



Preface

THE ST. MARTINS HOSPITAL DEVELOPMENT PRINCIPLES

The St. Martins Hospital Development Principles were approved by the Canterbury City Council Development Control Committee on 9th December 2008. This document has been prepared by Tribal MJP, Kent and Medway NHS Social Care and Partnership Trust and Canterbury City Council. The area covered in this Development Principles is the St. Martins Hospital site (hereafter referred to as 'the site') owned by Kent and Medway NHS Social Care and Partnership Trust. This encompasses the current hospital buildings and the surrounding area within the site.

PURPOSE OF THE DEVELOPMENT PRINCIPLES

The purpose of these Development Principles is to establish principles and guidelines for the development of the site. It will provide a basis of certainty for Canterbury City Council, NHS and prospective developers while allowing flexibility for the specialised requirements of development proposals to be accommodated.

BRIEF SUMMARY OF DEVELOPMENT

This development will comprise approximately 200 residential units through conversion and extension of the western part of the site with the addition of a new in-patient building in the north east of the existing site and rationalisation of the existing NHS facilities.

Contents

1. Introduction	2
2. The Site	4
3. Planning Policy	11
4. Opportunities and Constraints	13
5. Design Considerations	20
6. Development Process	23
7. Statement of Consultation	24
Appendix A. Planning Application Requirements	25

FIGURES

Figure 1 Location map of St. Martins Hospital in Canterbury	4
Figure 3 1874 map	5
Figure 4 1907 map	5
Figure 5 1962 map	5
Figure 6 Site Plan 2008	6
Figure 7 View south from the centre of the site	7
Figure 8 Example of building levels in the west of the site and the buildings cut into the slope	7
Figure 9 View of the internal spinal road stepped into the slope	7
Figure 10 Post-graduate Centre building on the south east corner of the old building structure	8
Figure 11 Example of the building heights and the building clutter in the north	8
Figure 12 View east across the landscape corridor along Littlebourne Road	9
Figure 13 Example of the set back off the internal spinal road	9
Figure 14 View from North West to the centre of the site	9
Figure 15 Local services map	13
Figure 16 Road hierarchy	14
Figure 17 Sub areas diagram	20
Figure 18 Buildings for retention	22

1. Introduction

- 1.1 Development Principles for St. Martins Hospital have been prepared by Kent and Medway NHS and Social Care Partnership Trust, Tribal MJP and Canterbury City Council. The location covered in this document is the St. Martins Hospital site (hereafter referred to as 'the site') owned by Kent and Medway NHS and Social Care Partnership Trust. This encompasses a number of current hospital buildings and the surrounding parkland space. The site has an area of 11.59 hectares (28 acres approx.).
- 1.2 The purpose of this document is to establish principles and guidelines for the development of the site. These will provide greater certainty about future planning for the NHS, Canterbury City Council and prospective purchasers of the site.
- 1.3 The site currently accommodates mental health in-patient wards for both older people and younger adults (85 beds in total). Situated at the eastern end of the site are the Gregory Day Treatment Unit for older people, two wards for younger adults, the Home Loan Equipment Store / wheelchair service, the Mount Zeehan Unit for Alcohol Treatment Services and the Eastern and Coastal Area offices. Older buildings to the west of the site accommodate hospital wards for older adults, a postgraduate education centre and library, estates workshops, and a transport compound.
- 1.4 Kent and Medway NHS and Social Care Partnership Trust is progressing plans to centralise the East Kent inpatient facilities for younger aged adults at Canterbury. This process follows a thorough review of mental health services for East Kent and a full public consultation exercise in 2004. The subsequent business planning process resulted in development of a strategic outline case that evaluated a range of options for siting new facilities. This concluded that the site at

Canterbury is the best location for new inpatient services. The main reasons for this conclusion are as follows:-

- ☐ The Trust has ownership of the land and buildings associated with the site
 - ☐ The St Martins / Canterbury location is geographically central to the East Kent catchment area.
 - ☐ There are established academic and clinical links with the local Christchurch University
 - ☐ Canterbury is regarded as a good location for recruitment of staff.
- 1.5 Since the beginning of the project to deliver new facilities at Canterbury it has been understood that to make future plans affordable a substantial contribution to the cost of new buildings is required from the sale of the land and old buildings located at the western end of the site. This part of the site is expected to become surplus to requirements as a result of changing service arrangements and new design requirements for buildings accommodating older people which make the existing buildings largely obsolete. The Trust's options for developing its new replacement facilities would be severely affected and may necessitate a review of the 2004 decision unless capital contributions from the sale of surplus land and buildings can be included in its financial plans.

INTRODUCTION

- 1.6 The Trust is investigating disposal of the western half of the site for future residential development. This is likely to involve a combination of conversion of some existing buildings with the construction of some new dwellings.
- 1.7 Development of the site will provide an opportunity to:
- ❑ Include a range of dwelling types and a mix of residential sizes
 - ❑ Be of a high quality design that will enhance the character and appearance of the Conservation Area and respect the Area of High Landscape Value to the south
 - ❑ Integrate with the surrounding residential area
 - ❑ Comply with parking standards
 - ❑ Minimise impact on the local transport infrastructure
 - ❑ Provide an opportunity for establishing a pedestrian and cycle corridor linking the Area of High Landscape Value and Littlebourne Road
 - ❑ Rationalise the accesses into the site for the benefit of both health related and residential uses
 - ❑ Enhance the setting of the existing older health buildings by a combination of retention, demolition and new build
 - ❑ Create a residential development by converting buildings that are surplus to requirements and introducing new development that will harmonise with the parkland setting
 - ❑ Provide protection and enhancement of the existing landscape and parkland setting
 - ❑ Build new inpatient wards for mental health patients on the eastern half of the site and introduce other changes to the use of buildings that will enable delivery of more modern mental health services for East Kent.
 - ❑ Creation of a strong sense of place.

2. The Site

SITE DESCRIPTION

2.1 St. Martins Hospital is located to the east of Canterbury City Centre to the south of the A257, the Canterbury to Sandwich Road. The immediate surrounding area is a mix of open space to the north, east and southeast. The Howe Barracks are located behind an area of protected existing open space on the northern side of the A257. To the southeast the Canterbury Caravanning and Camping site borders the site. The open land to the east and south of the site has been designated as an Area of High Landscape Value (AHLV). The Spring Lane housing development is located to the west and southwest. The hospital site is located in the Barton ward, which has been identified as being deficient in amenity space provision by the Council's Open Space Strategy being below 1.3 hectare per 1000 people, which is the national minimum standard.

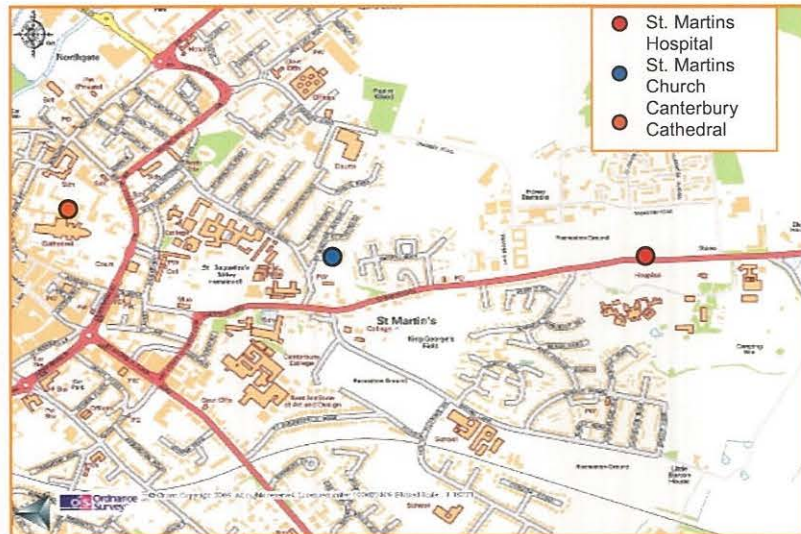


Figure 1 Location map of St. Martins Hospital in Canterbury

2.2 Development on this site should comply with the Canterbury Local Plan (adopted in 1996), which provides the planning policy context for the site. The Local Plan Proposals Map, shows the designations and policy context for the area (see figure 2). The site is located within the defined urban area and is also within a Conservation Area. There is a proposed cycle and pedestrian route running through the west of the site along the north-south axis.

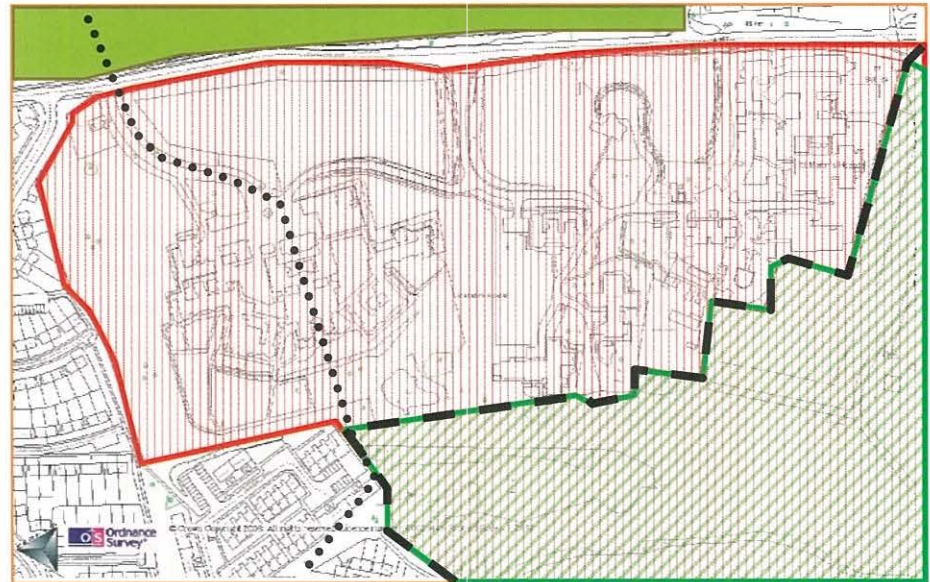


Figure 2 Proposals map illustration

SITE CONTEXT

2.3 The St. Martin's Hospital site is shown in 1874 (Figure 3) to be located in the grounds of the former 18th century Stone House; which was situated on the eastern side of the site. By 1907 (Figure 4) the first hospital related buildings had been constructed on the western part of the site with a new additional access provided onto the Littlebourne Road (A257). The Canterbury City and Borough Council constructed the hospital and it was originally known as the Stone House Asylum. The hospital buildings were carefully positioned in the Stone House parkland and many of the exotic trees and planting were retained. By 1962 (Figure 5), apart from the loss of Stone House, the site has changed little with a variety of small-scale extensions being made to the hospital buildings and a new central vehicular access provided off Littlebourne Road. The storm of 1987 affected the parkland trees and some of the 18th century landscape was destroyed. However, many fine individual trees survived and remain important features. The major redevelopment of the eastern side of the site took place in the early 1990's with the erection of a two-storey office block, two in-patient wards for mental health patients and single storey staff restaurant.

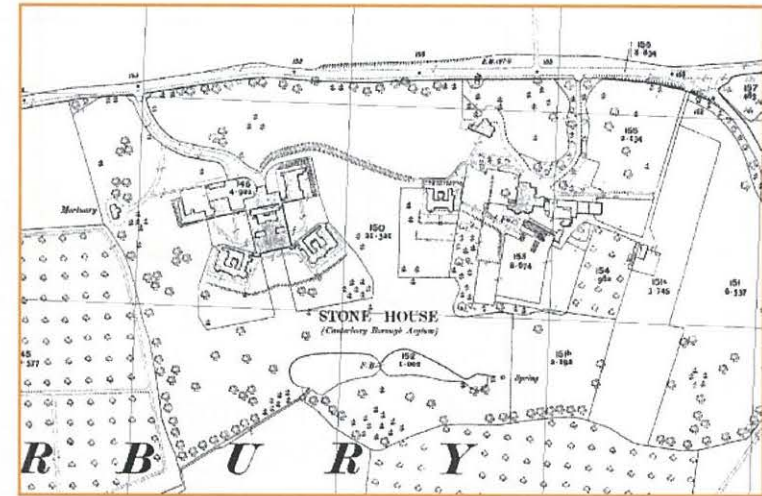


Figure 4 1907 map

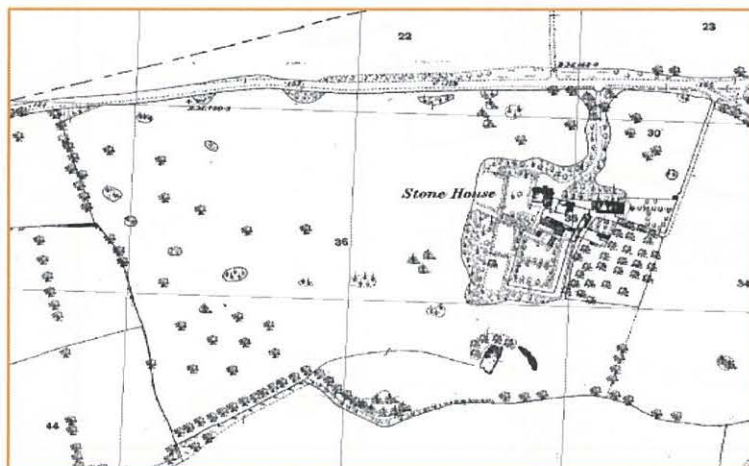


Figure 3 1874 map



Figure 5 1962 map

SITE CONTEXT



Figure 6 Site Plan 2008

SITE CONTEXT

2.4 The parkland setting of the buildings remains one of the key features of the site. Mature trees line much of the southern and eastern boundaries with further pockets dispersed around major building groups on the site. Immediately south of the site is dense woodland that lies between the camping site and the residential area. The northern section of the site and between Littlebourne Road and the main road through the site is left as a large open green space. Hedgerows screen the Littlebourne Road frontage of the site. There is a north-south slope running from Littlebourne Road to the site boundary in the south. One of the key features is the way the buildings are cut into the landscape giving a fairly even roof height across the western part of the site. The internal spinal road is cut into the slope and in places has a steep incline onto it from the north. (See Figures 6-9).



Figure 8 Example of building levels in the west of the site and the buildings cut into the slope

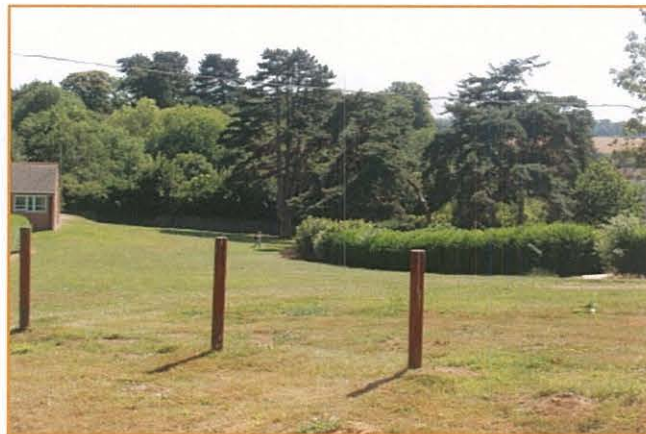


Figure 7 View south from the centre of the site



Figure 9 View of the internal spinal road stepped into the slope

SITE CONTEXT

2.5 The oldest buildings are located in the west of the site and are all of a similar character. They are constructed from red brick with slate roofs in a Victorian style. These buildings have tall windows and the southern elevations have two storey bay windows with pitched roofs. The larger buildings have tall chimneys and copper vents along the roofline. There is a cluster of buildings facing the internal access road that are a mix of one and two storeys. Parking is situated to the north of the building clusters. (See Figures 10-11)



Figure 10 Post-graduate Centre building on the south east corner of the old building structure



Figure 11 Example of the building heights and the building clutter in the north

SITE CONTEXT

2.6 The majority of buildings back onto the internal spinal road and front into an area of open space with the AHLV further to the south. Trees help to screen the hospital buildings and the site has a 'campus' character – of buildings set into a mature landscape. There is no strong building line fronting the spine road and the strongest relationship to the road network is in the eastern part of the site with the newer buildings. The density on the site is focused around three pockets of development with the largest building group being in the west with a three-storey building in the centre. The other two groups of buildings are located to south and east of the internal spinal road. (See Figures 12-14).



Figure 13 Example of the set back off the internal spinal road



Figure 12 View east across the landscape corridor along Littlebourne Road



Figure 14 View from North West to the centre of the site

SITE CONTEXT

PLANNING HISTORY

2.7 This site has been the subject of seven planning applications since 1987, all of which received planning permission. The two major applications were made in 1991 and 1992 for the eastern half of the site and were to erect a two-storey office block and single storey staff restaurant with the formation of a vehicular access onto Littlebourne Road. Further planning permissions were granted for temporary single-storey modular offices in 1998, and temporary single-storey extensions at the Ramsey, Edmund and Cranmer wards in 2005, which are located in the older buildings in the west. These permissions will expire in 2010.

3. Planning Policy

PLANNING POLICY FRAMEWORK

- 3.1 These Development Principles have been prepared in accordance with the guidance, policies and objectives of the South East Plan, Kent Structure Plan, Kent Design Guide, the Canterbury District Local Plan, as well as Central Government Policies.
- 3.2 Policy at the regional level is delivered through the South East Plan, which is at a draft stage at present. This contains the strategic policies for the region up to 2026 and is due to be given government approval in 2009.

COUNTY PLANNING POLICY AND GUIDANCE

- 3.3 The Kent and Medway Structure Plan (KMSP) adopted in 2006 is the relevant policy document for the county and covers the period up to 2016. Policy CA1 states that housing land will primarily rely on enhanced urban capacity, unless alternative land identified in the Local Development Documents is justified to provide for the housing requirement within the plan. This policy also notes that development in Canterbury will be governed by the need to conserve the built environment and setting of the historic city.
- 3.4 Other relevant policies include:
- Conservation Areas (Policy QL1, QL6) - development within a Conservation Area should preserve or enhance their character or appearance
 - Community Services (Policies QL11, QL12)
 - Housing (Policies HP1, HP2, and HP4)
 - Transport (Policies TP3, TP11)
 - Implementation (IM1) - Local Planning Authorities will require agreed appropriate and proportionate contributions from developments to meet the additional cost of providing community, transport and other infrastructure.

KENT DESIGN GUIDE

- 3.5 The latest Kent Design Guide 2005 / 2006 was published in 2005; this document is aimed at influencing design and meeting the planning policies in a creative manner. The document has been adopted as a Supplementary Planning Document and constitutes a material policy consideration.

LOCAL PLANNING POLICY

- 3.6 Canterbury City Council adopted their District Local Plan in 2006 and this covers the period up to 2011. The site lies within the urban area, is within a Conservation Area and is adjacent to an AHLV. Relevant policies include:
- Housing (Policies H1, H3, H4, H5) - development on previously developed land within urban areas is generally supported (H1). Affordable housing and a mix of dwelling sizes and types, will be required (H4). New housing developments should make a reasonable provision for social or physical infrastructure (H5).
 - Built Environment (Policies BE1, BE2, BE3, BE7, BE8) - A high quality design that will integrate into the landscape and natural features, considers the visual impact on townscape by the form of development and its compatibility with adjacent land uses is expected (BE1). A public realm with a 'strong sense of place' well linked open space and good natural surveillance with landscaped frontages onto major roads (BE2) will be sought. As the site is in a Conservation Area any development will contribute positively to its character or appearance (BE7). Demolition of buildings within the Conservation Area will not be permitted unless their replacement will preserve or enhance the character or appearance of the Conservation Area (BE8).
 - Natural Environment (Policies NE5, R7) - Development should be designed to retain landscape features that make a positive contribution to the area (NE5) and pay particular attention to the impact of the proposals on AHLV's (R7).
 - Community (Policies C1, C3, C4, C9, C11, C13, C14, C22, C23, C28, C37, C38) – Specifically planning permission will be refused for proposals involving the loss of institutional land or buildings unless the release of the site would enable the institution to relocate to another part of the City and to provide better facilities from that location (C22). Policy C23 outlines the

criteria. Designated pedestrian and cycle routes will be safeguarded (C3). Any proposals considered to have significant transport implications are to be supported by a Transport Assessment and Travel Plan (C4).

- ❑ Implementation (Policy IMP2) - The Council will seek developer contributions that directly relate in scale and kind to the development; this will be set out in a Section 106 agreement. Further information on this is set out in the Developer Contributions SPD (2007).

SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

3.7 These supporting documents give further guidance on specific policy areas and are material considerations in the assessment of development proposals:

- ❑ Development Contributions: The use of Planning Obligations for the Provision Of Community Infrastructure SPD (January 2007) – includes contributions for affordable housing, education, transport infrastructure and open space.
- ❑ Heritage, Archaeology and Conservation SPD (March 2007) – the development will be assessed in terms of its local impact on the local place, its surroundings and on the wider area. New development will integrate into its landscape setting to reduce its impact on nature and reinforce local distinctiveness.
- ❑ Sustainable Construction SPD (April 2007) - new homes shall be constructed to the minimum of Level 3 standard of the Code for Sustainable Homes
- ❑ Crime Prevention through Design SPG (September 2003)
- ❑ Trees and Development SPG (September 2003)
- ❑ Outdoor Lighting SPD (2006)

4. Opportunities and Constraints

ACCESS AND MOVEMENT

- 4.1 Vehicular access currently consists of two vehicular entrances onto Littlebourne Road; with one to the west and one in the centre of the site. The internal spine road arcs across the northern part of the site from west to east with the central junction intercepting this road in the middle of the site. Currently the western access road is two-way with a one-way section to the east. Parking areas and service yards are located off this internal spine road.
- 4.2 Pedestrian and cycle movement is restricted by the lack of permeability through the site, mainly due to the enclosed nature of the hospital development and its needs. A cycle and pedestrian path is designated on the local plan proposals map.
- 4.3 The site is well served by buses, with 2 bus stops within 500m (5 minutes walk). There are 2 schools within 1km (10 minutes walk). The City Centre is just over 1.5km (15 minutes walk) from the site. (See Figures 15 and 16).
- 4.4 The layout of any development should provide landscaped urban spaces in which pedestrians and cyclists have priority over vehicles. Further guidance can be found in the Kent Design Guide (2005/2006) and in the 'Manual for Streets'. The site should be fully permeable and accessible from surrounding areas. Developers should investigate means of linking the site to the existing and proposed footpath and cycle network. The Local Plan (Appendix 2) sets out the requirements for provision of parking.
- 4.5 The Development Contribution - Supplementary Planning Document notes that housing and healthcare uses inevitably have an impact upon transport and should therefore be expected to

contribute towards achievement of the Local Transport Plan. Appendix 3 of that document provides guidance as to the expected level of contributions.

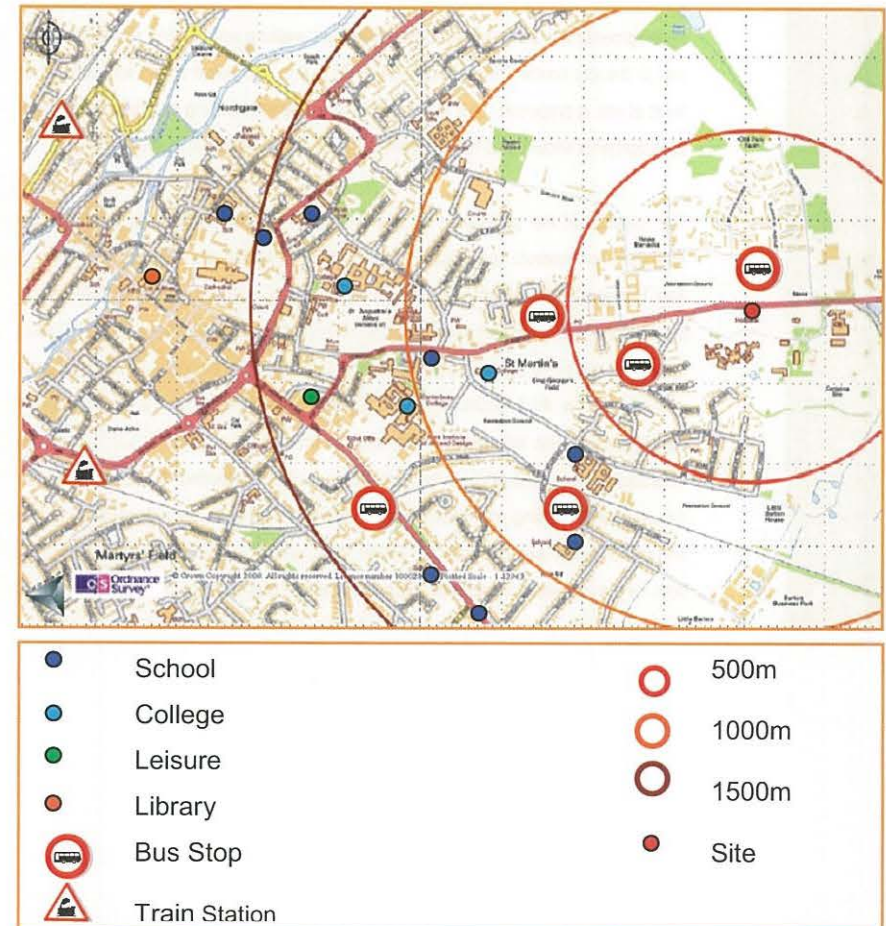


Figure 15 Local services map

- 4.6 **Transport and Accessibility** – ‘Unlocking the Gridlock’ is the Canterbury District Transport Action Plan. Key features that will be applied to Canterbury are to: Improve Travel Choice, Reduce Congestion, Improve Road Safety, Reduce Travel Demand and Improve Travel Awareness. New developments are encouraged to prioritise bus, walking and cycling routes through developments and to the city centre. The introduction of 20 m.p.h. and home zones for areas where children are most at risk is proposed. This is present in the adjacent housing estate to the west of the site. New developments should also have regard to the needs of disabled people.
- 4.7 The impacts of trip generation on the highway network will need to be addressed in a robust Transport Assessment and Travel Plan to be submitted with any subsequent planning application(s). The Transport Assessment (TA) should be produced in accordance with DfT circular 02/2007 and the Guidance on Transport Assessments (March 2007). The Highways Authority would welcome the opportunity to agree the scope of works for the TA. The site currently has two access points with the possibility of a third access point. This forms the basis for the assessment of any future developments. The assessment will need to look at the impact of traffic flows especially along Littlebourne Road and address any mitigation measures needed. It should identify the volume and nature of both existing and potential traffic flows, routes to be addressed/improved, plus pedestrian and cyclist needs and desire lines. Travel Plans will be required as part of the application process, both for the proposed residential and health uses. A green travel plan should also be submitted with any application, including details such as targets, monitoring, updating, and penalties.

- 4.8 **Parking** – All development will need to apply the maximum vehicle parking standards and cycle spaces set by Kent County Council. These are as follows for the possible development on this site:

Residential Institutions – Hospitals / hospices --	Employees	= 1 space per 3 staff
	Visitors	= 2 spaces per 3 beds
	Cycle	= 1 space per 10 beds
Dwellings - 1-3 bedroom(s)	= 1 space per dwelling (mixed development average of 1.5 spaces)	
	4 or more bedrooms = 3 spaces per dwelling	
Cycle – Dwellings	= 1 space per bedroom	
Flats	= 1 space per unit	

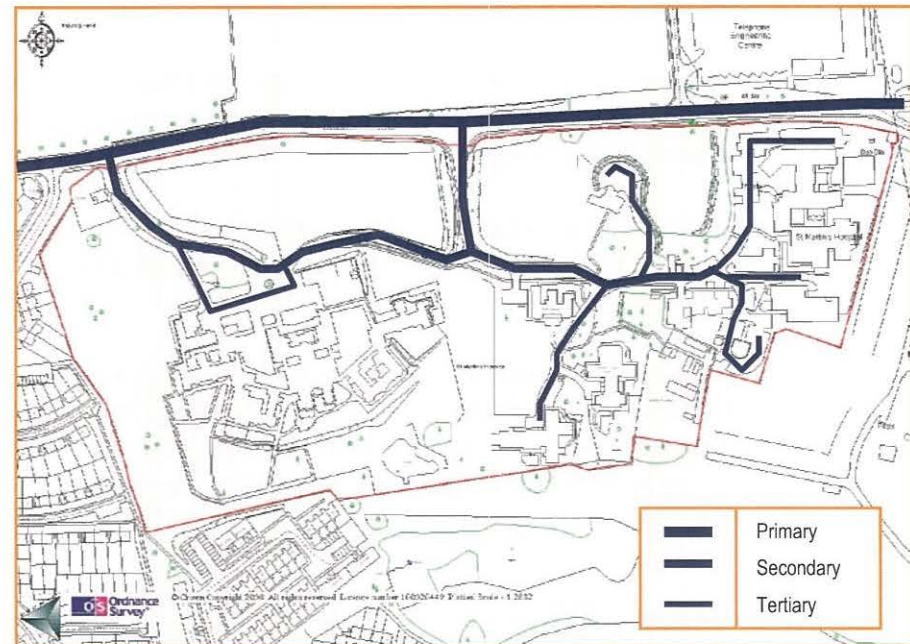


Figure 16 Road hierarchy

DESIGNATIONS ON SITE

4.9 St. Martins Hospital site is designated as a Conservation Area; therefore consent is required for demolition of buildings and felling of trees. New building will be required to preserve or enhance the character or appearance of the conservation area. The main characteristics of the conservation area are the setting of the buildings, the topography, the landscaping, the way the hospital buildings are set into the landscape and the character and appearance of the early 20th century hospital buildings themselves. There is no formally adopted appraisal for the Conservation Area. However the predominate qualities of the site are:

- ▣ Landscaped slopes and tree lined boundaries
- ▣ Setting of buildings into the parkland setting creating a 'campus' character
- ▣ Topography featuring the north-south slope
- ▣ Style, scale and detailing of the early 20th C buildings

4.10 There are no known designated Public Rights of Way across the site.

4.11 There are no known Tree Preservation Orders on site.

CONTAMINATION

4.12 As a result of the current and historic land use as a hospital, there could be issues associated with hospital buildings in respect of waste disposal issues, incineration, boiler houses, asbestos, fuel storage / spillage and pharmaceuticals. Such contamination could impact on the proposed development or on the groundwater in the underlying aquifer. Investigations and surveys should take account of any oil/fuel storage tanks, septic tanks, drainage systems and materials storage. Any identified risks should be fully evaluated, if necessary by intrusive investigations.

4.13 No development shall take place until the developer has carried out adequate investigations to assess the degree of contamination of the site and to determine both its water pollution potential and any human health risk. The methods and extent of investigation should be agreed with the City

Council before any work commences. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall be monitored and approved in writing by the City Council. Developers should:

- 1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
- 2) Refer to the Environment Agency Guidance on Requirements for Land Contamination Reports for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, e.g. human health.
- 3) Contaminated soil that is excavated, recovered or disposed of, is controlled waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed off site operations is clear.
- 4) Any proposed discharge to ground or surface water or foul drainage from the site should be submitted and agreed by the EA prior to construction.

4.14 Care should be taken during and after construction to ensure that all fuels, oils and any other potentially contaminating materials should be stored to prevent accidental/unauthorised discharge to ground. The areas for storage should not drain to any surface water system. Where it is proposed to store more than 200 litres (45 gallon drum = 205 litres) of any type of oil on site it must be stored in accordance with the Control of Pollution (oil storage) (England) Regulations 2001.

ECOLOGY

4.15 There are no statutory ecological or nature conservation designations impacting the site. The site lies close to Chequers Wood and Old Park SSSI's but initial study of the proposals indicates that the development would not have implications. Due to the semi-rural setting at the edge of the urban fringe it is likely to have significant wildlife and ecological values Protected Species may be present on site and records indicate the presence or potential presence of the following protected species on or near the application site: bats, Great Crested Newts, widespread reptiles, breeding birds and

badgers. Natural England recommends that habitat surveys are submitted with any subsequent planning application(s) for this site.

- 4.16 Any development on the site should seek to minimise impacts on biodiversity and improve existing habitats within the site. An ecological study will be required to assess the site and outline any requirements for mitigation and/or management plans. The Biodiversity technical appendix in 'Kent Design' may be of assistance in this regard. Proposals for the site should include the opportunity for increasing biodiversity (for example including roosting opportunities for bats and birds) in accordance with PPS9 Structure Plan policy (KMSP EN8).

ARBORICULTURAL

- 4.17 The recommendations of British Standard 5837: 2005 "Trees in relation to construction", which provides both guidance and advice on the successful integration of trees with development will need to be followed to ensure a successful integration of development into the existing landscape. It will be necessary to undertake a pre-development tree survey of the site to establish the age and condition of existing trees and the root and canopy protection zones to accompany any planning application(s) for the site.
- 4.18 The large specimen trees and boundary tree lines should be retained. Important boundary tree lines are along the Littlebourne Road boundary and the eastern boundary. A landscaping plan including replacement trees, soft and hard landscaping, play areas, hard surfacing (roads, parking footpaths etc) and protection measures for existing trees should be presented in conjunction with any planning application.

ARCHAEOLOGY

- 4.19 The principal archaeological interest in this area is the former alignment of the Roman Road that led out of the Queningate and followed a course just north of St Martins Hill and thence along the line of what is now the Littlebourne Road. There is quite a bit of evidence in the area for extra-mural Roman period cremation and inhumation cemeteries being located flanking the south side of the road. The nearest is about 200m west of Warwick Road. There are intermittent burials all the way

along the Stodmarsh Road and it can be assumed that some of these were associated with settlements. An archaeological evaluation on the hospital grounds in January 2004 prior to the provision of hardstanding for the periodic siting of mobile medical units produced a wholly negative result. Nevertheless, there is some potential in a zone 70m deep abutting the south side of the Littlebourne Road and across open areas, especially along the western and southern margins of the site boundary. Archaeological field evaluation by trial trenching would be expected to be undertaken, preferably prior to the determination of an application, across areas of archaeological potential. There would be a presumption in favour of the preservation in situ of significant and important archaeological finds of national importance, otherwise preservation by record by archaeological excavation would be appropriate mitigation.

INFRASTRUCTURE

- 4.20 The developer should carry out investigations concerning the availability and capacity of all utilities and will be expected to contact the relevant utility and infrastructure providers. Evidence that the site can be provided with suitable water supply, sewage disposal, telecommunications and energy services to serve the proposed development should be presented with any planning application. The Developer shall also indicate the method for surface water disposal in accordance with the City Council's Drainage Impact Assessment Guidance Note. Surface water should be disposed separately to the foul sewerage system to avoid foul water flooding after heavy rain. Separation could be achieved by discharging surface water to soakaways, other sustainable urban drainage systems (SUDS), or to a separately piped surface water drainage system. The use of SUDS should be fully integrated into the development in order to enhance the biodiversity of the site. Swales and ponds could be considered as flash flood attenuation measures.
- 4.21 Surface water sewers on the site are running close to capacity and ponds are already located in the south of the site to collect surface water run-off. In the likely event of new development increasing surface water run off these could exceed capacity. Therefore any application will need to refer to Canterbury City Council guidance for Drainage Impact Assessments. This site also has a strong north to south slope, which will increase surface water flow to the south.

4.22 Southern Water has indicated that at present there is insufficient capacity in the sewer system to meet the demand arising from the development. The developer must therefore requisition a connection to the sewerage system at the nearest point of adequate capacity as defined by Southern Water. Foul water sewers to serve the development should be constructed to adoptable standards in accordance with the current edition of "Sewers for Adoption" published by WRc.

FLOOD RISK

4.23 The site is in an area classified as low flood risk and has no record of any flooding or drainage problems. With respect to proposed surface water drainage the drainage impact assessment should ensure that the site will not be subject to fluvial flooding. A Flood Risk Assessment/Drainage Strategy should be submitted with any application.

HOUSING

4.24 Housing is an appropriate use in this location due to the site being, previously developed land within the urban area and the apparent need of the hospital for funds to provide for its redevelopment of the eastern part of the site. This site would be able to accommodate more than the 15 unit threshold and would be required to provide 35% of the residential stock as affordable housing, with the break down of 20% social rented and 15% intermediate cost homes (see the City Council's Development Contributions SPD). There is a required mix of dwelling types and size for housing but this figure is subject to market demand. At present there is a shortage of family housing in Canterbury both within the public and private sectors. The affordable housing element should concentrate on this type of housing. New housing should take account of the Lifetime Homes Standard (a requirement of KMSP policy HP6 b) and should ensure that the development secures accommodation suitable for those with learning disabilities, physical disabilities and those in need of adult social care.

REFUSE

4.25 Each residence will require adequate refuse and recycling storage facilities screened from the street and other public areas. There are two options for dealing with refuse either:

- Each residence is provided with off street out of view storage facilities for a 240 litre wheeled bin for landfill waste and 0.25m² storage space for recycling sacks.
- Or more preferably, there could be a central rubbish disposal and recycling point for all of the residences which would need to be administered by a Management Group or similar.

4.26 Access to facilitate the easy collection of refuse from a refuse store or receptacle point would also be necessary. With respect to the hospital area, access and turning circles to facilitate the easy collection of refuse and recycling by trucks from a refuse store or receptacle point will be necessary. Suitable storage facilities for recyclable materials should be provided within the development. The adequacy of any proposal with respect to the provision for refuse and recycling storage should be discussed with the City Council's Street Scene section prior to the submission of plans.

SUSTAINABILITY

4.27 The Council has recently adopted a Supplementary Planning Document (SPD) on Sustainable Construction, which sets out the minimum sustainable construction standards that the City Council will apply to new developments. The SPD sets out the requirements for residential proposals, requiring all new homes built until 2010 to meet the requirements of Level 3 of the Code for Sustainable Homes and from 2010-2013 Level 4. The policy under 3.3 requires that all proposals for non-residential development will be required to meet the 'very good' or 'excellent' BREEAM standard.

4.28 A Sustainability Statement will be required setting out how the objectives of sustainable development have been incorporated within the proposed development in accordance with the adopted local plan and the SPD. Further guidance on sustainable development can be obtained from the 'Sustainability Checklist for Developments in the South East' produced by SEEDA, Kent Design produced by KCC, and best practice from Building Research Establishment (BRE).

4.29 The new buildings should be located, designed and constructed to provide maximum energy efficiency, to reduce CO2 emissions, as well as, incorporating renewable energy and water saving technology in accordance with PPS22. Advice should be sought at an early stage in the design process to save the difficulty and expense of attempting to include add on features at a late stage in the design process.

4.30 The draft assessment criteria should be made available to the Council in pre application discussions, together with details and specifications of the sustainable features proposed to achieve the ratings. A complete design stage assessment should be submitted with any subsequent planning application. In particular, they should demonstrate that the Sustainable Construction SPD has been complied with and that the following additional elements have been incorporated:

- ❑ **Renewable Energy:** The development should include renewable production technology within the development. As well evidence should be provided, which demonstrates that at least 10% of total energy demand for the buildings/development is supplied from local renewable, or low emission, sources. This site appears to potentially present a good location for small wind turbines and solar thermal/PV technologies.
- ❑ **Energy Efficiency:** The buildings should be located, designed and constructed to provide maximum energy efficiency. The energy efficiency of buildings should seek to exceed the requirements of Part L1A of the 2006 Building Regulations where possible.
- ❑ **Water Conservation, reuse and pollution control measures** should be demonstrated. This should include water use minimisation measures, and the replacement of mains potable water consumption with recycled grey-water or rainwater as outlined in the Sustainable Construction SPD. The Environment Agency encourages the installation of grey water recycling facilities and methods of using rainfall collection for domestic purposes.
- ❑ **Sustainable Urban Drainage Systems (SUDs)** should also be employed to minimise the risk of localised flooding and pollution of watercourses and provide opportunities for water

conservation and habitat provision. Suitable SUDs methods will depend on ground conditions and ground water sensitivity and advice on appropriate methods should be sought early in the design process. Evidence that the developer had secured/provided for the future maintenance of any SUDS systems installed would be required with any application for planning permission. Evidence should also be provided which demonstrates that on site treatment, such as oil separators/interceptors or filtration, have been specified for areas at risk from pollution (such as car parks). The SUDS system used should attenuate surface water run off to that comparable to a greenfield run off rate of typically 7 litres/second per hectare. When designing the SUDS system the 100 year 30% rainfall event should be taken into account.

- ❑ **Waste minimisation:** A Site Waste Management Plan should be prepared, which aims to minimise waste at source on the site through the accurate assessment of the use of materials and the potential for their re-use and recycling both on and off site. It should also be demonstrated that there are dedicated facilities for the separation and storage of recyclable waste materials generated by normal functioning of the buildings.
- ❑ Use of **sustainable materials and recycled materials in the construction** taking into account minimisation of the whole life costs of products used (see The Kent Design Guide, Sustainable Construction: Whole Life Cost Benefits and The Whole Life Cost Forum for more information). Evidence should be provided which demonstrates that the roof, external walls, windows and upper floors receive high ratings, as defined in the BRE Green Guide to Specification. In particular it should be demonstrated that timber and timber products have come from a sustainably managed source (or are re-used timber). Building materials should be sourced to avoid 'road miles' associated with production and delivery.

OTHER DEVELOPER CONTRIBUTIONS

DEVELOPMENT CONTRIBUTIONS SUPPLEMENTARY PLANNING GUIDANCE

4.30 The Development Contributions SPD was adopted in January 2007 and contains the thresholds and formulae for Development Contributions. Canterbury City Council has prioritised the four areas of Affordable Housing, Education, Transport and Open Space as their important areas for

contributions. Transport and Affordable Housing contributions have been dealt with in sections 4.5 and 4.24 respectively.

COUNTY COUNCIL

4.31 There is sufficient capacity at present within local schools to accommodate the projected number of children that might result from this proposed development and consequently there will be no need for an education contribution. However there is insufficient capacity in both Adult Social Services and Libraries and Arts to meet the needs of the proposed development and consequently contributions will be sought from the development for these services.

OPEN SPACE

4.32 The site contains substantial areas of open space. Existing open space within the site, not included in the building envelopes, should be retained and enhanced. The setting of the existing and any new buildings should be enhanced to reduce any impacts on the Conservation Area and the adjacent AHLV. The opportunity exists for new children's play facilities to be incorporated in the development, possibly in the landscaped area to the south of the site.

4.33 All new residential development is required to make a contribution to the provision of open space in the district. The calculation will be based on the need for open space by the new residents. Provision will either be on-site or off-site by the means of a capital sum or a combination of the two. Specific types of open space required per head of new population and the calculation for a capital sum for the provision of this space off site is listed in more detail in the Development Contributions SPD. The five categories of open space are:

- Parks (3m² per person)
- Open Space for Sport (9m² per person)
- Amenity Greenspace (13 – 17m² per person)
- Children's Play Areas (3m² per person)
- Semi-natural Areas (20m² per person)

OTHER COMMUNITY BENEFITS

4.34 In appropriate circumstances, additional or alternative funding will be sought for other necessary community benefits. these may include:

- Projects and objectives identified in the Local Plan
- Public realm initiative
- Flood defence schemes
- Sewerage infrastructure
- Museums & galleries
- Arts & Libraries
- Adult Education
- Youth & Community
- Public Art Commissioning

5. Design Considerations

SUB AREAS

5.1 The hospital site naturally sub-divides into five distinct development areas (see Figure 17):

- Existing Healthcare Buildings
- New Inpatient Unit
- Residential Conversion and Extension
- Landscape Corridor
- Residential Amenity

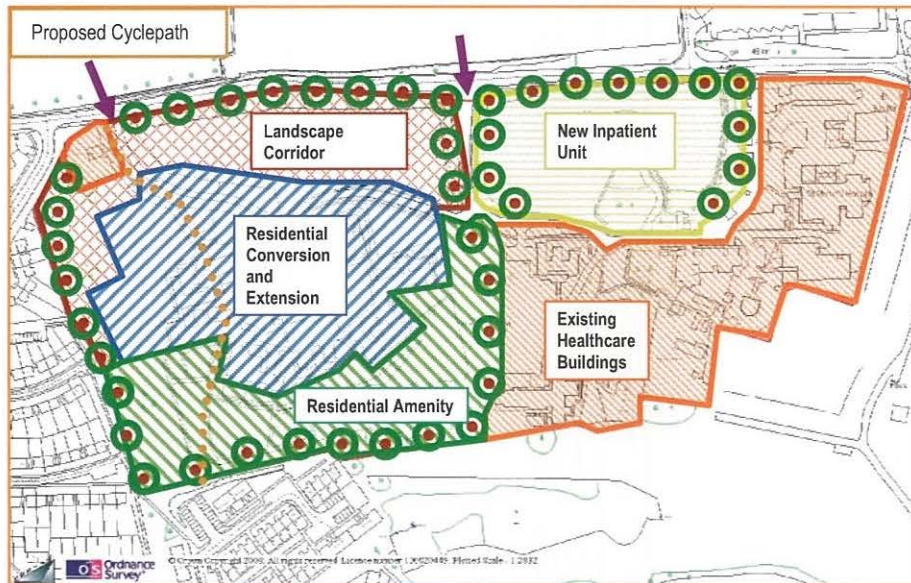


Figure 17 Sub areas diagram

5.2 The redundant hospital buildings in the western half of the site should be converted to residential use. The main hospital buildings shown in red on Figure 18 are considered to positively contribute to the character and appearance of the Conservation Area and should be retained. The ancillary buildings shown in blue also contribute to the Conservation Area but can be considered for demolition if their removal can be shown to have benefits for the new development. The presumption is in favour of their retention if at all possible. The single storey corridor links between the existing buildings can be removed and the resulting space used to enhance the setting of the remaining buildings. The western part of the site is considered suitable for a development of approximately 200 residential units. The buildings to be converted are considered to be more suitable for a mix of studio, 1-3 bed apartments, and town houses. The new build element should be a mix of mainly family houses with possibly some additional apartments.

5.3 New development should integrate into the existing landscape, with the built form creating a 'sense of place'. To create this the new development should have a scale, mass, and storey height that complement, albeit in a contemporary way, the retained buildings. The use of materials that matched the existing buildings would also help give the new development a sense of place. The new buildings could be 'cut-into' the topography to take advantage of the change in levels across the site. As a result of the topography of the site it may be possible to have 3-3½ storey buildings to the south. Along the northern edge of the site it should be possible to achieve 2- 2½ storey heights.

5.4 Buildings should be well designed in terms of sustainability, 'Secured by Design' standards and be in line with good Urban Design principles. The position of buildings will need to respect existing mature tree and tree lines to maintain the character and appearance of the Conservation Area. Careful boundary treatment with the existing residential area to the west will be required. The density for this half of the hospital site should be no more than 35 dwellings per hectare.

5.5 The Conservation Area designation over the site requires that the new development preserves or enhances the existing character or appearance. This includes both the views in and out of the area. The development should maintain the prevailing views to the south and west, across open space

and on to the AHLV, and to the Littlebourne Road landscape corridor in the north. Views to the east are restricted due to aspect and screening. Design of the new development should consider the interrelationships of building lines, street patterns, detailing, existing townscape and trees and landscaping. Car parking should be accommodated in a series of courtyards carefully planted to create visually unobtrusive parking courts.

- 5.6 Existing landscape and parkland features that make a positive contribution should be retained. The development should respond positively to the existing parkland character of the site to help integrate it into the surroundings. A landscape appraisal including a tree survey should be prepared as part of a planning application. This should consider the existing parkland character and show how and where open spaces, tree planting, cycle and footways will be located, formed and landscaped. The existing parkland setting should be enhanced and existing trees supplemented. New structural planting of native trees, shrubs and hedgerows will be required to integrate the new development to the site and to create attractive external spaces. Landscaping will be required to screen the new residential development from the health buildings to the east of the site. This could be achieved with new landscaped corridors approximately 10m deep.
- 5.7 Open space to the south of the existing group of buildings should be retained and enhanced. Open space for residents should also be provided within the new development and should include an inclusion of LEAP (Locally Equipped Area for Play). The new development could create a number of courtyards together with the converted buildings. The designated public footpath/cycle link shall be formed across the western part of the site. This will include the provision of an attractive, possibly lit, public open space corridor to move through. The design, layout, formation and landscaping of the public spaces and public footpaths/cycle ways should be undertaken in consultation with Canterbury City Council's Outdoor Leisure and Countryside sections.
- 5.8 The new 'Inpatient Unit' will be a predominantly single-storey development, possibly with some ancillary accommodation on the first floor. The Mount Zeehan building would have to be demolished to accommodate the new unit. The unit will be served by the existing access from Littlebourne Road. On site parking should adhere to the maximum vehicle parking standards. Retention and

enhancement of the landscaped corridor to Littlebourne Road will be required. The possibility of cutting the building into the slope to reduce the impact should be pursued.

- 5.9 Existing buildings on the eastern part of the site will be the location for the consolidation of NHS uses which will involve some re-location of health related uses from other parts of the site.

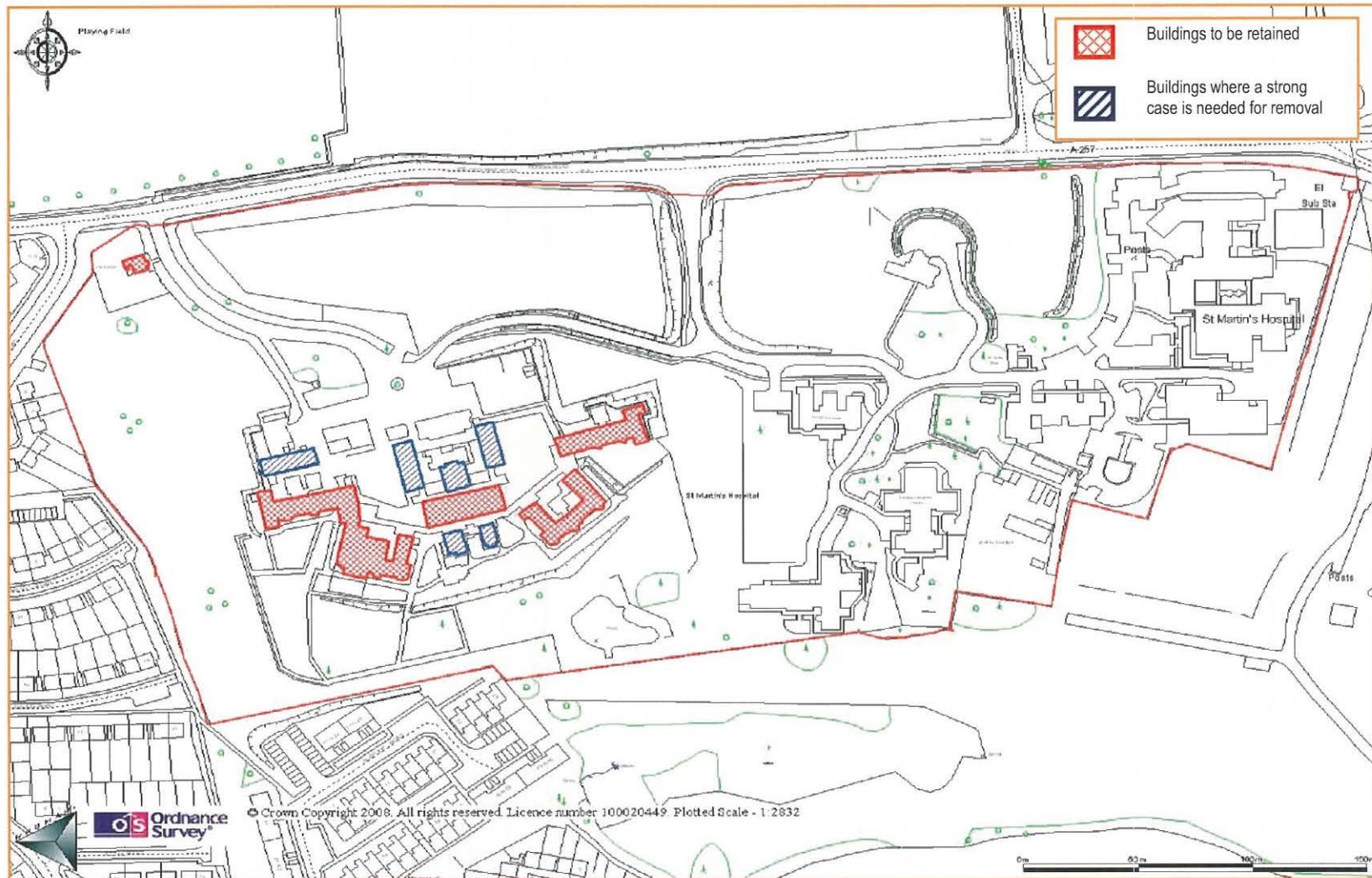


Figure 18 Buildings for retention

6. Development Process

The City Council has adopted these Development Principles as a material consideration for development control purposes.

A section 106 agreement including many of the matters addressed in this document will be need to be agreed with the City Council as part of the planning permission process.

7. Statement of Consultation

STATEMENT OF COMMUNITY INVOLVEMENT

- 7.1 The Statement of Community Involvement (SCI) contains the Council's strategy for public consultation, with its standards, methods and processes. Development Principles need to have had an accepted process of consultation with stakeholders and appropriate parts of the community before they will be accepted and adopted
- 7.2 To reflect the requirements of the SCI, a process of community engagement has been undertaken. The method adopted has followed the requirements of the SCI which suggests that exhibitions are a good method of public consultation for site specific documents.

CONSULTATION PROCESS

- 7.3 A letter was sent to all immediately adjacent and neighbouring properties (approx 300 letters were sent out). A copy of the draft Principles was also sent to local councillors, local amenity groups, statutory consultees and service providers. The draft Development Principles have also been available on the Council web site. A public exhibition was held at St. Martins Hospital on 6th October 2008. The period for consultation was 29th September to 24th October 2008.
- 7.4 City Councillors were invited to a briefing about the draft Development Principles for the site on 16th September 2008. The approach being adopted and the general objectives of the document were agreed at this briefing. The Canterbury Area Members Panel considered the document on 3rd November 2008. All persons who were consulted were informed that they could attend and speak at that meeting. In the event two people spoke at the meeting, one from the Spring Lane Residents Association and one on behalf of the Trust.
- 7.5 The Development Principles were considered in light of the consultation responses, including the comments from the Canterbury Areas Members Panel, and appropriate amendments were made.

The amended report was presented to the Development Control Committee and received approval on 9th December 2008. Everyone who responded in writing to the consultation received a copy of the committee report and a summary of the representations made. The final draft of the draft Principles was made available on the City Council's web site. Paper copies were available on request. Respondents were also notified of the opportunity to speak at the Development Control Committee meeting

Appendix A. Planning Application Requirements

8.1 Any planning application for the site will need to submit six sets of the following basic items:

- Fee
- 1 APP Application Form
- Design and Access Statement
- Location Plan
- Site Layout Plan / Block Plan
- Floor plans and Elevations
- Sections
- Ownership Certificates

8.2 In addition to the above documents any application(s) for major residential development or health related development could require the following documents to be submitted:

- Travel Plan / Transport Assessment
- Contaminated Land Assessment
- Arboricultural Survey
- Ecology Assessment
- Foul Sewerage Assessment
- Surface water Drainage Assessment
- Environmental Impact Statement
- Heritage Statement

- Landscape / Townscape and Visual Impact Assessment
- Lighting Assessment / Details of Lighting Scheme
- Conservation Area Assessment
- Parking / Servicing Details
- Planning Statement
- Refuse Collection
- Renewable Energy Assessment
- Statement of Community Involvement
- Sustainable Design and Construction Assessment
- Utilities Statement
- Waste Management Plan
- Planning Obligations Heads of Terms

In addition to the above for a health related development the following document could be required:

- Ventilation / Extraction Details

8.3 Although re-development of the site does not fall within a Schedule 1 development for the purposes of the EIA regulations it will exceed the threshold for a Schedule 2 development. A formal request for a screening opinion should therefore be sought required once the development content has been established.

