1 WELCOME

Welcome to this exhibition of our emerging Framework Masterplan proposals for the Canterbury campus.

The Framework Masterplan is intended to provide a framework for the future evolution of the campus to best meet the needs of the University, and of the wider city and region. It details the framework within which we will make decisions on the future development of our estate in the short-term (2018 to 2021) and medium-term (2021 to 2031), covering the period defined within the Canterbury District Local Plan.

This is the penultimate stage in the creation of a Framework Masterplan to be presented to Canterbury City Council for their endorsement.

The Masterplan is not a planning application but a vision for the evolution of the campus. It provides a direction for decisions about the future of the campus and a framework against which future planning applications will be assessed. When and if aspects of the plan are funded they will go through the usual planning process and members of the public will be involved in the usual way.

We invite you to take this opportunity to share your feedback to help us refine the Masterplan that we present to the Council.
2 THE PROCESS TO DATE

Initiation of Masterplan

<table>
<thead>
<tr>
<th>Date</th>
<th>Details</th>
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<tbody>
<tr>
<td>May 2016</td>
<td>Publication of Concept Masterplan, outlining a long-term vision for the campus</td>
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<tr>
<td>July-September 2016</td>
<td>Public consultation on Concept Masterplan involving residents, parish councils, amenity groups, university staff, Canterbury City Council</td>
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<tr>
<td>April 2017</td>
<td>Consultation Statement published</td>
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Step One – Strategic Spatial Vision

<table>
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<tr>
<td>April 2017</td>
<td>Draft Strategic Spatial Vision presented, outlining the University’s aspirations for the future of the campus</td>
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<tr>
<td>June-July 2017</td>
<td>Public consultation involving residents, parish councils, amenity groups, Canterbury City Council</td>
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<tr>
<td>November 2017</td>
<td>Consultation Statement published</td>
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Step Two – Draft Framework Masterplan

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<tr>
<td>January-March 2018</td>
<td>Development of proposals for specific areas of the campus</td>
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<tr>
<td>April-ongoing</td>
<td>Discussions with Canterbury City Council and technical stakeholders (utilities and transport)</td>
</tr>
<tr>
<td>September-November 2018</td>
<td>Draft Framework Masterplan presented for public consultation involving residents, parish councils, amenity groups</td>
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Next steps:

- Review feedback for publication
- Consultation statement published in November
- Preparation of final Masterplan document, incorporating learning from the consultation, for submission to Canterbury City Council by the end of the year
3 OUR PLACE IN CANTERBURY

We are a university that changes lives. Our education and research, and the talents of our staff and students support social, economic, cultural, intellectual, and public life in ways that make us a leading contributor to the success of our city.

We contribute **more than £485m** to the economy in Canterbury, through direct expenditure on goods and services and spending by our students. We are the **largest employer** in the city and **one in ten jobs** here is dependent on our activities. Our research **directly impacts our communities** and we aim to grow our research and innovation activities for the benefit of our region. Our academics work with local individuals, groups, and organisations to increase our research impact and identify new ways in which our activities can benefit our region.

We are committed to leading initiatives that ensure we deliver benefits to our region as a whole. We are working with local health authorities and Canterbury Christ Church University to deliver significant health, well-being and social care benefits to the community through the creation of **Kent and Medway Medical School**. We partner with regional economic and development organisations to support economic growth and we will continue to engage with them to ensure our activities best meet the needs of employers and the local economy.

Our involvement in Canterbury’s cultural and arts offering is extensive and we continue to engage local young people with a range of creative activities. We are seeking new ways to open up our campus as a **resource for our local communities**, to encourage more use of the Gulbenkian cultural centre, our library services, our extensive conference and leisure facilities, and our growing sports facilities.
4 WHY DO WE NEED A MASTERPLAN?

We identified the need for a Masterplan in 2015 to help shape the future of our Canterbury campus and ensure it realises mutual benefits for the University and the community. The Framework Masterplan builds on the principles established in the University’s original development plan, created by Lord William Holford in 1965.

The Masterplan is also identified in Policy EMP7 of the Canterbury District Local Plan. It provides a flexible framework for development, rather than a precise blueprint, to assist with local planning.

The Masterplan recognises the need to provide a strategic direction for the development of the campus that places an equal focus on the provision of excellent buildings and quality spaces that strengthen its character and respect the rich landscape and ecology of the surrounding environment.

It establishes a series of principles that will guide the future development of the campus to respect its setting within the wider countryside and heritage area, integrate effectively with the local transport strategy and ensure that we offer a more welcoming environment for visitors.

The Masterplan delivers several allied strategies for the management of specific aspects of the proposed campus developments. These include a Landscape and Biodiversity Strategy, a Movement and Transport Strategy, a Planning and Environment Strategy, and a Place-making Strategy.
5 OUR VISION

The Canterbury campus will be defined by a strong high quality landscape that helps to create an outstanding place to teach, learn, work, undertake research, live and enjoy. It will form an integral part of Canterbury District by providing educational, cultural, recreational, sporting and employment opportunities for people in the District and the wider Kent region and will use the University’s national reputation to help improve economic prosperity.

Roads on the campus will be transformed into attractive streets that prioritise walking and cycling and buses and public paths and bridleways will be enhanced to provide a welcoming and legible network of routes.

The campus and nearby University owned land will be developed in ways that protect its special natural and semi natural environment, the setting of Canterbury’s World Heritage Site and local heritage assets.

Future development will respect the quality of life and day to day activities of people living and working in the surrounding villages and residential neighbourhoods and avoid any significant impacts on the wider surrounding area in terms of traffic, car parking, air quality or demand for recreation. The campus and development on nearby University owned land will be outward-facing and seek to improve the lives of local people as well as being an exemplar for environmental sustainability by reducing energy use and carbon emissions, adopting high standards for water usage and waste and recycling and creating an environment that promotes healthy living and physical and mental wellbeing.

The University’s ownership will enable the long term stewardship of the campus and ensure that it is managed and maintained in ways that sustain the outstanding place that is created.
6 OUR VISION (CONT)

1. University Gate
2. Beverley Court
3. University Square
4. Park Wood Circle
5. Hothe Court Kent COG Community Garden
6. Brotherhood Square
7. Giles Circus
8. St Stephen's Square
9. Darwin Gardens
10. Registry Court
11. Templeman Square
12. Sports Hub
7 WHO WE HAVE CONSULTED

We are committed to consulting widely with the community and interested groups about the future development of our campus.

This current public consultation is the final part of a three-stage process. Feedback mechanisms have included meetings, workshops, focus groups, public exhibition events and both print and online communications. During all three stages of consultation we’ve listened to your views and revised our proposals where possible to incorporate your feedback.

The following organisations have been included in this process:

- The Archibishop’s School, Canterbury
- Ashford Borough Council
- Barton Residents Association
- Blean, Hackington and Tyler Hill Society
- Blean Parish Council
- Blean Parochial Church Council
- Blean Primary School
- Blean Residents Community Group
- Campaign for the Protection of Rural England – Kent Branch
- Canterbury 4 Business
- Canterbury Archaeological Trust
- Canterbury Cathedral
- Canterbury City Council – members and officers
- Canterbury Connected Business Improvement District (BID)
- Canterbury Heritage and Design Forum
- Canterbury Innovation Centre
- Canterbury Society
- Canterbury World Heritage Site Committee
- Chaucer College
- Crab and Winkle Line Trust
- Crown Gardens Residents Association
- Diocese of Canterbury
- Dover District Council
- Environment Agency
- Federation of Small Businesses
- Hackington Parish Council
- Harbledown and Rough Common Parish Council
- Headcorn Drive Area Residents Association
- Highways England
- Historic England
- Institute of Directors
- International Council on Monuments and Sites
- Kent Ambassadors
- Kent and Medway Economic Partnership
- Kent Bee-keepers’ Association
- Kent College, Canterbury
- Kent County Council – members and officers
- Kent Cultural Transformation Board
- Kent Invicta Chamber of Commerce
- Kent Union
- Kent Wildlife Trust
- Kingsbrook Park Residents Association
- Market Way Residents Association
- Natural England
- Oaten Hill & South Canterbury Association
- Shepway District Council
- South East LEP
- Southern Water
- SPOKES East Kent Cycle Campaign
- Spring Lane Residents Association
- St Dunstan’s Residents Association
- St Edmund’s School, Canterbury
- St Michael’s Road Area & Harkness Drive Residents Association
- St Mildred’s Area Community Society
- St Peter’s Residents Association
- St Stephen’s Residents Association
- Swale Borough Council
- The Oaks Day Nursery
- Thanet District Council
- University Challenged
- University of Kent Alumni
- University of Kent Former Staff Association
- University of Kent Staff
- University of Kent Students
- University Medical Centre
- Whitstable Road Residents Association
- Wincheap Society
In workshops and feedback during the two previous rounds of consultation, you provided clear guidance that has helped to shape the development of the Framework Masterplan. You told us that the Masterplan should:

- Be a template to **guide the future evolution** of the campus, not a blueprint for development
- Offer a **flexible plan** to adapt to uncertainty about student numbers and the need for growth
- Make the campus **more welcoming and improve wayfinding**
- Create a **better environment** for staff, students and visitors to live, work and play
- Make **good ‘place-making’** a top priority, creating spaces where **social interaction can thrive**
- **Intensify the campus heart** to conserve the surrounding landscape
- **Maintain a 'Green Gap'** between the University and the city
- Provide a **variety of cultural and commercial offerings** for visitors to enjoy
- Calm traffic, consolidate car parking and **make the campus safer for pedestrians and cyclists**
- Provide a coherent and **unique identity** for the University
- **Enrich the landscape and biodiversity** of the campus
- **Respect the history of the site** and improve connections between the University, the city and its residents
- Reinforce the University’s **reputation for excellence in sustainable development**
9 OUR STRATEGIC SPATIAL OBJECTIVES

A series of Strategic Spatial Objectives will guide the development of our campus, providing a framework within which development may take place. These objectives incorporate the findings of a series of studies and strategies developed by regional partners, as well as the feedback you provided during consultation on the Concept Masterplan and at Step One of the Masterplan process.

The resulting proposed Strategic Spatial Objectives are as follows:

- **Consolidate the Campus Heart**
- **Create a flexible plan** to accommodate growth of academic and research facilities, student housing, new shared amenities and infrastructure
- **Enhance the potential and quality** of the University Estate by making best use of existing buildings and improving the quality of spaces between them to enhance productivity, economy, health and well-being
- Make ‘place-making’ a top priority by **inspiring a greater sense of arrival**, making it easier to find your way around, and improving the quality and diversity of the campus environment
- **Create a diverse and sustainable environment** by promoting energy efficiency, establishing a walkable campus where traffic is tamed, and strengthening connections with the surrounding environment
- **Create a remarkable public realm** that encourages social interaction by providing spaces and facilities that support collaboration, volunteering and community engagement
10 WHAT AREA DOES THE MASTERPLAN COVER?

The Masterplan proposals are generally limited to the **campus as defined in the Canterbury District Local Plan**, identified by the red boundary below.

The Masterplan identifies a series of distinct landscape character areas:

1 – University Rise  
2 – Whitstable Road  
3 – Campus Heart  
4 – Sarre Penn  
5 – Blean  
6 – Tyler Hill  
7 – St Stephen’s Hill  
8 – Little Hall Farm

The current proposals include developments in **University Rise, Whitstable Road, Campus Heart and the Sarre Penn Valley**.

The St Stephens Hill, Little Hall Farm, Blean and Tyler Hill areas are not in the scope of this document, but this may change when the Canterbury District Local Plan is reviewed in 2031.

Proposals beyond the campus boundary will be dealt with through the planning process and we are committed to working with Canterbury City Council and local people on any developments that involve nearby land that we own.
11 SHORT AND MEDIUM-TERM DEVELOPMENTS

The University is currently in a period of consolidation characterised by limited growth in academic facilities and student accommodation, refurbishment or improvement of current buildings, and re-organisation and rationalisation of car parking on campus.

Priorities for the short-term (2018-2021) include:
- **12,000sqm of new academic and administrative floorspace** including a new Economics Building (complete April 2019), a Life Sciences Building (complete May 2021), a new Kent and Medway Medical School building (complete September 2020), a new student social and study facility (complete August 2018), a Science Student Hub building (complete May 2019) plus an additional floor to the Jennison workshop
- Upgrade and extension to the tennis court enclosures (planning permission granted)
- Creation of a **community garden** (underway)
- Consolidation and improvement of car parking, creation of **new and improved cycle and pedestrian routes**
- Landscaping, planting of woodland, **conservation** of existing sites

Priorities for the medium-term (2022-2031) include:
- Development of **new student services** and **Kent Union buildings** near Keynes College
- New teaching and academic buildings
- New innovation facilities and **business space**
- Additional **leisure and sports facilities**, including a swimming pool
- Additional **2,000 student bed spaces**
- Possible development of a **conference centre and hotel** (subject to funding)
- Possible reprovision of **Blean Primary School**, to include improved car parking and up to 30 additional homes
- Possible **new road, cycle and pedestrian link** between Whitstable Road and Park Wood Road
- New **bus-only link** between Whitstable Road and Park Wood Road
- Improvements to **footpaths and cycle routes**
12 SHORT AND MEDIUM-TERM DEVELOPMENTS (CONT)

A. Conference Hotel
B. Psychology Extension and Entrance
C. Kent Union and Student Services
D. Life Sciences Building
E. School of Economics
F. Park Wood Student Hub
G. New Community Garden
H. Possible re-provision of Blean Primary School
I. Sports Centre and Swimming Pool
J. Tennis Court Extension
K. Kent and Medway Medical School
L. Science Student Hub
ENHANCING OUR ENVIRONMENT

The Framework Masterplan aims to ensure that the character of the campus and its surrounding landscape, and the nature conservation interests of the site are safeguarded and enhanced. As the campus evolves, any future development will respect its setting in the countryside, the University’s existing heritage assets, and Canterbury’s World Heritage site.

A series of studies and strategies have informed the development of our proposals, including habitat surveys, building analysis, benchmarking studies, baseline mapping, and historic and visual impact assessments.

Our vision for creating an enhanced environment includes:

- A wider diversity of landscaped spaces to broaden the opportunity for social interaction, encourage our community to gather and encourage collaboration
- Conserving and enriching the pastoral landscape of University Rise and the rural landscape of Sarre Penn
- Bringing University-owned buildings and structures of historical or heritage value back to life by giving them appropriate new uses and undertaking sensitive conservation-led activities
14 ENHANCING OUR ENVIRONMENT (CONT)

Specific proposals in the Framework Masterplan are:

- Creating a **community garden** in partnership with Kent Community Oasis Garden (KentCOG)
- Restoring **agricultural land** as a haven for flagship **farmland species**
- Restoring and expanding existing ponds and drainage features to create a **network of wetlands** facilitating the **conservation of native species**
- Creating a new, attractively planted, **biodiverse wetland feature as a 'living' heart** for the campus
- Restoring **historic planting** of the University Rise area
- Reinforcing the **network of cycle and footpaths** throughout the campus to maximise access to new, and newly revealed, landscape features
- Improving and extending **woodland habitats**, improving and **conserving hedgerows**, and integrating the campus with the **Blean Living Landscape** initiative
- Conserving and **restoring the open grass slopes** overlooking the city and **augmenting them with orchards**
- Creating a series of **key landmark spaces and public squares** across the campus
- Reinforcing and framing new **views to historic Canterbury**
- Creating **new spaces** to encourage staff, students and visitors to **interact with nature**
15 MOVEMENT AND TRANSPORT

The Framework Masterplan proposals are fully aligned with the aims and objectives of the Canterbury Transport Strategy (2014-2031). They include:

- Working with partners to explore options to establish **new bus routes into the Campus Heart and Whitstable Road** character areas, and **improve bus services for Rough Common**
- Possible **new Park Wood Road link** between Whitstable Road and Park Wood Road, and **new off-road pedestrian and cycle route**
- Working with partners to **improve connections to Canterbury West station**, including a better pedestrian and cycle link route
- **Consolidation of car parking facilities** around the perimeter of the Campus Heart, with integrated cycle hubs and electric vehicle charging points
- Improvements to existing **pedestrian and cycle routes** across campus and opening up **new routes**, including possible use of the **Crab and Winkle line north of the Campus Heart**
- Aspiration to work with partners to **adapt Giles Lane in order to increase safety**, lower speeds and ease pedestrian movement
- **Measures to reduce vehicle speeds**
- **Improving campus signage and wayfinding** for motorists, cyclists and pedestrians
16 UNIVERSITY RISE LANDSCAPE CHARACTER AREA

- 150-bed hotel and conference centre to provide additional visitor accommodation
- Possible new innovation facilities and business space
- Possible additional student accommodation near to existing Turing College development
- Restored landscaping around University Avenue entrance and planting of orchards

1 University Gate  
2 University Avenue  
3 Beverley Farm  
4 Turing College  
5 Turing Walk  
6 Keynes College  
7 University Square  
8 Crab & Winkle Foot / Cycle Path  
9 Labyrinth  
10 Open Air Theatre  
11 Hospital Wood  
12 Beverley Court
17 WHITSTABLE ROAD LANDSCAPE CHARACTER AREA

- New academic buildings, including a life sciences building, a new economics building, a new building for Kent and Medway Medical School, and a new student social and study facility
- New Kent Community Oasis Garden – Kent COG
- Upgrades to tennis court enclosures and new 50m swimming pool
- Possible additional student accommodation within Park Wood complex
- Possible new small-scale business clusters
- Possible new public space where Park Wood Road meets Giles Lane to enhance transport intersections and provide new communal space

1 Beverley Court
2 Turing College
3 Park Wood Circle
4 Hothe Court Community Garden
5 Old Salt Road
6 Sports Hub
7 Brotherhood Square
8 The Wetlands
9 Giles Circus
10 Holford Walk
11 University Square
12 Keynes College
18 THE CAMPUS
HEART LANDSCAPE
CHARACTER AREA

- Extend existing academic buildings in the heart of campus
- Possible additional student social spaces
- Possible new University Square providing a new wetland feature, seating and boardwalks
- Possible multi-storey car park on Giles Lane
19 THE SARRE PENN VALLEY LANDSCAPE CHARACTER AREA

- Improvements to woodland habitats, conservation of grassland areas and hedgerows
- Possible new University retreats and new riverside ecological board walk
- Possible new small-scale business clusters
- Possible re-provision of Blean Primary School
- Possible new safe route from Old Salt Road and Blean Church to Blean Village Centre and a series of linked green spaces
- Possible new Circular Cycleway linking to the Crab and Winkle Link cycle-way

1  Brotherhood Wood
2  Sports Hub
3  Possible re-provision of Blean Primary School
4  Wetlands
5  Arboretum
6  Roman Villa Remains
7  St Cosmus & St Damien Church
8  Hothe Court Farm
9  Crab & Winkle Foot / Cycle Path
10 Tyler Court
11 Sarre Penn Way
12 Sarre Penn Court
20 BENEFITS FOR
THE CITY AND REGION

The Framework Masterplan outlines a vision for the evolution of our campus that aims to bring benefits to the University, the city of Canterbury, and the wider region. Among the benefits that we hope to realise are:

- **Supporting the green economy** strands of the Canterbury District Local Plan through the protection of the natural conservation and heritage building assets of the campus and a commitment to high environmental and sustainability standards for new buildings.

- **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 campus to help relieve pressure on the local housing market.

- **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.
21 PLEASE TELL US WHAT YOU THINK

We would like you to consider the proposals within the Framework Masterplan and let us know what you think. Your feedback will help us to finalise the plan that we submit to Canterbury City Council.

You can fill in a feedback form available at this exhibition and post it in one of the boxes available here.