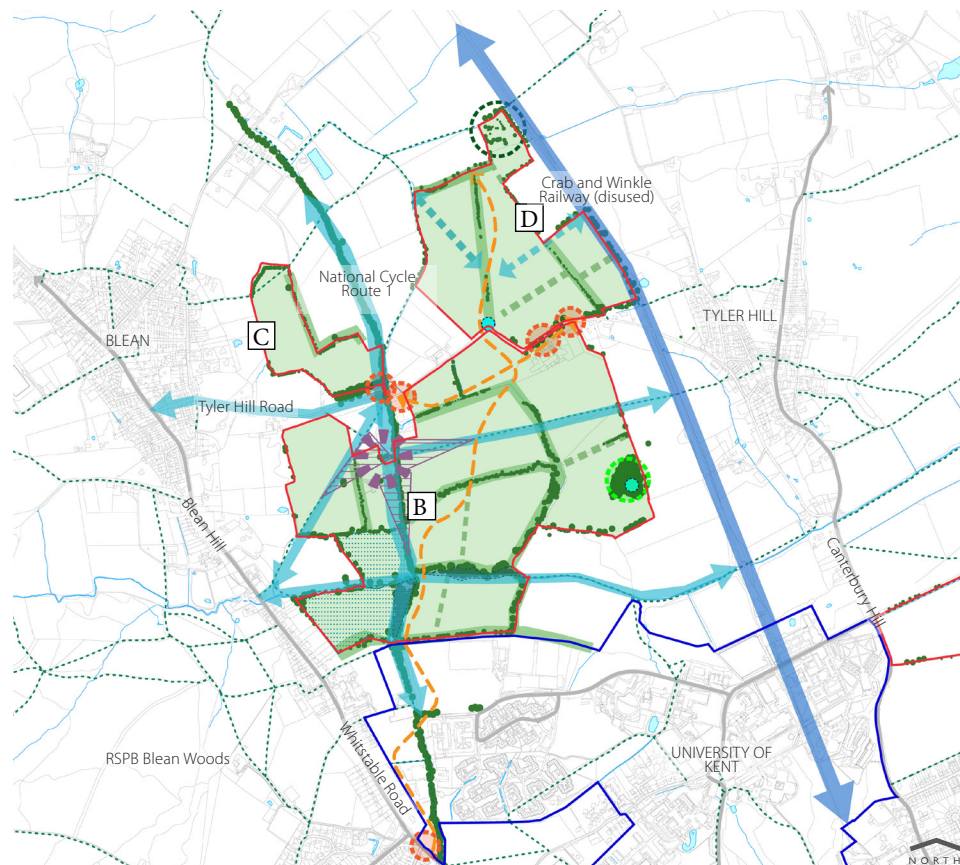
Enhancing the existing green corridors of hedgerows and woodlands that create a distinctive green character in the site. Where possible re-instate historic field pattern and provide structure to the neighbourhood.

Key

- Site boundary
- Site ownership boundary
- Enhancement of hedgerows
- - - Reinstating historic hedgerows
- Enhance existing woodland
- Enhance wetland habitat

Masterplan Principles

Site opportunities

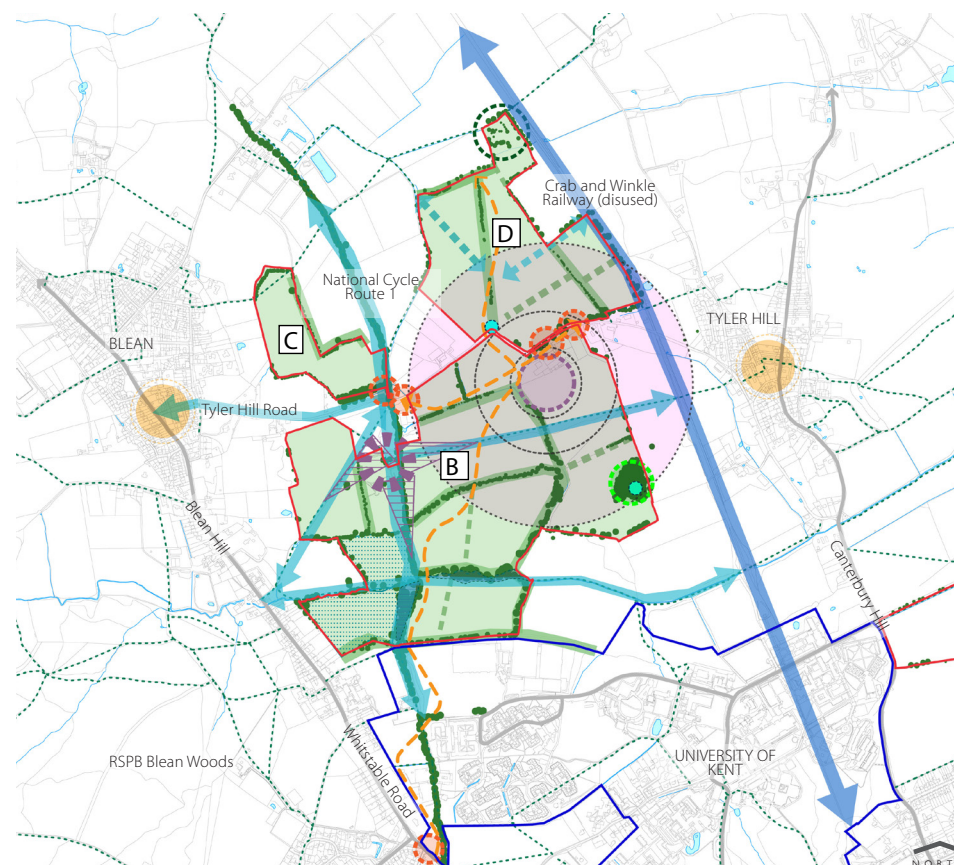


New connections

Introducing new routes and access points within the site that respond and enhance the existing in order to create a comprehensive and connected network.

Key

- Site boundary
- Site ownership boundary
- - - - Public Rights of Way
- ➔ New permeability
- ↔ Enhance existing connections
- - - - ➔ New permeability through Sites
- - - - ➔ Potential primary road
- ⊙ Potential access

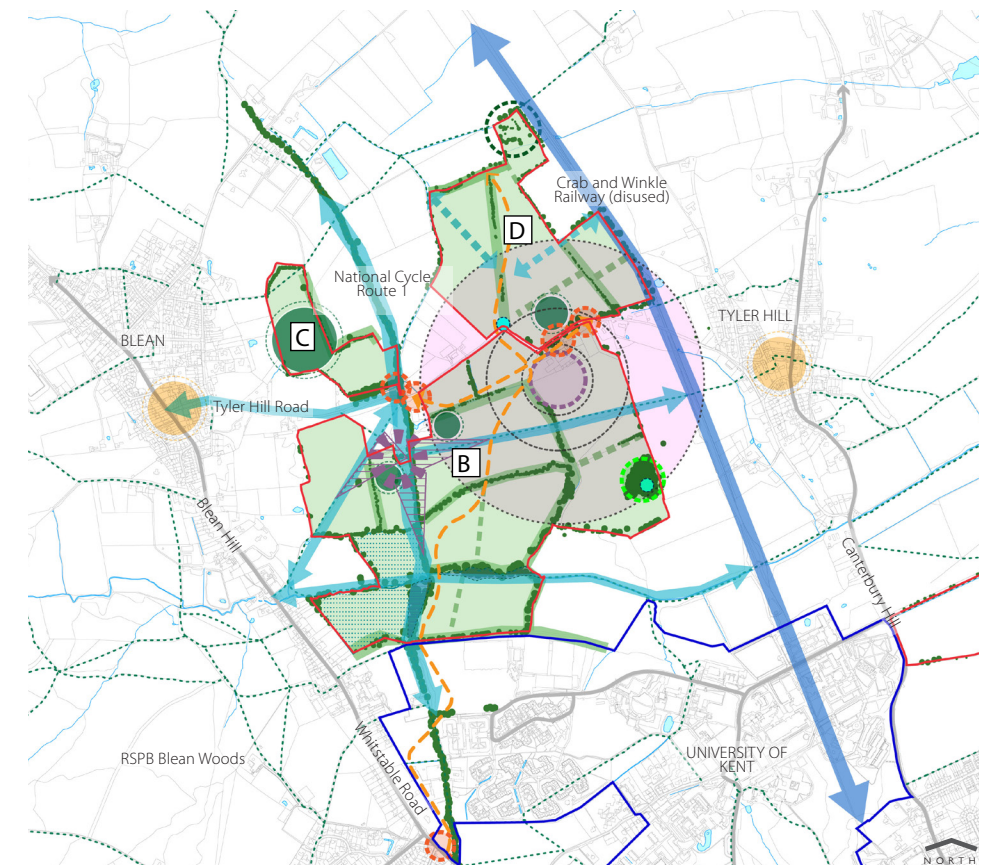


A range of facilities and homes

Introducing new facilities and homes that connect and respond to the surrounding local centres of Blean and Tyler Hill.

Key

- Site boundary
- Site ownership boundary
- ⊙ Proposed local centre proving a range of facilities
- ⊙ Surrounding local centres



New open spaces and biodiversity

Creating a network of green open spaces that respond and enhance the strong existing green character.

Key

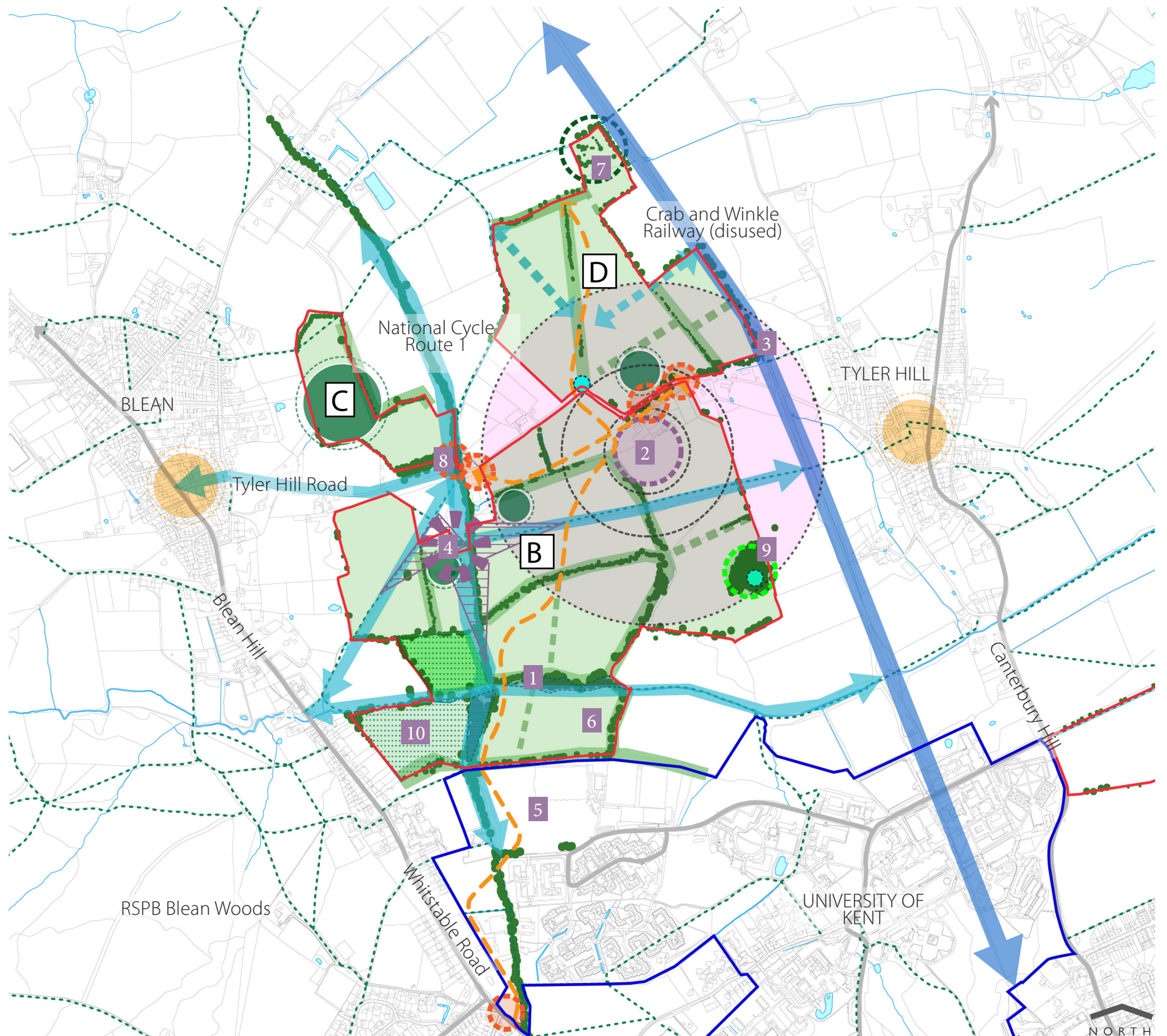
- Site boundary
- Site ownership boundary
- ⊙ New key green spaces and habitat improvements

Masterplan Principles

Site opportunities

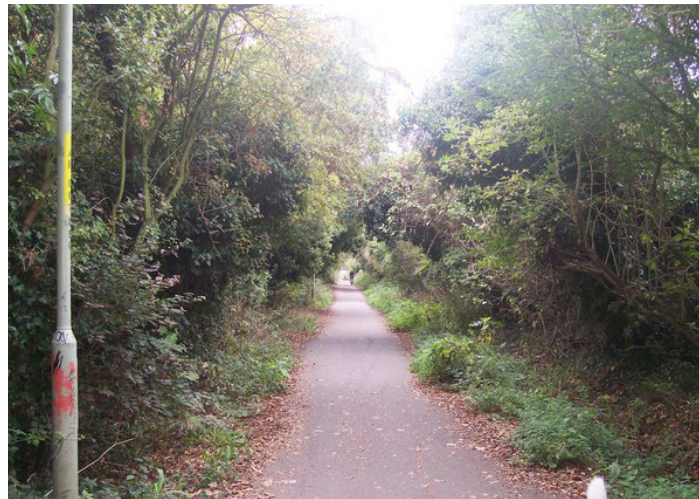
A number of studies have been prepared to inform the opportunities for the masterplan and vision document. Key opportunities include:

- 1 Sarre Penn Valley creates a green gap from the university campus and the new community - new development adjacent to the sports pitches becomes an extension of the campus.
- 2 Opportunity to locate a local centre to the north of the Disposal Sites where landscape is less sensitive and existing agricultural sheds are currently visible.
- 3 Enhance connections to Public Rights of Way and to the former Crab and Winkle Railway line.
- 4 Respect the setting and views towards the Grade II* Listed church. The Scheduled Ancient Monument and space to the south to potentially serve as a parkland setting.
- 5 Consider re-provision of sports pitches at Sites EF where potentially impacted by the new road alignment
- 6 Semi-natural broadleaved woodland could be managed and enhanced with further species to create a good quality habitat.
- 7 Opportunity for connectivity improvements to unlock Site C.
- 8 Enhancement of trees and plant scrub for wetland habitat.
- 9 Enhancement of woodland and hedgerows and potential for additional woodland mitigation planting to compensate for impacts on Ancient Woodland.



Masterplan Principles

Site opportunities



Crab and Winkle path



St Cosmus and St Damian cemetery



Sarre Penn stream



Surrounding fields and hedgerows

Key

-  Site boundary
-  Site ownership boundary
-  Respect the setting of the church and Ancient Scheduled Monument
-  Views to the church
-  Public Rights of Way
-  New permeability
-  Potential primary road
-  Potential access
-  Enhance existing connections
-  Existing local centres
-  Opportunity for wetland habitat
-  Opportunity for local centre
-  Existing trees and hedgerows
-  Enhancement of hedgerows
-  New green spaces
-  Reinstating historic hedgerows
-  Enhance existing woodland
-  Enhance wetland habitat
-  New permeability through Sites
-  Existing tree planting and mitigation area
-  Potential new tree planting and mitigation area



A range of facilities and homes



New open play spaces



New green pedestrian and cycle routes



Enhance hedgerows



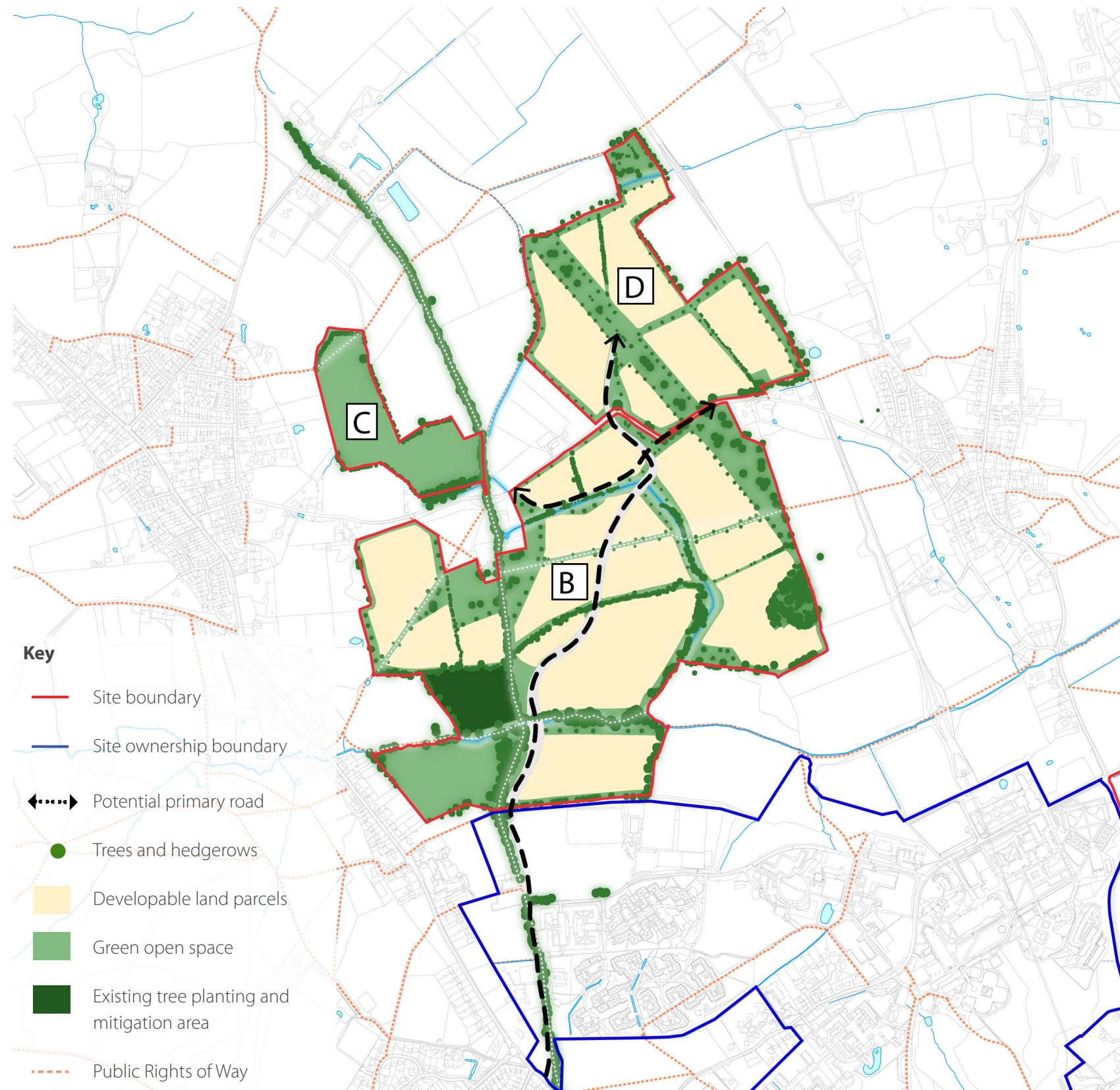
Enhance existing woodland



Enhance existing connections

Masterplan Principles

Proposed concept masterplan



The Concept Masterplan has been developed following a rigorous analysis of the site context and is supported by a suite of supporting technical assessment. It provides for a minimum of 2,000 new dwellings (and associated complementary uses) across an indicate developable area of approximately 50ha. The total area given over to green and open space equates to 43ha resulting in a density of 36-40 dph. The density is applied across the Concept Masterplan as a range with some areas expected to deliver lower densities (community edge) and other areas expected to deliver high densities (within the local centre and around the transport hub).

The key objectives of the masterplan include:

- 1 Create a linked neighbourhood serviced by sustainable movement networks of pedestrian and cycle routes which link the sites to key destinations including Blean, Tyler Hill, Canterbury and the university; through green corridors and a rich fabric of green infrastructure.
- 2 Provide a variety of complementary uses, including a local centre, a transport hub, a school and allotments spaces
- 3 Provide a variety of house types and tenures including affordable housing and self-build opportunities
- 4 Integrate existing green infrastructure and incorporate them into a range of natural and semi natural open spaces, distributed across the sites both surrounding and within the parcels, to protect and enhance habitats and provide opportunities for recreation.
- 5 Potential to create intergenerational community with homes where residents can age in place and potential for a care home or retirement living.
- 6 Allow built form and landscape to embrace one another - provide appropriate densities in the right locations to deliver a sense of openness in an urban setting.
- 7 Provide a range of open spaces across the three sites including play, parks and amenity spaces and allotments and green corridors will be strengthened through the retention and enhancement of existing features and through new planting.
- 8 Respond to the character and heritage of the area by reflecting farmland and barn influences, the Tyler Hill tile, the Listed Church and the Scheduled Ancient Monument.

Masterplan Principles

Proposed homes and facilities precedent images



1 Sustainable movement examples



2 Variety of complementary uses



4 Integrate green infrastructure



5 Provide an intergenerational community



2 School examples of a complementary use



2 Transport hub examples of a complementary use



5 Intergenerational community examples



7 Open space with amenity

	Site Area	Development Area	Green Infrastructure
Site B	63.31 HA	35.05 HA	26.23 HA
Site C	6.97 HA	0	6.97 HA
Site D	22.85 HA	13.40 HA	9.45 HA
Total	93.15 HA	48.45 HA	44.68 HA



3 A variety of house types



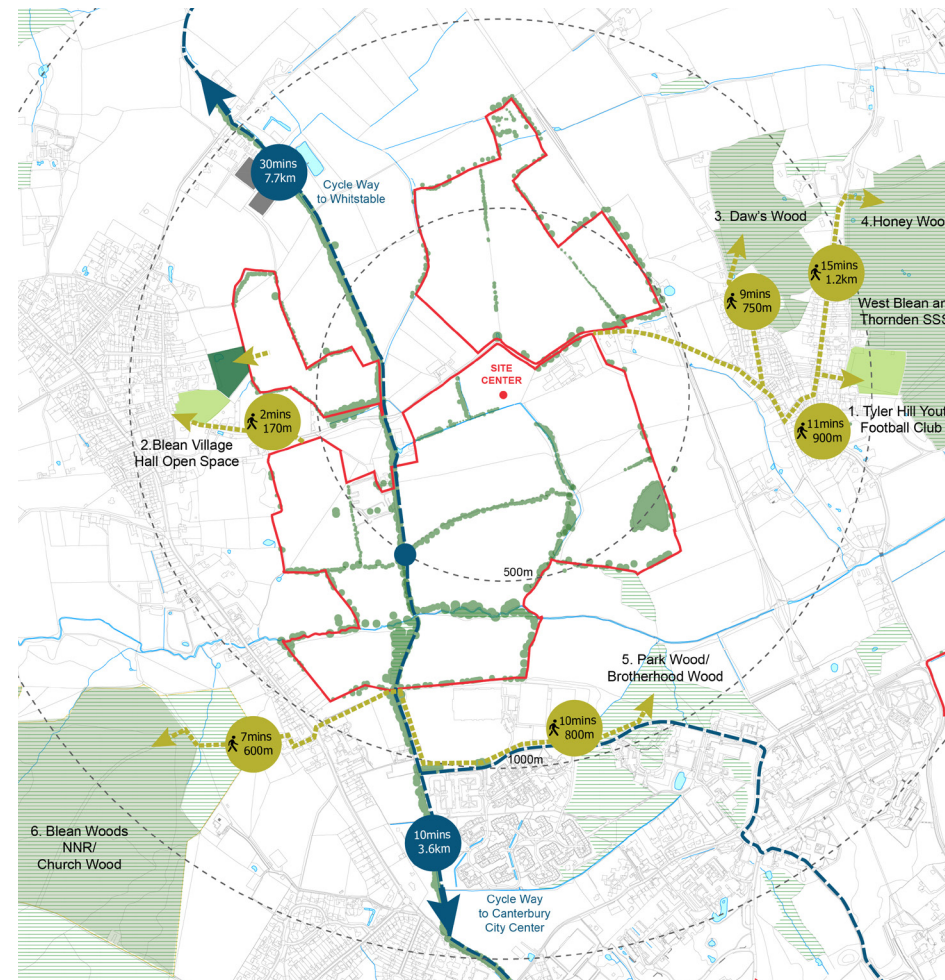
6 Built form and landscape examples

Masterplan Principles

Open spaces-opportunities

The sites are located within walking distance of recreation grounds and play areas at Blean and Tyler Hill. The woodlands across the Blean provide natural and semi-natural open spaces for walking, cycling and recreation within 1km walking distance of the site and are linked to the sites via public footpaths. The sites are also linked to the City Centre and the coast via the Crab and Winkle Way cycle route. There are opportunities to improve the footpath and cycle path links to nearby open spaces and to provide a network of new open spaces.

Formal sports facilities are located on the University Campus and in two nearby private schools Kent College and St Edmunds School which are 1-1.5km from the sites and located near the Crab and Winkle cycle route. There are opportunities to provide outdoor sports facilities on the sites and to locate them on the public footpath network and near the Cycle route so that they are easy to access from the new neighbourhood and are well connected to the existing facilities.



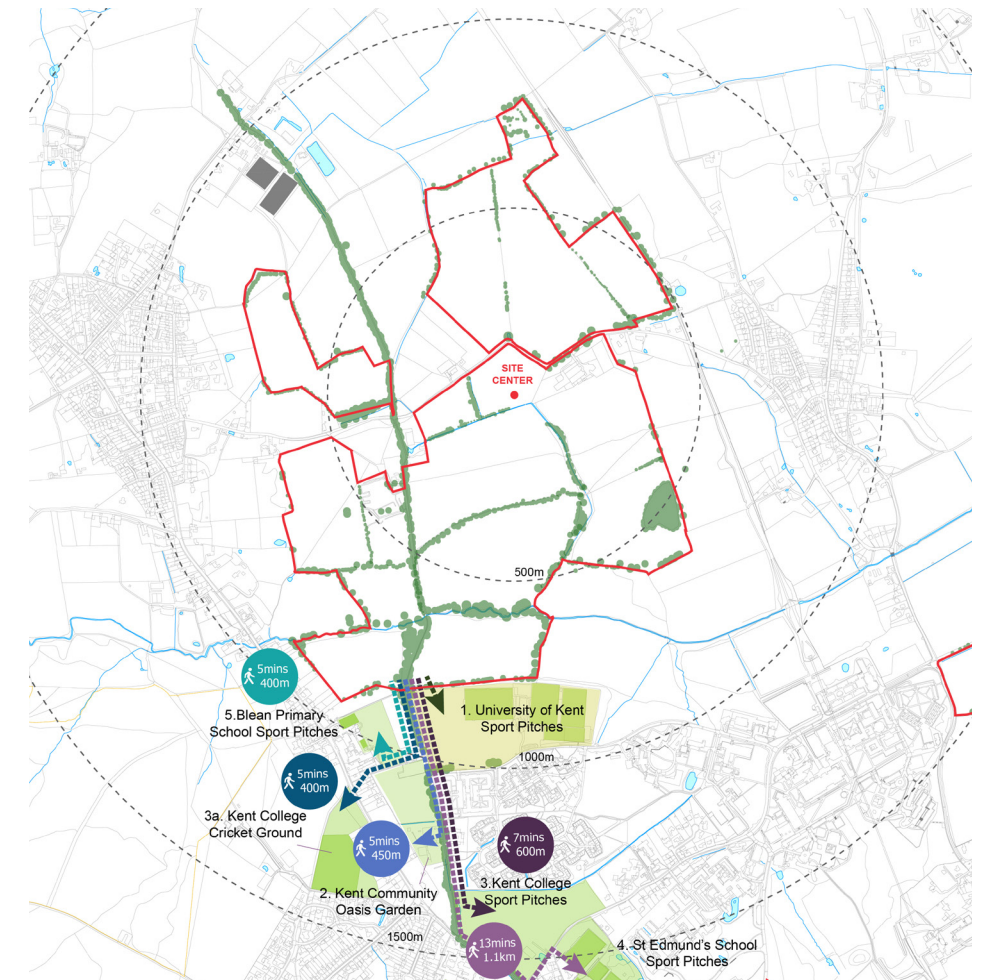
EXISTING NATURAL AND SEMINATURAL SPACES AND SPORTS FACILITIES

BLEAN VILLAGE HALL AND RECREATION GROUND

1. Grass sports pitches
2. Trim trail
3. Children's play equipment

TYLER HILL FOOTBALL CLUB

1. Grass sports pitches including cricket field
2. Children's swings and climbing equipment



EXISTING SPORTS FACILITIES IN SCHOOLS AND UNIVERSITY

UNIVERSITY OF KENT (for Students, Staff and members)

- 3 Artificial turf pitches
- 9 Tennis courts (including indoor and outdoor courts)

Grass sports fields

KENT COLLEGE

Outdoor pitches for school use and hire

ST EDMUNDS SCHOOL

Outdoor pitches for school use

Masterplan Principles

Open spaces-Local Plan policy requirements

The Canterbury District Local Plan 2017 sets out the required typologies and areas for open space and these have been included into the proposed masterplan and integrated with the development plots and existing landscape features.

Open space requirements

2000 homes = 4680 people (2.34 multiple)

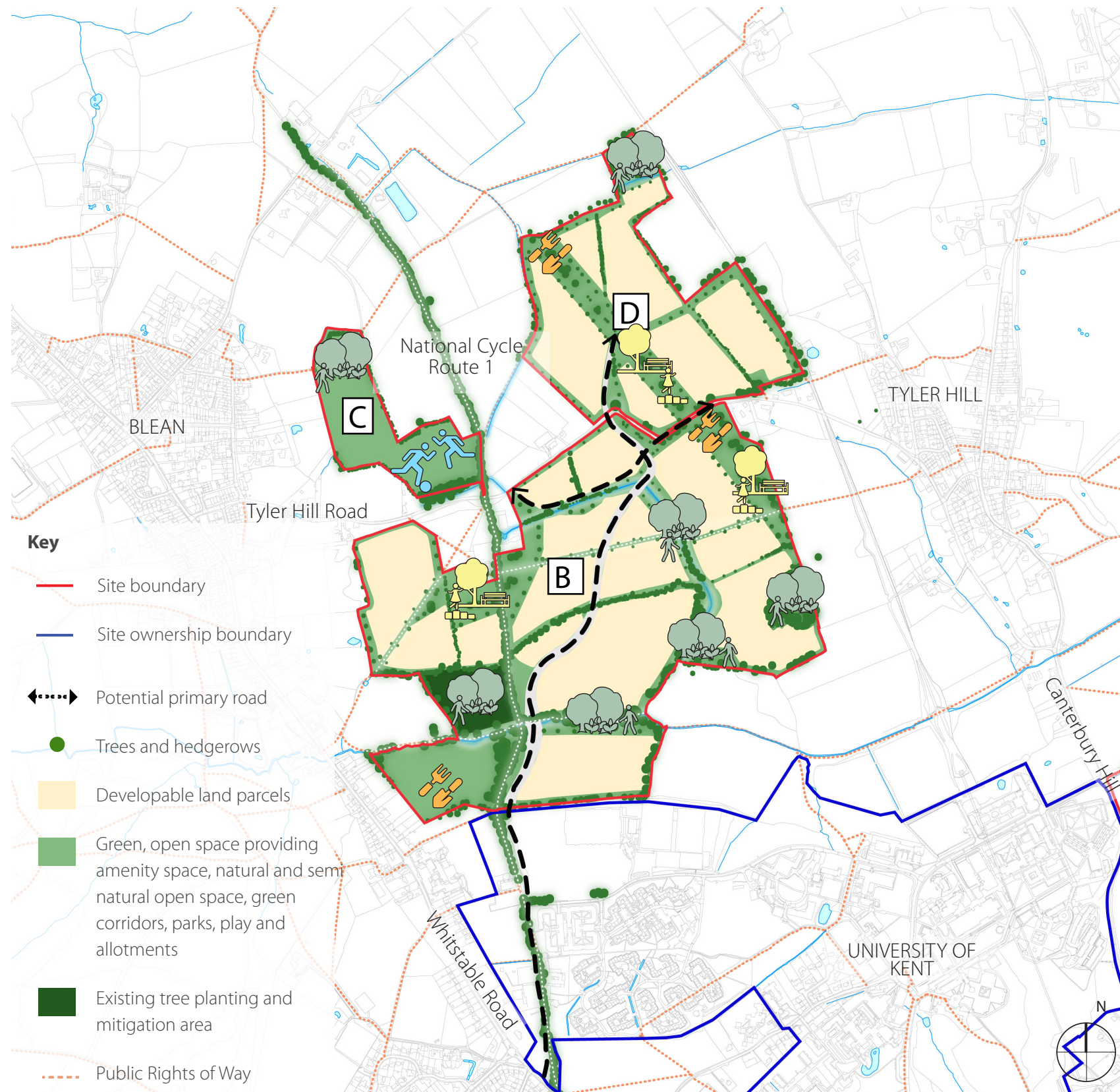
Elements	Area per people	min	max
Parks and gardens	0.3Ha per 1000	1.404	1.404
Green corridors	1.3 -1.7Ha per 1000	6.084	7.956
Amenity green spaces	1.3 -1.7Ha per 1000	6.084	7.956
Fixed play areas	0.3Ha per 1000	1.404	1.404
Sports pitches	0.87Ha per 1000	4.071	4.071
Semi natural and natural open space	4.0Ha per 1000	18.720	18.720
Allotments (250m2 plots)	15 plots per 1000	1.75	1.75
TOTAL		39.517	43.261

Play requirements

Fixed Play areas	Fields in Trust have refined these areas to:			0.3 hectares per 1,000 people (3m ² /person)
LAPs Facilities targeted at 0 to 5 year olds	Local Area of play space (LAP) – no equipment 100m ²	100 metres /up to one minutes' walk	Based on FIT guidance and consultation results	Part of 0.3 hectares per 1,000 people (3m ² / person)
LEAPS Facilities targeted at 5 to 12 year olds	Local Equipped Area for Play (LEAP) 400m ²	400 metres /up to five minutes' walk	Based on FIT guidance and consultation results	Part of 0.3 hectares per 1,000 people (3m ² / person)
NEAPS Facilities targeted at 12 to 18 year olds	Neighbourhood Equipped Area for Play (NEAP) 1000m ²	1,000 metres/up to 15 minutes' walk	Based on FIT guidance and consultation results	Part of 0.3 hectares per 1,000 people (3m ² /person)

Masterplan Principles

Landscape



- The masterplan will incorporate a variety of types of open, green spaces distributed across sites B, C and D, connected to pedestrian and cycle routes and to other infrastructure
- The Open Space Strategy seeks to deliver a cohesive network of usable and accessible high-quality spaces throughout the scheme
- The masterplan design integrates existing green infrastructure, including; hedgerows, woodland, tree groups, streams and ditches and incorporates them into a range of natural and semi natural open spaces distributed across the sites which will provide opportunities for recreation as well and protecting and enhancing habitats
- The design of open spaces and green structure integrates the Listed Church and Scheduled Ancient Monument
- A range of open spaces will be provided across the three sites including play, parks and amenity spaces and allotments
- Green corridors will be strengthened through the retention and enhancement of existing features and through new planting

- Natural and Semi natural open space
- Outdoor sport facilities
- Amenity parks and play facilities
- Allotments

TYPE	proposed area	Minimum required area
Parks and Gardens	1.404Ha	1.404Ha
Green corridors	6.084Ha	6.084Ha
Amenity Space	6.084Ha	6.084Ha
Natural and semi natural open space	20.71Ha	18.72Ha
Sports pitches	4.071Ha	4.071Ha
Allotments	1.75Ha	1.75Ha
Play	1.404Ha	1.404Ha
TOTAL on site	41.507Ha	39.517Ha

Masterplan Principles

Proposed open space typologies

- 1 Natural and semi natural open spaces will incorporate the existing areas of woodland, hedgerows, streams and wetland. Existing features will be enhanced through new planting and landscape management works. Footpath and cycle path connections will also be enhanced to create links through the site and connect to nearby facilities and open spaces.
- 2 Outdoor sports facilities serving the development will be located on site C and linked to the footpath network.
- 3 Parks and Play facilities will be distributed across the three sites to provide open space and play facilities within easy walking distance of the new homes and providing the the required quantum as per the Fields in Trust Guidelines.
- 4 Allotments will be provided for the new homes and appropriately located so that they are easy to access and manage.

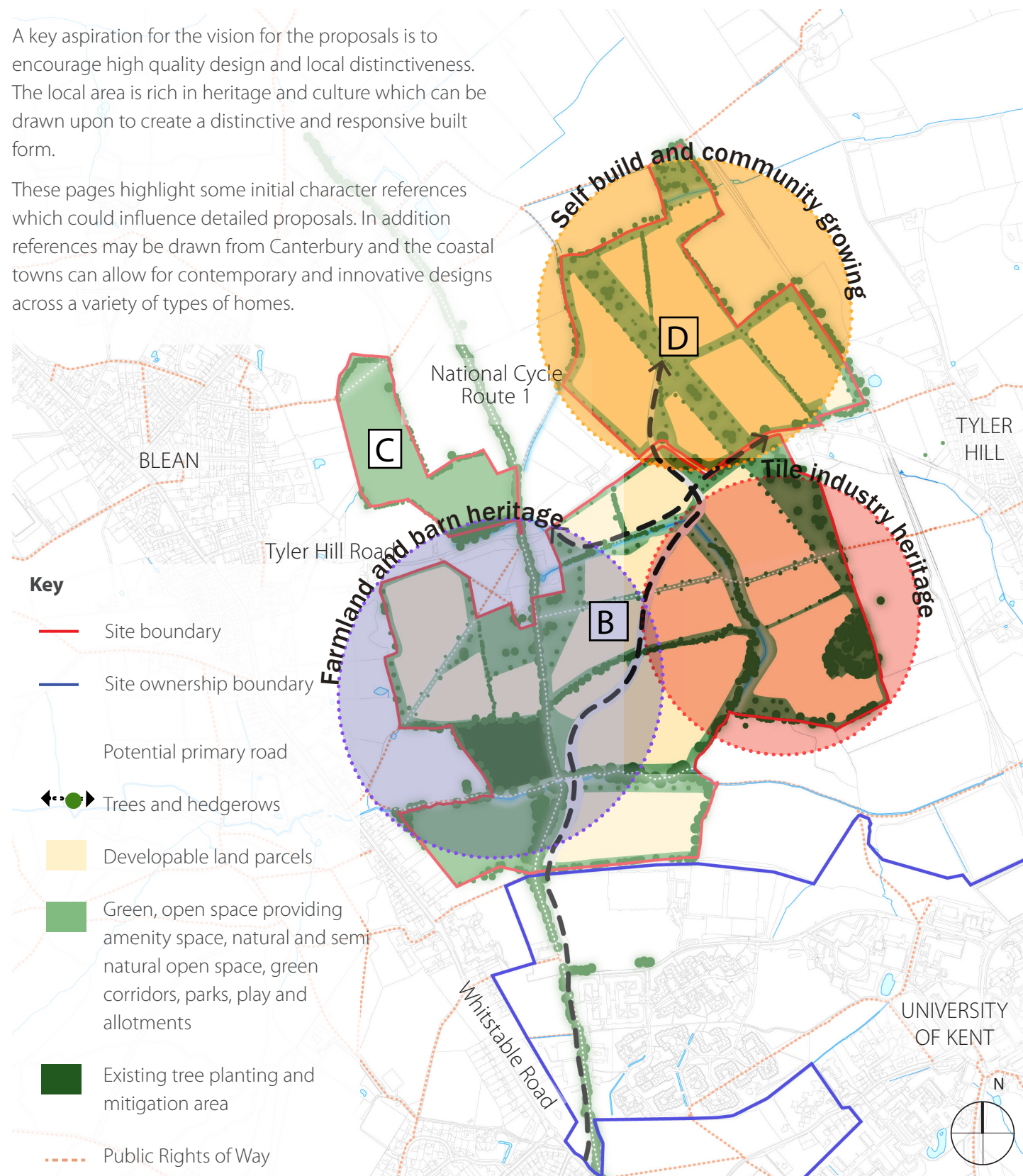


Masterplan Principles

Built form character narrative

A key aspiration for the vision for the proposals is to encourage high quality design and local distinctiveness. The local area is rich in heritage and culture which can be drawn upon to create a distinctive and responsive built form.

These pages highlight some initial character references which could influence detailed proposals. In addition references may be drawn from Canterbury and the coastal towns can allow for contemporary and innovative designs across a variety of types of homes.



Farmland and barn heritage

The surroundings of the site have a rich heritage of former agricultural estates, barns and oast houses. This character could inform the residential development in a contemporary way, in particular in the lower density and sensitive areas within the Blean Conservation Area.

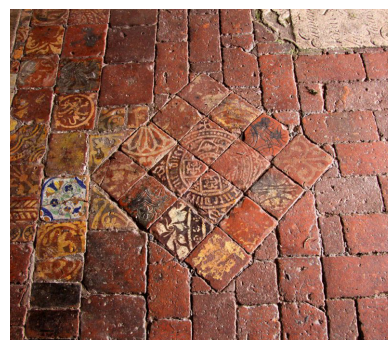


Masterplan Principles

Built form character narrative

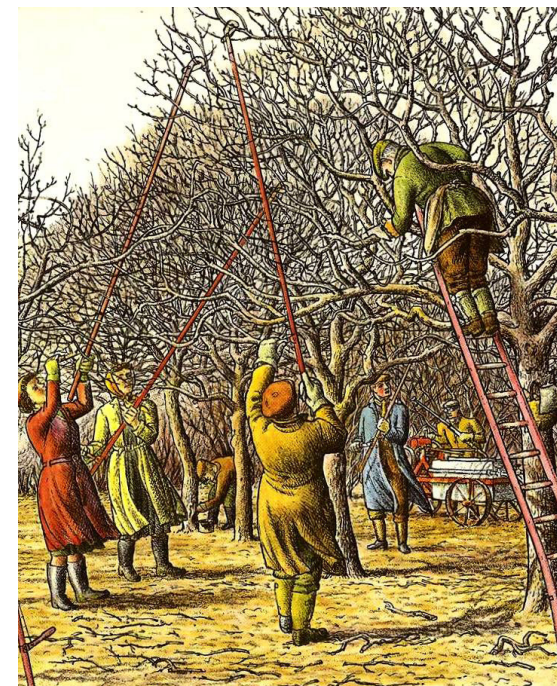
Tile industry heritage

The sites are adjacent to the Tyler Hill Conservation Area which was part of a large scale medieval industry. Materials used within proposals could include tiles reflective of the traditional materials of the area and found more widely within Kent. Colour tones within the built form can also be reflective of the warm hues and tones of the local ceramic industry.



Self build and community gardens

There is a rich heritage of orchard growing and productive landscapes within the area. There is potential within the proposals to integrate elements of this food production within the landscapes. Communal orchards, small buildings and homes clustered around shared growing areas can capture this character whilst creating community cohesion and offering benefits for mental health and well-being.



Conclusion

A holistic, high quality and integrated design approach has been adopted to ensure that the new neighbourhood within Canterbury generates benefits for existing and new communities as well as the surrounding landscape.

The development provides the sustainable delivery of a minimum 2,000 new homes alongside other complementary uses; which will go some way in assisting the Council in meeting their local housing need as well as securing economic and social benefits that are wholly unique to the Disposal Sites.

A new transport hub will be provided to maximise sustainable transport and new road connections will help in easing congestion.

The networks of walking and cycling routes within the new community have been designed to link into the wider green network with key destinations including Blean, Tyler Hill and the university. There will continue to be a strong and maximised connectivity to the Crab and Winkle Way and numerous Public Rights of Way within the vicinity.

Complementary uses include a new primary school and vibrant local centre for new and existing community members and sports pitches and green spaces will be provided on Site C.

Areas for community growing and living, productive landscapes emphasise strong connections to nature will be present and the Church of St Cosmus and St Damian will be respected sensitively with views to the church to be provided to respond to the historic nature of the site.

Biodiversity net gain will be promoted through enhanced woodland and tree planting with a cohesive network of usable and accessible high-quality green spaces throughout the scheme.

The neighbourhood will have a unique character, with unique homes and typologies appropriate to the site's sensitive character and setting within and nearby to the conservation areas and surrounding settlements.

