

contributions for primary healthcare and other necessary off-site community infrastructure; and

- (c) Open space: open space will be provided in line with Policy DS24.

2. Design and layout

The design and layout of the site should:

- (a) Provide a high quality built environment in line with Policy DS6 with an average net density of around 35 dph;
- (b) Ensure that the scale, massing and form responds to surrounding character and topography of the site; and
- (c) Assess Areas of Archaeological Potential and protect and enhance nearby heritage assets.

3. Landscape and green infrastructure

The green and blue infrastructure strategy for the site should:

- (a) Provide a comprehensive and integrated sustainable urban drainage network;
- (b) Provide 20% biodiversity net gain, in line with Policy DS21;
- (c) Provide habitat, pollinator and ecological connectivity across the site and with the surrounding landscape; and
- (d) Provide a landscape buffer containing natural and semi natural open space to the south-east of the site to provide a buffer to the railway line.

4. Access and transportation

The access and transport strategy for the site should:

- (a) Consider how existing cycle and walking links to the city centre and other amenities could be improved.

Land at Canterbury Business Park

2.20 Canterbury Business Park is an existing employment site which has an established link to the agricultural, food and drink sectors. There is potential for the site to expand to comprise of further larger-scale commercial and business uses, including an opportunity for the creation of a viticulture hub alongside storage and distribution units making use of the sites’ excellent links to the strategic-road network and the region’s vineyard coverage.

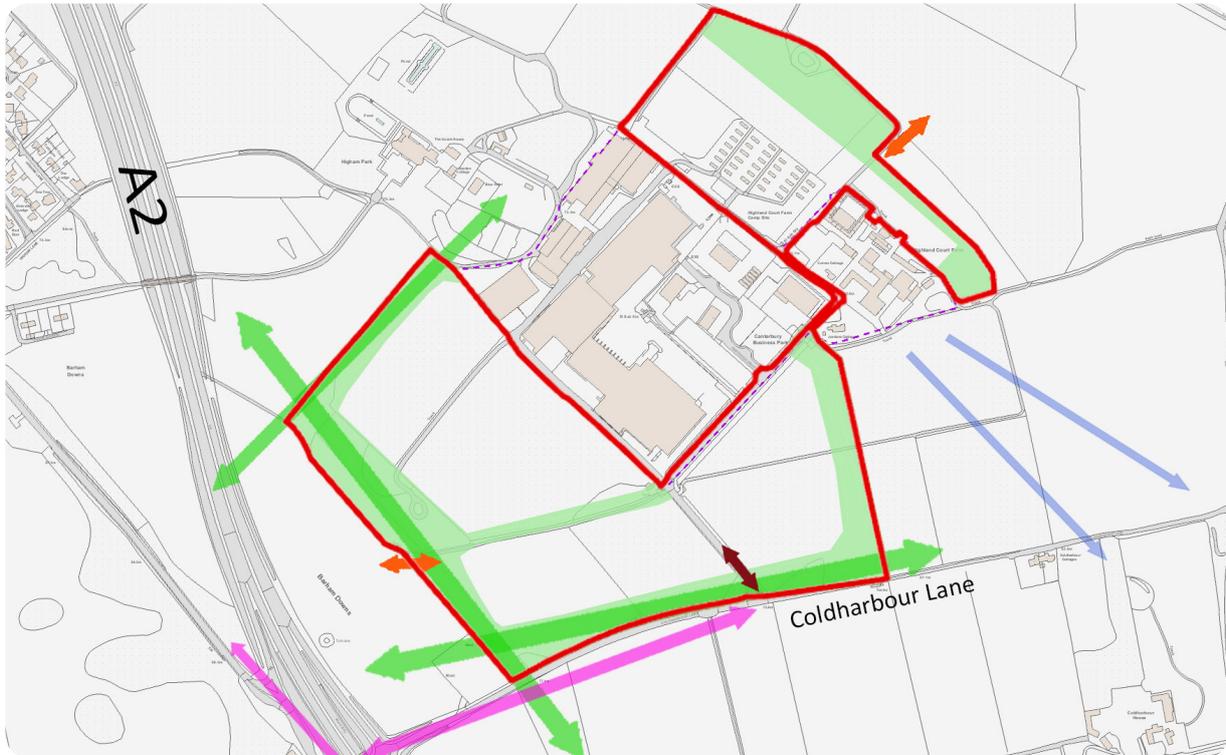
2.21 There is a growth in viticulture and wine tourism in the south east and the creation of a viticulture hub at Canterbury Business Park could bring together various aspects of

the winemaking process, such as production, research and storage and distribution. Alongside the main viticulture facilities, there is also an opportunity for smaller-scale associated commercial and business uses, such as those operating in the food and drink sectors.

2.22 The council has been unable to identify any suitable alternative locations for B8 and viticulture outside of the AONB and it is critical that the site is developed in a sensitive and landscape-led design to minimise and mitigate any adverse impacts.

Policy C17 - Land at Canterbury Business Park

Land at Canterbury Business Park – concept masterplan



Key

- | | | | |
|---|-----------------------------------|---|--|
|  | Site boundary |  | Landscape buffer/biodiversity opportunities - Indicative locations |
|  | Opportunities for green corridors |  | Opportunities to improve cycling/walking access and safety |
|  | Long distance views |  | Pedestrian and cycle access (Bridleway) |
|  | Vehicle access | | |

Site C17 is allocated for employment development and viticulture hub. Planning permission will be granted for development which meets the following criteria:

1. Development mix

Across the site, the development mix will include:

- (a) A minimum of 35,500sqm of B8 floorspace including viticulture processing and storage; and

- (b) A limited amount of supporting uses, such as commercial and business, related to the delivery of the viticulture hub.

2. Design and layout

The design and layout of the site should:

- (a) Provide a high quality masterplan, bespoke architectural design and landscaping which respond to the prominent position in the surrounding landscape, the special qualities of the Kent Downs AONB and the historic context;

- (b) Respond positively to the context and character of the landscape, in addition to mitigating negative visual or landscape impacts;
- (c) Assess Areas of Archaeological Potential and protect and enhance nearby heritage assets including Highland Court Conservation Area and Grade 2* Listed Highland Court Hospital; and
- (d) Provide a Minerals Assessment in accordance with the Kent Minerals and Waste Local Plan and other material considerations.

3. Landscape and green infrastructure

The green and blue infrastructure strategy for the site should:

- (a) Provide sustainable urban drainage making use of the existing topography and natural features of the site where appropriate;
- (b) Provide 20% biodiversity net gain, in line with Policy DS21;
- (c) Respond to the surrounding landscape character and provide an appropriate landscape framework for the site to minimise adverse impacts on the Kent Downs AONB;
- (d) Retain and enhance the existing trees along the western boundary as part of a landscape buffer along the ridgeline to minimise the adverse impact of the development on long distance views and views from surrounding PRoW; and
- (e) Provide habitat, pollinator and ecological connectivity across

the site and with the surrounding landscape, including with priority habitats and fragmented woodland.

4. Access and transportation

The access and transport strategy for the site should:

- (a) Provide safe and convenient pedestrian and cycle connectivity, including:
 - (i) New and improved walking and cycling connections within the site connecting the different land uses;
 - (ii) New and improved walking and cycling connections to Bridge and existing bus stops on Coldharbour Lane to the south of the A2, including crossings as appropriate;
 - (iii) New and improved cycling connections to Regional Cycle Route 16 (Canterbury to Dover) and improvements to that route as appropriate; and
 - (iv) Improvements to PRoWs crossing and around the site as required.
- (b) Provide primary vehicle access from Cold Harbour Lane; and
- (c) Provide a Transport Assessment to demonstrate the connectivity of the site with the existing highway network, any necessary mitigation and measures to minimise the need for use of private cars.