

## SAP21 – Land at Sandwich Technology School

### Indicative Capacity Assessment

Total Site area (Green area): 3.34ha

Surface Water (Red hatch/blue outline): 0.66ha<sup>1</sup>

Indicative Land for school sports pitch as agreed with KCC (Pink area): 0.8ha

Remaining developable area: 1.88ha

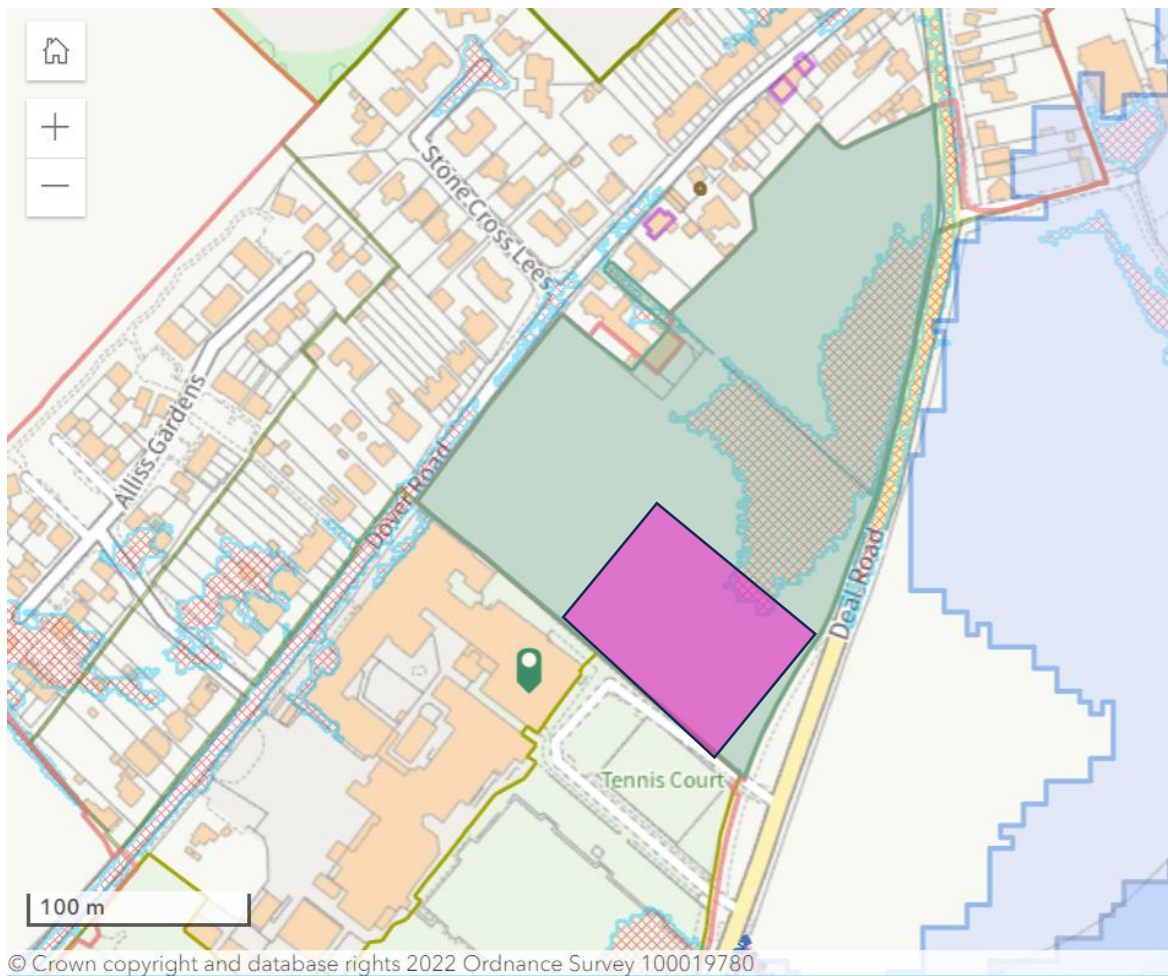


Figure 1 - Extract from Policies Map with sports pitch land shown indicatively

Based on the above site area information, the land available as developable land is around 1.88ha<sup>2</sup>. At a density of around 30dph, the site has capacity for an indicative 60 units and the Council therefore supports an increase to an indicative 60 units, from the current 40 units proposed in the Submission Plan.

<sup>1</sup> CCEB01c page 104 confirms 2.68ha is developable area outside of surface water constraint

<sup>2</sup> This does not factor in potential surface water drainage solutions through SUDs that could mitigate the current areas of the site at risk of surface water.