



Re: *EXTERNAL:The Hill - another query

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

Date Wed 2025-04-30 15:09

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

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

1 attachment (33 KB)

Land Contributions 100425.pdf;

This Message Is From an External Sender

This message came from outside your organization.

Apologies I should have forwarded you the table from KCC previously. Here it is...

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

Sent: 30 April 2025 15:00

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

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

Subject: RE: *EXTERNAL:The Hill - another query

--Email From External Account--

Hi Simon,

I've got back early from a site visit and wonder if the cost of providing a building the 400sqm community hub could be linked to Building Cost Information Service costings to ensure transparency? All other responses from Chris' email remain.

Thanks,

Steve

Steve Barker

Senior Project Manager

GLADMAN

Email: 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: Lee, Christien <C.Lee@gladman.co.uk>

Sent: 30 April 2025 13:17

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

Cc: Barker, Steve <S.Barker@gladman.co.uk>; Whitehead, James <J.Whitehead@gladman.co.uk>

Subject: RE: *EXTERNAL:The Hill - another query

Simon,

Initial responses in red below. My colleagues Steve and James are both out on site visits today so may wish to revert with further on their return tomorrow.

Many thanks
Chris

Chris Lee

Planning Director
Gladman
Email: c.lee@gladman.co.uk

Mobile: 07534 127329
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From: Simon Thomas <simon.thomas@canterbury.gov.uk>
Sent: 29 April 2025 18:31
To: Lee, Christien <C.Lee@gladman.co.uk>
Cc: Barker, Steve <S.Barker@gladman.co.uk>; Whitehead, James <J.Whitehead@gladman.co.uk>
Subject: Re: *EXTERNAL:The Hill - another query

Dear Chris

Thanks for your email

I had a look at the bus stop yesterday and see what Cllr Castle means. The waiting area is very small and given that an important element of your application is to deliver sustainable development, it would seem an obvious thing to do to improve the bus stop by extending the standing area and improving the shelter. Are you happy for this to be included within the draft conditions? It would be ideal if you could submit a plan showing this improvement, but not to worry if not, as the condition can ask for this detail **Just need to check all deliverable from a land ownership/highway boundary perspective but happy in principle. I've asked our transport consultants to look into this and will see if we can get a plan to you in advance of committee.**

I also look forward to seeing the feasibility report for a crossing point where the bus stop is, as promised.

With regard to the potential for off-site community facilities, I would suggest that we work out the cost of providing a building a 400sqm community hub on site (including services and full fit out), using standard build costs. This figure will then be the cap for any alternative offsite financial contribution, should the parish council ask for this. **I will need to discuss with colleagues and come back to you on this.**

A few **other queries** require clarification:

1. In the draft planning officer report it is identified that the path down to Platform 2 from Bekesbourne Hill requires some improvements as the current situation is very poor with no lighting. Improvements to this path will provide safe walking and cycling connections to Bekesbourne Railway Station. Is this included in your proposals? **I have queried with our transport consultant, I don't recall this having been raised by Andy previously.**
2. SW- sewerage capacity point – 2 years for connection can the build out accommodate this. How will this impact on the build out for your development and have you got any further information from SWS We will need to word a condition to address this **We discussed this at some length with Andy, unfortunately Southern Water won't commit to making any of the necessary improvements until outline planning permission is granted but we would seek to engage with them immediately if members resolve to grant PP, to instigate an early upgrade request. There is condition 15 preventing development commencing until details for the proposed means of foul drainage for each phase have been approved (with implementation in accordance with the approved**

details), I would envisage that this would include a programme for connection of the dwellings but we could add reference to this in the condition to provide greater clarity? Or were you thinking we needed an additional condition?

3. Also we need to understand the Impact on rare chalk stream and nearby designated sites (Stodmarsh/Preston Marshes as well as local wildlife sites Again this is something we discussed at some length, numerous reports deal with the point including the 2024 Shadow HRA and the 2024 Flood Risk Assessment (attached). Happy to discuss further.

4. given the landscape consideration i think it would be appropriate to limit the height of the buildings above ground level. Looking at your design an access statement which identifies the prevailing character as being of two storey dwellings, to reflect this a condition that limits development to two storey in height in the lower density areas (as shown in the DAS) and 2.5 storey in the medium and high density areas as shown in the DAS. Does this work for you? Happy with this.

I have also attached a revised version of the conditions (which will need to be updated further with ref to the bus stop improvements etc) for you to have a look at. We will go through in the next couple of days.

Finally, I thought it would be useful to note down the **s106 obligations** that we are aware of at this stage (we will need to work on the community hub alternative in the next week or so) . All noted.

30% AH

10% Older persons accommodation (what is this?) This is a policy requirement, the local plan suggests the specific type/mix will be based on local needs identified within the Housing Needs Assessment but it hasn't been confirmed what it would consist of on this site

Open space (£292,426.30).

- Primary Education (new) - £2,134,360
- Primary Education (land) - £92,114 per acre How many acres are required? Could you provide a round figure for this please?
- Secondary Education (new) - £1,676,157
- Secondary Education (land) - £92,114 per acre How many acres are required? Could you provide a round figure for this please?
-
- SEND - £167,949
- SEND (land) - £119,403
- Community learning and skills - £10,263
- Integrated children's services - £22,215
- Library services - £18,789
- Social care - £54,264
- Waste disposal - £15,600

PROW - £30,000

£18,000 towards cycle parking facilities at Bekesbourne Train Station

NHS contribution of £259,200

No dwelling on the development shall be brought into use until a Travel Plan, including methods to reduce dependency on the private car, has been submitted to and approved in writing by the Local Planning Authority.

This will include and a commitment to a bus/cycle contribution equating to £400 per household.

Details of a Car club (comprising six electric vehicles for use for three years)

A monitoring fee of £948

The Travel Plan shall include objectives and modal-split targets, a programme of implementation and provision for monitoring, review and improvement.

Thereafter, the Travel Plan shall be put into action and adhered to throughout the lifetime of the development, or that of the Travel Plan itself, whichever is the shorter.
A car club

The agreement will also include a requirement made to KCC for the developer to enter into a s278 agreement for the following off site works:

Prior to the first occupation of any dwelling on the development hereby approved, the puffin crossing on the A257 The Hill, as shown on drawing ITM16283-GA-022 Rev D, shall be completed.

Prior to the first occupation of any dwelling on the development hereby approved, the access road off the A257 The Hill and associated visibility splays with no obstruction over 0.6m as demonstrated on drawing ITM16283-GA-013 Rev A shall be completed.

Prior to the first occupation of any dwelling on the development hereby approved, the construction of the off-site highway works to Jubilee Road as shown on drawing ITM16283-GA-024 shall be completed.

No development shall commence until details of a pedestrian warning sign on Bekesbourne Lane in the vicinity of the PROW CB156 have been submitted to and approved in writing by the local planning authority. The sign shall be installed in accordance with the approved details prior to the Bekesbourne Lane access being brought into operation.

It would be worth us catching up tomorrow to run through this as I will be finalising the committee report for publication on Friday

Regards

Simon

From: Lee, Christien <C.Lee@gladman.co.uk>
Sent: 29 April 2025 16:25
To: Simon Thomas <simon.thomas@canterbury.gov.uk>
Cc: Barker, Steve <S.Barker@gladman.co.uk>; Whitehead, James <J.Whitehead@gladman.co.uk>
Subject: RE: *EXTERNAL:The Hill - another query

--Email From External Account--

That's fine, happy for the application to be determined on the basis that access is reserved, but also for the main vehicular site access plan to be conditioned.

Chris Lee

Planning Director
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From: Simon Thomas <simon.thomas@canterbury.gov.uk>
Sent: 29 April 2025 15:52
To: Lee, Christien <C.Lee@gladman.co.uk>
Cc: Barker, Steve <S.Barker@gladman.co.uk>; Whitehead, James <J.Whitehead@gladman.co.uk>
Subject: Re: *EXTERNAL:The Hill - another query

Thanks Chris -

Your application form says that access is not reserved. So that means you are currently applying for access within the site as well as the main access

Its up to you, but would seem to be far better if you were to reserve access.

We can condition the planning permission so that you have to build the access you have shown if you would like

Simon

From: Lee, Christien <C.Lee@gladman.co.uk>
Sent: 29 April 2025 13:53
To: Simon Thomas <simon.thomas@canterbury.gov.uk>
Cc: Barker, Steve <S.Barker@gladman.co.uk>; Whitehead, James <J.Whitehead@gladman.co.uk>
Subject: RE: *EXTERNAL:The Hill - another query

--Email From External Account--

Afternoon Simon,

The intention was that the application was made in outline with all matters reserved except for the main vehicular access- as demonstrated by the Planning Statement (p.10) which makes clear that the only plans for which formal approval is sought are the location plan and the main site access plan. We consider this to be a proportionate approach given that the detail of the internal layout of the site is reserved for future consideration, thus it isn't possible at this stage to tie down the full internal access layout . It reflects the approach Gladman have taken widely for a number of years across all of our sites up and down the country, all of which have been submitted as outline applications with all matters reserved except for the main vehicular access points, and no issues have been raised with this approach by councils or inspectors. Nevertheless, should you have any concerns with this approach on the basis of the DMPO we would have no objection to access being reserved.

Many thanks
Chris

Chris Lee

Planning Director
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From: Simon Thomas <simon.thomas@canterbury.gov.uk>
Sent: 25 April 2025 16:36
To: Lee, Christien <C.Lee@gladman.co.uk>
Subject: *EXTERNAL:The Hill - another query

Chris

You have not reserved access. This might be an issue as you haven't shown full internal access arrangements. I would suggest that you reserve access at this stage.

Copy of relevant bit og GDPO:

2.—(1) In this Order, unless the context otherwise requires—
“the 1990 Act” means the Town and Country Planning Act 1990;
“the 2004 Act” means the Planning and Compulsory Purchase Act 2004;
[**F1**the 2017 Regulations” means the Town and Country Planning (Environmental Impact Assessment) Regulations 2017;]
“access”, in relation to reserved matters, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “site” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made;

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

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