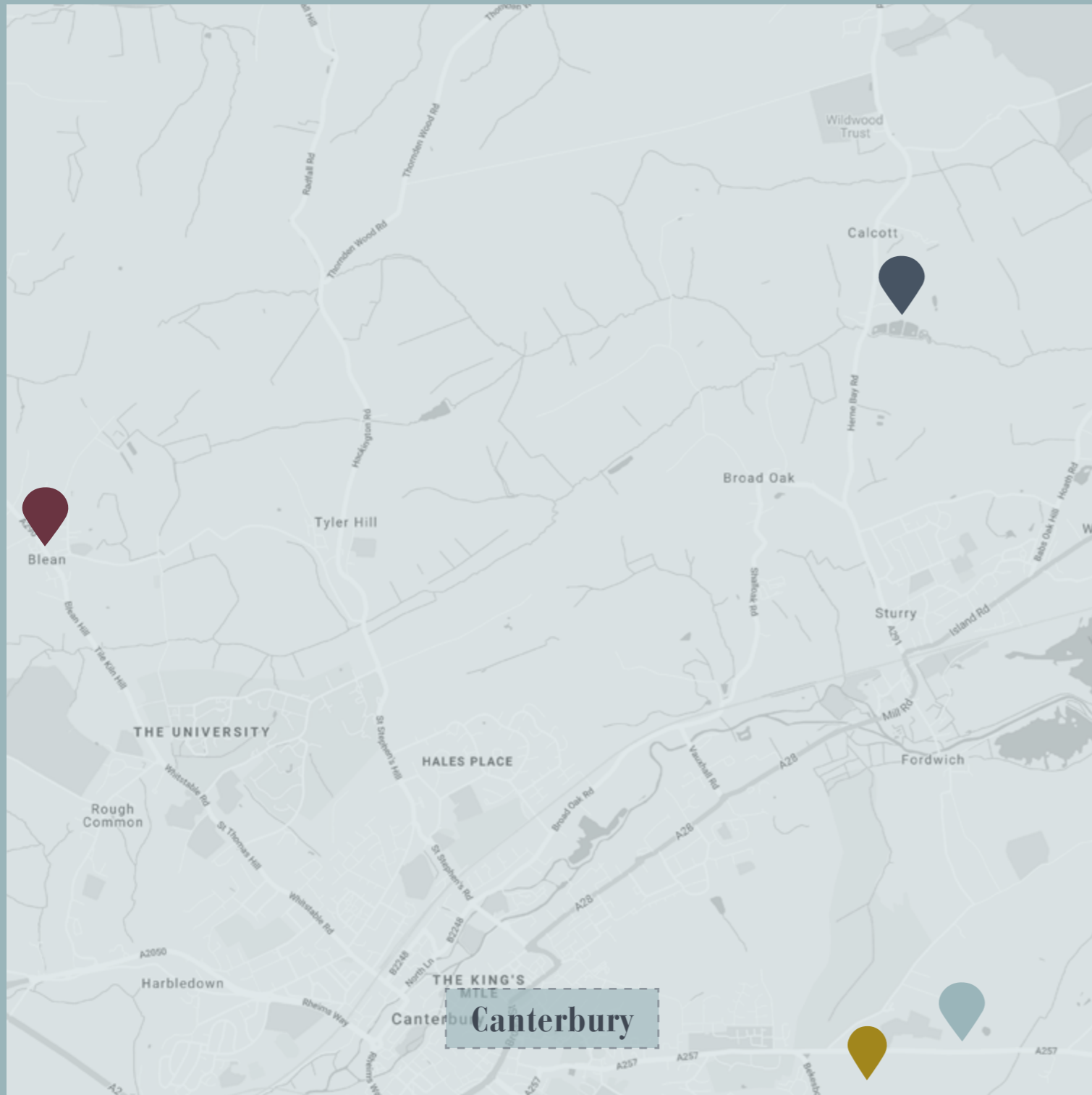




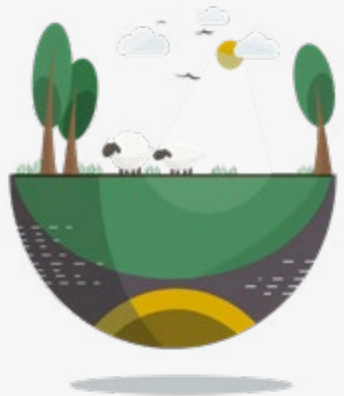

Opportunities for Sustainable Growth in Canterbury





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Introduction

Gladman is a privately funded, family run business with over 30 years' experience in the land and development industry. From our beginnings in housebuilding, through to commercial and industrial properties, we have a solid history of delivering sites quickly. We provide professional services for landowners, many of whom are residents in the communities.

HOW WE ENSURE A SITE IS VIABLE AND DELIVERABLE

We enter into transparent Promotion Agreements with landowners rather than the more complex Option Agreements and thoroughly review a site's viability before an Agreement is entered with a landowner. This ensures that the proposals can provide the full policy compliant affordable housing requirement and CIL compliant planning obligations when an application is submitted. On average, Gladman provide circa £12,000 per housing plot on schemes throughout the UK.

Our initial viability work and detailed due diligence ensure that proposals are deliverable without delay. Once outline planning consent is achieved, a development will normally commence within 18-24 months. In many cases a planning condition can be attached reflecting this timescale to give the Council certainty on delivery.



Once planning consent is achieved, we sell the site to a housebuilder. Having sold sites to all the major Plc house builders as well as to a huge range of small to medium sized housebuilders and Registered Providers over the past few years, we ensure that the outline planning application documents are compatible with future reserved matter applications.

ENGAGEMENT WITH THE COUNCIL

We have a wide range of sites within Canterbury that we are promoting on behalf of landowners. The location of these sites are included within this portfolio and we would welcome the opportunity to have discussions on the development potential with the Council.



What could the sites deliver?

The proposed sites could deliver many social, economic and environmental benefits to their local areas and the wider Canterbury area. Gladman would be happy to discuss specific benefits that the schemes could provide.

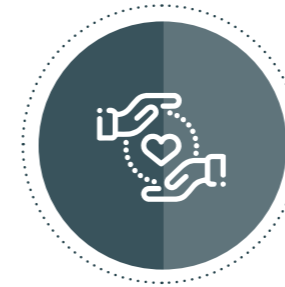
RESIDENTIAL

Each site has the potential to deliver a substantial number of dwellings to assist Canterbury in meeting its housing needs and maintain a five-year housing land supply. As with all its schemes, Gladman will provide full policy compliant affordable housing on site, helping the Council to meet its affordable housing targets.



RECREATIONAL GREEN SPACE

The sites will be designed to accommodate public open space, often including equipped areas of play, footpaths, trim trail equipment and cycle links. Where possible, the sites will be incorporated into the wider Public Right of Way network, offering real benefits to the local community.



COMMUNITY

Appropriate contributions will be made to local education, medical and library facilities to support the regeneration of local communities. Contributions could also be made to local clubs, groups or projects. As with all new developments, new residents will also generate an increase in local expenditure, providing increased spending in the local area as well as the wider area.



BIODIVERSITY

Biodiversity of the sites will be protected, diversified and improved as part of the proposals. An ecological appraisal will be completed as part of any future applications and will identify mitigation measures should any protected species be found on site. Alongside retention of existing hedgerows and trees where possible, new landscaping, private gardens and informal green spaces can achieve net gains in biodiversity.



Land at Blean Common, Blean

Settlement Tier: Local Centre

We are promoting Land at Blean Common, Blean for residential development. The site is 4.20 hectares and capable of delivering approximately 85 dwellings. We would welcome an opportunity to discuss the site with the Council and the development it could deliver.

POTENTIAL DEVELOPMENT PROPOSALS

- Proposals for the development of up to 85 new homes, including 30% affordable housing provision.
- The site represents a suitable and sustainable location for housing, well related to the existing built form.

WHAT THE DEVELOPMENT COULD DELIVER

- An opportunity to contribute towards identified housing needs, including affordable housing provision in an area where there has been historical under-delivery;
- Proposals will provide 30% open space provision, for the benefit of new residents and the existing wider community;
- Ecological benefits through the protection and enhancement of existing wildlife corridors as well as provision of new Green Infrastructure within the development ensuring net biodiversity gain; and
- Economic benefits including increased spending at local shops and services.

KEY SITE INFORMATION

- The site measures 4.20 hectares in size.
- It lies entirely within Flood Zone 1
- Accessible from the A290, the site is within walking and cycling distance of a range of services and facilities.
- The site is also accessible by a range of transport modes suitable for commuting and leisure purposes.
- The site is well contained within the landscape and important trees and other landscape features will be retained where possible.





Land off Popes Lane, Sturry

Settlement Tier: Rural Service Centre

We are promoting Land off Popes Lane, Sturry for residential development. The site is 9.36 hectares and capable of delivering approximately 140 dwellings. We would welcome an opportunity to discuss the site with the Council and the development it could deliver.

POTENTIAL DEVELOPMENT PROPOSALS

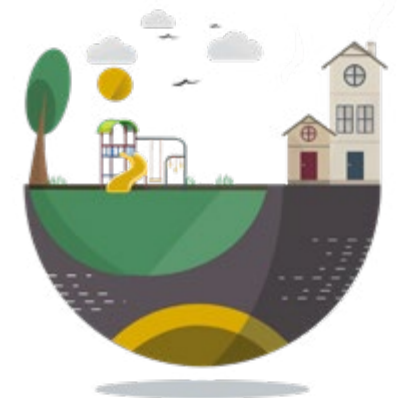
- Proposals for the development of up to 140 new homes, including 30% affordable housing provision.
- The site adjoins existing residential development in Sturry and forms a logical extension to the north of the settlement.
- Development has the potential include over 5ha of public open space, including a new equipped children's play area, a trim trail with outdoor exercise equipment and a junior sized grass sports pitch.

WHAT THE DEVELOPMENT COULD DELIVER

- An opportunity to contribute towards the housing needs identified, including affordable housing provision;
- Structural landscape planting and the retention and positive management of key landscape features including enhanced Green Infrastructure ensuring net biodiversity gain;
- 5.4 ha of formal and informal open space, including a fully equipped children's play area, junior grass sports pitch and a trim trail with outdoor gym equipment (the open space accounts for over 50% of the gross site outline application area);
- And economic benefits including increased spending at local shops and services.

KEY SITE INFORMATION

- The site measures 9.26 hectares in size.
- Lies entirely within Flood Zone 1.
- The site is within a 15 minute walk of Sturry Village centre with a number of other services and facilities within close proximity of the site including Sturry Railway Station which is located 1km from the site.
- The site is well contained within the landscape and important trees and other landscape features will be retained.





Land at Hoath Farm, Canterbury

We are promoting land at Hoath Farm, Canterbury for residential development. The 77 hectare site presents a good opportunity to deliver high quality, sustainable development to help meet identified housing needs.

POTENTIAL DEVELOPMENT PROPOSALS

- Proposals for the development include up to 1320 new homes including 30% affordable housing provision.
- The site is sustainably located to the east of Canterbury City along the A257 Littlebourne Road in close proximity to public transport routes and facilities.
- A number of principles will be applied to the design process of the development including Garden City Design Principles, net gains in biodiversity and on and off-site community.

KEY SITE INFORMATION

- The site measures 77 hectares in size.
- Lies entirely within Flood Zone 1.
- The site fronts Littlebourne Road which has a pedestrian footpath and numerous bus stops which have very frequent services running between Canterbury and Sandwich

WHAT THE DEVELOPMENT COULD DELIVER

- An opportunity to significantly contribute to the housing needs, including affordable housing provision identified in the adopted and emerging Local Plans supporting the economic potential of the City. Potential for self-build plots have been identified within the site.
- The development proposal will be landscape-led providing an attractive and healthy environment for residents both new and existing. The site layout will seek to achieve Building for Life 12 Very Good standards as a minimum.
- New pedestrian and cycle routes through the site and linking to the wider network alongside new open space for recreation activities and children's play. An area for allotments has also been identified.
- Additional planting, landscaping and the creation of habitat to potentially create ecological corridors and retain mature trees and hedgerows where possible.





Land at the Hill, Littlebourne

We are promoting land at the Hill, Littlebourne for residential development. The 15.77 hectare site presents a good opportunity to deliver high quality, sustainable development to help meet identified housing needs.

POTENTIAL DEVELOPMENT PROPOSALS

- The 15.77ha site could be either delivered as a larger scheme spanning from the Hill to Bekesbourne lane, or a smaller site (5.76ha) infilling current development on the Hill.
- The site is sustainably located less than 5km to the east of the City of Canterbury, in a settlement that has been identified in the Local Plan as a location where growth could be accommodated.
- The site benefits from being close to public transport links creating less reliance on the private car.
- The site could provide between 100-300 dwelling including 30% affordable housing.
- A number of design principles will be applied to the design process of the development, and a principles document has already been established setting out how good design could be delivered.

KEY SITE INFORMATION

- The site measures 15.77ha
- Lies entirely within Flood Zone 1.
- The site fronts the Hill, and is within sustainable walking distance of a range of facilities and services available in Littlebourne.
- The site is made up of Grade 3 Agricultural land and thus is of low quality for agricultural use
- The site has no known constraints that could prevent development at this location.

WHAT THE DEVELOPMENT COULD DELIVER

- An opportunity to significantly contribute to local housing needs, including affordable housing provision identified in the adopted and emerging Local Plans.
- A well-designed housing scheme that incorporates good design principles, and reacts to climate change.
- The site could provide a net gain in biodiversity, providing a large proportion of newly accessible public open space, a circular walking route, potential allotments, community gardens and a fully equipped children's play area.
- New pedestrian and cycle routes providing safe connections from the site to the bus stops along the Hill.
- Additional planting, landscaping and the creation of habitat to potentially create ecological corridors and retain mature trees and hedgerows where possible.



Next Steps

Thank you for taking the time to look at our proposals. We would welcome your views and are happy to answer any questions that you may have.

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