

Public inquiry to be held as a virtual event

Opening on 9 March 2021 at 10:00

Reason for inquiry

Appeal by Taylor Wimpey UK Ltd relating to the application to Canterbury City Council for Planning application for a mixed use development including up to 900 dwellings comprising: Detailed proposals for the erection of 193 new dwellings, 1 no. Local Equipped Area of Play (LEAP), a new vehicular access (via priority junction) onto Sweechbridge Road (north), provision of realigned vehicular access to Sweechbridge Road (south), new westbound on slip to, and modified westbound off-slip from, A299 Thanet Way to Heart in Hand Road, upgraded alignment of May Street, associated internal roads/footpaths/cycleways, sustainable drainage system, earthworks, public open space, landscaping (inc woodland) and street lighting. Outline application for up to 707 additional dwellings with all matters reserved except access (excluding internal circulation) also including; up to 33,000 sq.m. of employment/commercial floorspace with associated parking spaces comprising employment units (within Use Class B1(a), B1 (c) B2 and B8) (27,000 sqm) and a 80 no. bed care-home (Use Class C2) (4,500 sq.m.); local shopping facilities including a convenience store (Use Class A1) (up to 500 sq.m.) and 3 no. retail units (Use Class A1/ A2 / A3 or A5) (up to 300 sq.m.); a new community centre (including changing rooms and car parking) (Use Class D1) (up to 550 sq.m.) with associated car parking; land for a two-form entry Primary School with associated parking, drop-off/pick-up provision and open space; new public open space including 1 no. Local Equipped Area of Play (LEAP), allotments and 2 no. playing pitches; landscaping; ecological mitigation; sustainable drainage system; earthworks, including new landscaped bund alongside Thanet Way (A299); improvement works to the existing May Street road network including enabling work within the public highway over May Street Bridge to provide a southbound vehicular access, and the necessary services and utilities infrastructure, associated internal roads, footpaths and cycleways to facilitate movement within the site including access to Altira at **Land at Hillborough, Sweechbridge Road, Herne Bay, Kent, CT6 6TE**

An Inspector instructed by the Secretary of State will hold an Inquiry opening on the date shown above. The Inquiry will be held as a virtual event run by an Inspector in the normal way, but with the parties invited to join via Microsoft Teams or telephone.

Documents relating to the appeal can be viewed on the Council website (CA/17/01866).

Anyone wishing to attend the inquiry must make that interest known to the Planning Inspectorate Case Officer as soon as possible prior to the Inquiry, either by email or telephone after reading the Inquiry Attendance Information set out below. When contacting the Case Officer, it would be helpful if you could confirm whether you want to take an active part in the proceedings or anticipate attending just as an observer (see below).

Inquiry Attendance Information

Before deciding whether to take an active part in the Inquiry, you need to think carefully about the points you wish to make. All written submissions from application and appeal stage will be taken into account by the Inspector and re-stating the same points won't add any additional weight to them.

If you feel that taking part in the Inquiry is right for you in whatever capacity, you can participate in a number of ways:

- To take part using video, participants will need to have access to Microsoft Teams (via an app or web browser). This link gives further information on how to use this. <https://support.office.com/en-us/teams>. Alternatively you can take part by telephone. Calls would be to an 020 number which will incur charges. <https://www.gov.uk/call-charges>
- If you just wish to observe the event, you should make that clear in your response to the Case Officer. If you wish to take an active part in the proceedings, please make clear in your response whether you wish only to appear at the Inquiry and make a statement, or whether you would also wish to ask questions on particular topics.
- If you want to take an active part but feel unable to for any reason, and/or the points you want to make are not covered in the evidence of others, consider whether someone else could raise them on your behalf.
- Registered participants in whatever capacity will receive individual joining instructions, providing details of any requirements, guidance and support, whether joining by Teams or telephone. You should note that the event will be recorded by the Planning Inspectorate for training and quality assurance purposes.

Planning Inspectorate Reference:

APP/P1560/W/20/3263229

Case Officer contact at the Planning Inspectorate:

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