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**RE: \*EXTERNAL:Re: Land South of the Hill, Littlebourne (CA/23/00484)**

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**From** Barker, Steve <S.Barker@gladman.co.uk>

**Date** Tue 2025-06-24 10:05

**To** Simon Thomas <simon.thomas@canterbury.gov.uk>

**Cc** Lee, Christien <C.Lee@gladman.co.uk>; Whitehead, James <J.Whitehead@gladman.co.uk>

Hi Simon,

Draft condition 12 relates to the requirement for a CEMP. Whilst not technically needed due to it being covered in the requirements of condition 14, you could add into condition 12, reference to measures such as how surface water run-off, discharge and quality will be controlled during the construction phase to ensure no flooding occurs on site or elsewhere and no pollution events occur. It may also be worth mentioning that the CEMP should include silt management, which is a normal EA requirement.

Thanks,

Steve

Steve Barker

Senior Project Manager

**GLADMAN**

Email: [s.barker@gladman.co.uk](mailto:s.barker@gladman.co.uk)

Mobile: 07930 212866

Gladman Developments Limited | Gladman House, Alexandria Way, Congleton, CW12 1LB.

Registered in England. Telephone number: 01260 544710

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**From:** Simon Thomas <simon.thomas@canterbury.gov.uk>

**Sent:** 23 June 2025 21:24

**To:** Barker, Steve <S.Barker@gladman.co.uk>

**Cc:** Lee, Christien <C.Lee@gladman.co.uk>; Whitehead, James <J.Whitehead@gladman.co.uk>

**Subject:** Re: \*EXTERNAL:Re: Land South of the Hill, Littlebourne (CA/23/00484)

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Steve

I'm just pulling the committee report together and see that the Councillors asked about the impact on the culvert running under the highway for during the constriction phase as well as when the homes are built. Could you given me your thoughts on this?

Thanks

---

**From:** Barker, Steve <S.Barker@gladman.co.uk>

**Sent:** 23 June 2025 11:44

**To:** Simon Thomas <simon.thomas@canterbury.gov.uk>

**Cc:** Lee, Christien <C.Lee@gladman.co.uk>; Whitehead, James <J.Whitehead@gladman.co.uk>  
**Subject:** RE: \*EXTERNAL:Re: Land South of the Hill, Littlebourne (CA/23/00484)

## --Email From External Account--

Hi Simon,

Of course. Notwithstanding what I've said in my email, looking at diaries I can offer:-

24<sup>th</sup> 9.30am to 12pm

25<sup>th</sup> 9.30am to 12pm

26<sup>th</sup> 4pm to 5.30pm

27<sup>th</sup> 9.30am to 12pm or 2pm to 4.30pm

Thanks,  
Steve  
Steve Barker  
Senior Project Manager

**GLADMAN**

Email: [s.barker@gladman.co.uk](mailto:s.barker@gladman.co.uk)

Mobile: 07930 212866

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Registered in England. Telephone number: 01260 544710

---

**From:** Simon Thomas <simon.thomas@canterbury.gov.uk>

**Sent:** 23 June 2025 11:40

**To:** Barker, Steve <S.Barker@gladman.co.uk>

**Cc:** Lee, Christien <C.Lee@gladman.co.uk>; Whitehead, James <J.Whitehead@gladman.co.uk>

**Subject:** Re: \*EXTERNAL:Re: Land South of the Hill, Littlebourne (CA/23/00484)

Would you be prepared to meet with Stagecoach if I can get something in the diary this week

---

**From:** Barker, Steve <S.Barker@gladman.co.uk>

**Sent:** 23 June 2025 10:58

**To:** Simon Thomas <simon.thomas@canterbury.gov.uk>

**Cc:** Lee, Christien <C.Lee@gladman.co.uk>; Whitehead, James <J.Whitehead@gladman.co.uk>

**Subject:** RE: \*EXTERNAL:Re: Land South of the Hill, Littlebourne (CA/23/00484)

## --Email From External Account--

Thanks for this Simon.

We've reviewed the Stagecoach timetable and for the Hill there is a two bus per hour service to and from Canterbury from 7am to 6pm then one bus per hour from 7pm to 10pm. Linked to the Travel Plan objectives and initiatives this seems adequate for both working and leisure users without any need for improvement.

Kind regards,  
Steve  
Steve Barker  
Senior Project Manager

**GLADMAN**

Email: [s.barker@gladman.co.uk](mailto:s.barker@gladman.co.uk)

Mobile: 07930 212866

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---

**From:** Simon Thomas <simon.thomas@canterbury.gov.uk>  
**Sent:** 20 June 2025 09:42  
**To:** Barker, Steve <S.Barker@gladman.co.uk>  
**Cc:** Lee, Christien <C.Lee@gladman.co.uk>; Whitehead, James <J.Whitehead@gladman.co.uk>  
**Subject:** Re: \*EXTERNAL:Re: Land South of the Hill, Littlebourne (CA/23/00484)

Thanks Steve

I have started drafting a report and it would be useful to catch up next week if possible.

I have also contacted Stagecoach and they tell me that they would be happy to look at possible developer funded improvements to the service.

Would you be prepared to meet with them - if I try to set something up?

Simon

---

**From:** Barker, Steve <S.Barker@gladman.co.uk>  
**Sent:** 19 June 2025 17:17  
**To:** Simon Thomas <simon.thomas@canterbury.gov.uk>  
**Cc:** Lee, Christien <C.Lee@gladman.co.uk>; Whitehead, James <J.Whitehead@gladman.co.uk>  
**Subject:** RE: \*EXTERNAL:Re: Land South of the Hill, Littlebourne (CA/23/00484)

## --Email From External Account--

Hi Simon,

To conclude the points discussed at planning committee, the applicant is willing through the application process to confirm a 20% net gain in BNG. It would be good if this update to members could outline this site is an emerging allocation in the local plan and the 20% requirement is a policy in the same emerging local plan.

Thanks,  
Steve  
Steve Barker  
Senior Project Manager  
GLADMAN  
Email: [s.barker@gladman.co.uk](mailto:s.barker@gladman.co.uk)  
Mobile: 07930 212866

Gladman Developments Limited | Gladman House, Alexandria Way, Congleton, CW12 1LB.  
Registered in England. Telephone number: 01260 544710

---

**From:** Barker, Steve <S.Barker@gladman.co.uk>  
**Sent:** 10 June 2025 15:27  
**To:** Simon Thomas <simon.thomas@canterbury.gov.uk>  
**Cc:** Lee, Christien <C.Lee@gladman.co.uk>; Whitehead, James <J.Whitehead@gladman.co.uk>  
**Subject:** RE: \*EXTERNAL:Re: Land South of the Hill, Littlebourne (CA/23/00484)

Hi Simon,

As promised earlier, please find attached our summary comments to the points raised during discussions at planning committee on 13<sup>th</sup> May. We're still discussing BNG and will confirm as soon

as we're able if we can offer more than than the 11.50% net gain in habitat units, with hedgerow units left showing a 30.41% gain.

### **Access**

Access is a reserved matter; however the applicant has considered the provision of a roundabout or priority junction at the western edge of the site and the attached technical note unfortunately confirms these are not deliverable due to the need for third-party land and constraints such as existing roads and driveways as well as making the development remote from the existing settlement.

### **Agricultural Land Quality**

Members stated that based on Natural England's published national Agricultural Land Classification maps, the application site is shown as being Grade 1 Best & Most Versatile Land.

Strutt and Parker published a helpful guide to agricultural land assessments recently:  
<https://rural.struttandparker.com/article/agricultural-land-classification-alc-reports-explained/>

This outlines that *"Although there are ALC maps ... these offer only general guidance and are not accurate enough for an assessment of individual fields or sites. This requires a detailed site survey by an experienced soil specialist, working to criteria set down by the Government."*

The guide goes on to say, *"There is growing pressure for the some of the data used in the ALC system to be reviewed as the current version has been in operation since the 1980s."*

The applicant has done precisely what is recommended; we instructed an independent soil specialist to undertake an assessment of the quality of the agricultural land, based on the criteria set out by the government. This found that the site is made up of 38% grade 3a land and 62% grade 3b land.

This site-specific assessment therefore overrides the general national guidance outlined in the ALC maps. Nevertheless, it is accepted that 38% of the site is made up of Best & Most Versatile agricultural land and the loss of this must be taken into account in the overall planning balance. However, the applicant's view is that this should be attributed limited weight in the context of Canterbury's failure of the Housing Delivery Test and inability to demonstrate a five-year housing land supply.

### **Chalk Stream**

The application provides for a controlled and reduced surface water discharge from the site. The updated Flood Risk Assessment submitted on 10<sup>th</sup> April 2024 indicates a current greenfield run-off discharge rate of 16.7l/s (QBAR) across the whole site shown in Appendix G of that report. The maximum discharge rate as agreed with the LLFA (shown at Appendix F of the report) is 11l/s (QBAR). As such there is clearly a significant reduction (c.35%) in the peak runoff rate post-development. Significant water quality benefits will be provided through appropriate source treatment secured by planning condition, such as filter strips, filter drains, swales, permeable paving and infiltration basins

### **Electric Vehicle charging points**

Every house on the application site will have a charging point.  
Every apartment will have access to a charging point.  
Please also see the Electric Vehicle Hire Care Club under Travel Plan.

### **Energy Strategy**

The applicant is happy to accept a similarly worded condition to that recently imposed by the Council on the Land south of Thanet Way application:

"Prior to commencement of the development hereby approved, a site-wide Energy Strategy for the development shall be submitted to, and approved in writing by, the Local Planning Authority. The strategy shall include details of the overarching strategy for energy and heat delivery to the development, measures to minimise the demand for energy, energy efficiency measures and the use of renewable energy that reflect the commitment by the developer to achieve net zero homes. The

development shall thereafter be carried out in accordance with the approved site-wide Energy Strategy.

Reason: In the interests of achieving sustainable development and to prevent pollution, in accordance with the aims and objectives of policies DBE3 and QL12 of the Canterbury District Local Plan and the National Planning Policy Framework.”

In terms of the tangible outcomes that will be delivered on the sites, it is noted that the current Building Regulations require the following:

Buildings will be sufficiently airtight to minimise drafts and heat loss.

Buildings will include the use of low-carbon heating options and ventilation strategies.

Buildings will be fitted with energy-efficient lighting fixtures and controls.

New homes must achieve a 31% reduction in carbon emissions compared to previous standards.

Every house on the application site will have an electric vehicle charging point.

Every apartment will have access to an electric vehicle charging point.

### **Previously Refused Scheme**

The previous application for up to 115 residential dwellings was refused on 30<sup>th</sup> September 2021 on the following grounds:-

1. Development outside settlement boundaries;
2. Less than substantial harm to the setting of a designated heritage asset;
3. Insufficient ecological survey information to enable the authority to assess the impact of development;
4. Adverse impact of the development on the Stodmarsh SAC, SPA and Ramsar site
5. Affordable Housing has not been secured;
6. The applicant has failed to demonstrate that the highways network has the capacity to accommodate the proposed development;
7. Insufficient information to demonstrate the receiving waters outside the site have capacity to accommodate the flow of surface water from the site; and
8. No sustainability statement has been submitted.

Since that application was submitted the National Planning Policy Framework has changed twice and Canterbury City Council acknowledge they are unable to demonstrate a proven 5 year housing land supply and have failed the most recent Housing Delivery Test. Policies within the Adopted Local Plan are therefore out-of-date and carry less weight than they previously would. This is reflected in your Officer's Report for the current application being considered. To address the previous reasons for refusal in respect of this application we comment as below (using the same numbering system):-

1. It must be accepted that to respond to the housing needs of the Local Planning Authority settlement boundaries will need to flex and policies restricting development to these settlement boundaries are out-of-date. Additionally the site is within the proposed settlement boundary of the emerging local plan as a draft allocation.
2. While the applicant accepts there will be less than substantial harm to The Lee Priory and Garrington (Ickham and Well) Conservation Area, it is considered that this harm is clearly outweighed by the public benefits of the proposal in light of the Council's inability to demonstrate a five-year housing land supply and failure of the Housing Delivery Test;
3. For this application full ecological surveys have been carried out across the whole site. Furthermore, the proposed surface water discharge rate from the scheme will be reduced from the current uncontrolled greenfield run-off rate so will have a beneficial impact on the chalk stream (see previous note for figures, etc.). There is no objection from the ecology consultee to the proposals;
4. The applicant has demonstrated there is no adverse harm on the Stodmarsh SAC, SPA and Ramsar site with the proposed mitigation secured by planning condition. Additionally, at the time of the previous application the site fell within a Nutrient Neutrality area and this is no longer so. Natural England has offered no objection to the proposals;
5. Affordable Housing will be secured as part of a subsequent s.106 legal obligation;
6. The scope of traffic surveys was agreed with KCC. A full assessment of the impacts of this and other committed development was submitted and KCC confirmed their acceptance of the traffic flows and modelling and conclude that the proposals are acceptable and do not have a severe

- impact on the highways network. KCC also conclude the access proposal is acceptable to them, and therefore have no objection to the application;
7. The Flood Risk Assessment demonstrates that the proposed surface water discharge rate from the scheme will be reduced from the current uncontrolled greenfield run-off rate (see chalk stream note for figures, etc.). Furthermore the culvert/pipe off-site serving this site is owned by KCC Highways drainage who has a legal obligation to maintain and repair and they have confirmed this. The Lead Local Flood Authority has no objection to the application;
  8. A sustainability statement was submitted with the application.

### **Travel Plan**

A framework Travel Plan has been submitted with the application documents (iTransport Ref: 16283-007A R). This sets out the parameters of the Travel Plan to be put in place prior to first occupation and measured for the initial phase of occupation.

Travel Plans are long-term management strategies for integrating proposals for sustainable travel into the planning process. They are based on evidence of the anticipated transport impacts of development and set measures to promote and encourage sustainable travel.

The framework Travel Plan submitted includes the following mitigation measures:-

- Site Travel Plan Co-Ordinator – this dedicated co-ordinator will be responsible for updating the Travel Plan and liaising directly with KCC – a contribution will be secured by obligation to make payment towards the KCC TP Co-ordinator/monitoring officer;
- Footways and Cycle Connections – the final internal site layout will be designed to encourage walking and cycling;
- Travel Information Welcome Pack – will be provided to every household upon first occupation and will include details of the Travel Plan and key incentives available to the residents. The pack will be kept up-to-date by the Travel Plan Co-ordinator;
- Community Notice Board – located within the sales office, displaying up-to-date information on walking, cycling and public transport and setting out details of the Travel Plan aims, objective and benefits;
- Promoting Car Sharing – will be promoted from occupation of the dwellings via the Travel Plan Co-ordinator and include the promotion of existing car share schemes;
- Reducing the need to travel – this could include the promotion of internet shopping and home deliveries, using local retail and leisure facilities, flexible working practices, etc;
- School Travel and Walking Bus – the Travel Plan Co-ordinator will encourage travel to school by sustainable modes from first occupation;
- Personalised Travel Planning – will be available to each and every resident from the Travel Plan Co-ordinator and include information on how to reach key destinations and facilities via sustainable modes;
- Travel Plan Website – will contain up-to-date information on sustainable modes of travel to/from the site and the key objectives of the Travel Plan;
- Car Club – a 6-vehicle electric car club will be set up for the benefit of new and existing residents of Littlebourne. The developer will cover the cost of initial set-up and the first 3-years of operation, after which time the operator has indicated it will become self-funding.

Thanks,

Steve

Steve Barker

Senior Project Manager

**GLADMAN**

Email: [s.barker@gladman.co.uk](mailto:s.barker@gladman.co.uk)

Mobile: 07930 212866

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---

**From:** Simon Thomas <[simon.thomas@canterbury.gov.uk](mailto:simon.thomas@canterbury.gov.uk)>

**Sent:** 28 May 2025 11:48

**To:** Whitehead, James <[J.Whitehead@gladman.co.uk](mailto:J.Whitehead@gladman.co.uk)>

**Cc:** Lee, Christien <[C.Lee@gladman.co.uk](mailto:C.Lee@gladman.co.uk)>; Barker, Steve <[S.Barker@gladman.co.uk](mailto:S.Barker@gladman.co.uk)>

**Subject:** Re: \*EXTERNAL:Re: Land South of the Hill, Littlebourne (CA/23/00484)

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Yes, that works - although a further extension beyond that might be necessary to get the s106 finalised

---

**From:** Whitehead, James <[J.Whitehead@gladman.co.uk](mailto:J.Whitehead@gladman.co.uk)>  
**Sent:** 28 May 2025 11:43  
**To:** Simon Thomas <[simon.thomas@canterbury.gov.uk](mailto:simon.thomas@canterbury.gov.uk)>  
**Cc:** Lee, Christien <[C.Lee@gladman.co.uk](mailto:C.Lee@gladman.co.uk)>; Barker, Steve <[S.Barker@gladman.co.uk](mailto:S.Barker@gladman.co.uk)>  
**Subject:** Re: \*EXTERNAL:Re: Land South of the Hill, Littlebourne (CA/23/00484)

## --Email From External Account--

Hi Simon,

The current extension of time is to Friday 30<sup>th</sup> May, would you agree to a further extension of time to the Tuesday 22<sup>nd</sup> July 2025.

Cheers,  
James

James Whitehead AssocRTPI

Graduate Planner

**GLADMAN**

Email: [j.whitehead@gladman.co.uk](mailto:j.whitehead@gladman.co.uk)

---

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Registered in England. Telephone number: 01260 288800

---

**From:** Stevie Andrews <[stevie.andrews@canterbury.gov.uk](mailto:stevie.andrews@canterbury.gov.uk)>  
**Sent:** Thursday, March 27, 2025 08:06  
**To:** Barker, Steve <[S.Barker@gladman.co.uk](mailto:S.Barker@gladman.co.uk)>  
**Cc:** Lee, Christien <[C.Lee@gladman.co.uk](mailto:C.Lee@gladman.co.uk)>; Whitehead, James <[J.Whitehead@gladman.co.uk](mailto:J.Whitehead@gladman.co.uk)>; Simon Thomas <[simon.thomas@canterbury.gov.uk](mailto:simon.thomas@canterbury.gov.uk)>  
**Subject:** Re: \*EXTERNAL:Re: Land South of the Hill, Littlebourne (CA/23/00484)

Thanks Steve for confirming an extension of time on this application.

Kind regards.

---

**From:** Barker, Steve  
**Sent:** Thursday, March 27, 2025 8:03 AM  
**To:** Simon Thomas  
**Cc:** Lee, Christien; Whitehead, James; Stevie Andrews  
**Subject:** RE: \*EXTERNAL:Re: Land South of the Hill, Littlebourne (CA/23/00484)

**--Email From External Account--**

Hi Simon,

I'm mindful our current extension of time runs to tomorrow and wonder if you're agreeable to a further extension to 30<sup>th</sup> May 2025 please?

Thanks,

Steve

**Steve Barker**

**Senior Project Manager**

**GLADMAN**

Email: [s.barker@gladman.co.uk](mailto:s.barker@gladman.co.uk)

Mobile: 07930 212866

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Registered in England. Telephone number: 01260 288800

---

**From:** Barker, Steve <[S.Barker@gladman.co.uk](mailto:S.Barker@gladman.co.uk)>

**Sent:** 31 January 2025 08:52

**To:** Simon Thomas <[simon.thomas@canterbury.gov.uk](mailto:simon.thomas@canterbury.gov.uk)>

**Cc:** Lee, Christien <[C.Lee@gladman.co.uk](mailto:C.Lee@gladman.co.uk)>; Whitehead, James <[J.Whitehead@gladman.co.uk](mailto:J.Whitehead@gladman.co.uk)>; Stevie Andrews <[stevie.andrews@canterbury.gov.uk](mailto:stevie.andrews@canterbury.gov.uk)>

**Subject:** RE: \*EXTERNAL:Re: Land South of the Hill, Littlebourne (CA/23/00484)

Hi Simon,

Thanks for coming back to me and apologies for the delay in replying. It's been a little hectic. I'm happy to agree a further extension of time to 28<sup>th</sup> March 2025.

We haven't yet started discussions on the s.106 but would be more than willing to confirm our solicitor details, etc to enable this to commence in advance of planning committee without prejudicing any outcome.

Kind regards,

Steve

Steve Barker

Senior Project Manager

**GLADMAN**

Email: [s.barker@gladman.co.uk](mailto:s.barker@gladman.co.uk)

Mobile: 07930 212866

Gladman Developments Limited | Gladman House, Alexandria Way, Congleton, CW12 1LB.

Registered in England. Telephone number: 01260 288800

---

**From:** Simon Thomas <[simon.thomas@canterbury.gov.uk](mailto:simon.thomas@canterbury.gov.uk)>  
**Sent:** 29 January 2025 10:35  
**To:** Barker, Steve <[S.Barker@gladman.co.uk](mailto:S.Barker@gladman.co.uk)>  
**Subject:** Re: \*EXTERNAL:Re: Land South of the Hill, Littlebourne (CA/23/00484)

Thanks Steve

We are aiming for the committee meeting on 4<sup>th</sup> March for your application.

The meeting on 18<sup>th</sup> Feb has been arranged to hear the planning application for land South of Thanet Way, which, like yours, is also a 'presumption' site and one that is in the draft LP.

I am not sure where we are at with the s106 drafting for your site and therefore when the decision notice could be issued if the committee resolves to approve.

Can tell me where you have got to with the s106 and then we can then review this within the next month. This will put us in a position to issue the decision as soon after the committee meeting as possible, if the committee resolves to approve.

At this stage an extension of time to the end of March would be helpful and with any further extension to be agreed as necessary.

Many thanks

Simon

---

**From:** Barker, Steve <[S.Barker@gladman.co.uk](mailto:S.Barker@gladman.co.uk)>

**Sent:** 29 January 2025 10:19

**To:** Simon Thomas <[simon.thomas@canterbury.gov.uk](mailto:simon.thomas@canterbury.gov.uk)>

**Cc:** Lee, Christien <[C.Lee@gladman.co.uk](mailto:C.Lee@gladman.co.uk)>; Whitehead, James <[J.Whitehead@gladman.co.uk](mailto:J.Whitehead@gladman.co.uk)>; Stevie Andrews <[stevie.andrews@canterbury.gov.uk](mailto:stevie.andrews@canterbury.gov.uk)>

**Subject:** FW: \*EXTERNAL:Re: Land South of the Hill, Littlebourne (CA/23/00484)

## --Email From External Account--

Hi Simon,

Sorry to bother you. I've had a blank autoreply from Stevie's email address again and I wonder if you're able to suggest a date for a further Extension of Time, and if our application will be reported to (the new) 18<sup>th</sup> February planning committee please?

Thanks,

Steve

**Steve Barker**

**Senior Project Manager**

**GLADMAN**

Email: [s.barker@gladman.co.uk](mailto:s.barker@gladman.co.uk)

Mobile: 07930 212866

Gladman Developments Limited | Gladman House, Alexandria Way, Congleton, CW12 1LB.

Registered in England. Telephone number: 01260 288800

---

**From:** Stevie Andrews <[stevie.andrews@canterbury.gov.uk](mailto:stevie.andrews@canterbury.gov.uk)>

**Sent:** 29 January 2025 09:54

**To:** Barker, Steve <[S.Barker@gladman.co.uk](mailto:S.Barker@gladman.co.uk)>

**Subject:** Automatic reply: \*EXTERNAL:Re: Land South of the Hill, Littlebourne (CA/23/00484)

**Stevie Andrews**

Planning Manager (Development Management)

## Planning and Health

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**Simon Thomas**

Head of Planning and Health

Planning and Health

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**Stevie Andrews**

Planning Manager (Development Management)  
Planning and Health

[Redacted signature block]

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damage sustained as a result of software viruses and would advise that you carry out your own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

**Simon Thomas**

Head of Planning and Health  
Planning and Health



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**Simon Thomas**

Head of Planning and Health  
Planning and Health



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**Simon Thomas**

Head of Planning and Health  
Planning and Health



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own virus checks before opening any attachment. Please note that communications sent by or to any person through our computer systems may be viewed by other Gladman personnel and agents.

**Simon Thomas**

Head of Planning and Health  
Planning and Health

