



Statement of Community Involvement

Land off The Hill, Littlebourne

Please note that this Statement of Community Involvement (SCI) contains complete copies of all correspondence received during pre-application consultation. Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency. A fair Processing Notice was included on the consultation leaflets and website, which made clear to members of public providing this data that it would be forwarded to the LPA as part of an application. The Council will of course need to handle this information in line with its own data protection policies.



gladman.co.uk



01260 288888

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From: Lauren Morien <lauren.morien@canterbury.gov.uk> Sent: 27 May 2022 07:23 Subject:		
Re: CCC Call for Sites - The Hill, Littlebourne SLAA098		44

APPENDICES

Appendix A Your Views Website

Appendix B Consultation Leaflet

Appendix C Councillor Letters

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Appendix E County Councillor Letter

Appendix F Canterbury City Council Letter

Appendix G Canterbury MP Letter

Appendix H Kent County Council Highways engagement

Appendix I Consultation responses

1 INTRODUCTION

1.1 Background

- 1.1.1 This Statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd, referred to herein as 'Gladman', to inform an outline planning application for residential development at land off The Hill, Littlebourne.

1.2 Policy Background

- 1.2.1 This Chapter will consider relevant National and Local guidance with regards to community consultation.

National Planning Policy Framework

- 1.2.2 The most recent version of the National Planning Policy Framework (NPPF) was published in July 2021 by the Ministry of Housing, Communities and Local Government (MHCLG). The document seeks to achieve sustainable development with three overarching objectives: an economic objective, a social objective, and an environmental objective.
- 1.2.1 Section 4 of the NPPF outlines the importance of pre-application engagement in relation to decision making. Paragraph 39 notes that *"Early engagement has the significant potential to improve the efficiency of the planning application system for all parties"* thus leading to *"better coordination between public and private resources and improved outcomes for the community."*
- 1.2.2 Paragraph 40 further states that whilst a Local Planning Authority (LPA) *"cannot require that a developer engages with them before submitting a planning application"*, they should nevertheless *"encourage take-up of any pre-application services they do offer"*. Furthermore, and where deemed to be beneficial, the LPA should *"encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications"*. This is to ensure that any potential issues are resolved as early in the planning process as possible.
- 1.2.3 There is, therefore, a clear rationale from the Government to increase the amount of public consultation undertaken in the planning process.

Canterbury's Statement of Community Involvement

- 1.2.4 Canterbury's Statement of Community Involvement (SCI) was formally adopted in October 2019 and sets out the Council's approach to stakeholder engagement for planning applications within the Authority.
- 1.2.5 The SCI provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals.
- 1.2.6 The SCI encourages community engagement when determining major development proposals, which should be carried out at the pre-application stage. It states, "the council encourages applicants to engage with local residents, parish councils, amenity groups etc at the early stage, before submitting a planning application and particularly for larger developments, to allow these groups to have their say early on and shape more detailed proposals."

1.3 Gladman's Approach

- 1.3.1 Having considered Canterbury's SCI and national guidance on public consultation, Gladman have completed a comprehensive programme of community engagement which is considered appropriate for the proposed development of this site.
- 1.3.2 This report details the programme and the results of the consultation, meeting the requirement to submit such a document as part of a planning application. Gladman have endeavoured to undertake and complete a full and comprehensive consultation exercise that complies fully with both national and local policy guidance.

2 ENGAGEMENT WITH LOCAL COMMUNITY AND STAKEHOLDERS

2.1 Engagement with the Local Community

- 2.1.1 In order to seek to reach the widest number of residents, businesses and key stakeholders in the area, Gladman undertook a public engagement exercise.
- 2.1.2 As detailed below, Gladman hosted details of its proposals on a dedicated website and directed the local community to view details of the proposals there.
- 2.1.3 Recognising that not everybody is able to view information and respond through a website, Gladman also accepted correspondence via email and in hard copy.
- 2.1.4 A summary of all consultation responses received is found in the next section of this statement.

2.2 Your-Views Website

- 2.2.1 Gladman launched a website containing details of the site's location and our initial development proposals at <http://www.your-views.co.uk/littlebourne> and has been operational since 6th February 2023.
- 2.2.2 The website hosts a Development Framework Plan that shows how the site could be developed and identified the areas that we think are capable of accommodating new homes and those that will form areas of new public open space. The Plan takes into consideration the constraints and opportunities for development that were identified through our initial assessments.
- 2.2.3 The website also contains details of historic settlement growth, community benefits, planning application and project status that is regularly updated and a set of frequently asked questions.
- 2.2.4 A feedback form is hosted on the website enabling the local community and stakeholders to provide a response the developments proposals. Details of how to write to Gladman to provide feedback are also provided on the website.
- 2.2.5 A copy/screenshot of the website pages are included at **Appendix A**.

2.3 Consultation Leaflet

- 2.3.1 Leaflets outlining the development principles together with details of our dedicated website and how to make comments were distributed on 6th February 2023 to approximately 694 households & businesses within the proximity of the site. On the basis that on average 2.45 people live in a household (local average taken from ONS), the leaflet was distributed to over 1,700 people.
- 2.3.2 A copy of the leaflet is included at **Appendix B**.

2.4 Engagement with Littlebourne Parish Council

- 2.4.1 Gladman wrote to Littlebourne Parish Council with details of the proposed consultation, including copies of the consultation leaflet on 2nd February 2022. Gladman also met with the Parish Council to discuss the emerging proposals on 9th January 2023.
- 2.4.2 A copy of this letter and the minutes from the Parish Council meeting can be found at **Appendix C**.

2.5 Engagement with Ward Councillors

- 2.5.1 Gladman wrote to the Ward Councillors to provide details of the consultation and included a copy of the consultation leaflet on the 2nd February 2022.
- 2.5.2 Copies of these letters can be found at **Appendix D**.

2.6 Engagement with County Councillor

- 2.6.1 Gladman wrote to the County Councillor to provide details of the consultation and included a copy of the consultation leaflet on the 2nd February 2022.
- 2.6.2 Copies of these letters can be found at **Appendix E**

2.7 Engagement with Canterbury City Council

- 2.7.1 Gladman requested pre-application advice from Canterbury City Council. An initial meeting with the Council's policy team was held in May 2022, a formal pre-application meeting took place in July 2022, and a further meeting was held with the development management and policy team in December 2022.

2.7.2 The meetings have primarily related to the identification of the site as an emerging allocation in the Draft Canterbury District Local Plan 2045 and it is anticipated that the dialogue shall continue during the planning application stage.

2.7.3 A copy of the written advice received following the meeting can be found at **Appendix F**.

2.8 Engagement with MP

2.8.1 Gladman sent a letter to Ms Rosie Duffield MP for Canterbury, outlining the emerging proposals and including details of the wider public consultation.

2.8.2 A copy of the written advice received following the meeting can be found at **Appendix G**

2.9 Engagement with other Stakeholders

2.9.1 Gladman have both directly and through consultants have sought to proactively engage with other stakeholders during the pre-application stage including:

- Kent County Council Highways

2.9.2 Copies of correspondence to these parties which Gladman have contacted directly are enclosed within **Appendix H**.

3 CONSULTATION FEEDBACK

3.1 Consultation Outcomes

3.1.1 Gladman is pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process.

3.1.2 A number of the local community responded to the consultation indicating that they are looking for a new home, have faced challenges when looking for an affordable home, believe there is a need for more homes, particularly for younger people.

Insert pie charts here if they show a need for new housing

3.1.3 Delivering 300 new homes at land off The Hill therefore directly responds to this need, and Gladman’s proposal have been informed by the responses given.

3.2 Summary of Comments and Responses

3.2.1 Responses to matters which emerged from the various forms of community engagement are detailed in the table below, together with Gladman’s response.

HIGHWAYS AND TRANSPORTATION	
Summary of Consultation Comments	Gladman’s Response
Traffic and Highways Impacts	
<ul style="list-style-type: none"> • Village roads are a nightmare. • You should provide a road to replace the A257 to make the proposals acceptable. • Access off Bekesbourne Lane would be dangerous. • Increase in air pollution. • Additional traffic and cars. • The proposal does not consider highways impacts. • Increased pressure on traffic from Howletts Wild Animal Park on to Bekesbourne Lane with no footpath. 	<ul style="list-style-type: none"> • The Transport Assessment submitted as a supporting document to the planning application assesses the impact of the proposed development in addition to existing and proposed development in the area. The assessment concludes that the site would not have any adverse impacts on the transport network surrounding the site. This includes both capacity and safety aspects. • Within the Transport Assessment the proposed style of junctions are assessed. It concluded that the proposals are suitable and are capable of handling traffic up to 2045.

SERVICES AND FACILITIES	
Summary of Consultation Comments	Gladman’s Response
Local services	
<ul style="list-style-type: none"> • Local infrastructure will not cope. • The proposed development will benefit the local shop and the Ivy Barn. • Could include a supermarket as the village shop will not be big enough. • Existing shops will be swamped with new residents. 	<ul style="list-style-type: none"> • As part of the proposals Gladman intend on providing community facilities. The type of shop provided would be carefully selected, preventing any negative impact on the existing local services. Gladman is pleased to note that the residents of the proposed development shall benefit existing amenities. • This introduction of new residents into Littlebourne will provide extra footfall at times when shops may have struggled in the past. The socio-economic benefits of the development are further explored within the

<ul style="list-style-type: none"> You will not provide the proposed children's play areas. 	<p>Socio-economic Sustainability Statement submitted alongside the planning application.</p> <ul style="list-style-type: none"> The proposal submitted for approval is designed in line with the policies set out in the Canterbury District Local Plan. This will ensure that adequate children's play areas are provided on-site.
Schools	
<ul style="list-style-type: none"> Insufficient capacity at the school. Build a new school. 	<ul style="list-style-type: none"> The appropriate education authorities will be consulted with as part of this application and, if needed, the developer will make a financial contribution to support education facilities.
Healthcare	
<ul style="list-style-type: none"> Insufficient capacity at the doctors and local hospitals. 	<ul style="list-style-type: none"> Littlebourne is identified as a sustainable settlement, in part due to the presence of health care facilities. New development secures additional funding for health care services where necessary through Section-106 agreements.
Employment / Jobs	
<ul style="list-style-type: none"> Insufficient employment opportunities in the Canterbury area. 	<ul style="list-style-type: none"> The Socio-Economic Sustainability Statement submitted alongside the application details the impacts that the site will have on employment. For instance, 313 direct and 341 indirect jobs will be created during the estimated 6 year build out. It is also forecast that residents could generate gross expenditure of more than £10 million per annum, providing the injection of capital to support future jobs in and around Littlebourne.

HOUSING AND AFFORDABLE HOUSING	
Summary of Consultation Comments	Gladman's Response
Affordable Housing	
<ul style="list-style-type: none"> How many dwellings will be affordable housing? You will not provide the affordable housing 	<ul style="list-style-type: none"> The application will provide up to 90 affordable homes. This is in line with the requirements set out in the adopted and emerging local plans. The affordable housing provision shall be secured via a Section 106 agreement.
Number of dwellings / size of development	

<ul style="list-style-type: none"> • There is a need for some affordable houses but 300 is too many. • We need more over 55's disabled bungalows with wet rooms. • 30 units of older person's accommodation is insufficient. 	<ul style="list-style-type: none"> • The application proposals ensure efficient use of land and comprise up to 300 dwellings. This includes market housing, affordable housing provision and older person's accommodation, in accordance with the emerging site allocation Policy R15. • The size and type of dwellings will be confirmed at the reserved matters stage.
New Residents	
<ul style="list-style-type: none"> • The houses will be occupied by people from London who have moved to the area. • The outlying villages of Canterbury do not need more housing. These are areas that people work hard their entire lives, to be able to retire to peace and quiet. We do not need to be surrounded by young families and children. Let's be honest here, most of the housing would be purchased by people who are not from the area, again, bringing cultures not currently known in these villages. 	<ul style="list-style-type: none"> • Market housing provision will be open to any potential buyers. The affordable housing provision will be distributed in accordance with Canterbury City Council's system. Ensuring local people in need are able to get access to the affordable homes. • The emerging Canterbury District Local Plan sets out a housing requirement of 1,252 homes per year over its plan period. In order to achieve this the council must allocate sites for residential development. Within the emerging Local Plan, the council have identified the application site as suitable allocation for accommodating residential development. • Littlebourne is considered to be a suitable settlement for growth in both the adopted and emerging Local Plan's.
Affordability of New Housing	
<ul style="list-style-type: none"> • The housing will not be affordable. 	<ul style="list-style-type: none"> • The proposal will provide 90 affordable homes forming 30% of the total number of homes provided. The rest of the houses will be sold at market rate, in line with the local area.

DESIGN AND LAYOUT	
Summary of Consultation Comments	Gladman's Response
Site size / number of dwellings	
<ul style="list-style-type: none"> • Overdevelopment of the site and village. • Turning Littlebourne into Canterbury's urban sprawl. 	<ul style="list-style-type: none"> • The site has been sensitively designed to suit the existing settlement form. Ensuring that there is no coalescence with surrounding settlements and Canterbury.

ENVIRONMENTAL ISSUES	
Summary of Consultation Comments	Gladman's Response

Landscape / Visual Impact	
<ul style="list-style-type: none"> • Loss of village character. • Current development on The Hill is an eyesore. 	<ul style="list-style-type: none"> • As the LVA submitted with this application concluded, the site is relatively well screened by existing trees, hedgerows woodland and existing development, thus the impact on the village's character is minimised. • Where existing screening is not adequate, buffering within the site will visually soften the impact of the development.
Use of Greenfield Site / Agricultural Land	
<ul style="list-style-type: none"> • Development of top-quality agricultural land. • Not sustainable to build on greenfield. • The land could be used to grow fruit/food. 	<ul style="list-style-type: none"> • The Landscape Value Assessment submitted alongside the application concluded that the development of the site would not result in any unacceptable long-term harm. • An Agricultural Land Quality Assessment is also submitted alongside the planning application. • The proposal is set to introduce community allotments which will give residents the chance to grow their own fruit and vegetables.
Impact on Wildlife	
<ul style="list-style-type: none"> • The village has already lost wildlife. • Please can you inform me of the ecological enhancements proposed? 	<ul style="list-style-type: none"> • A full ecological impact assessment and survey work has been carried out and the impact of development proposals considered. Mitigation, as required, will be provided to ensure the impact on protected species will not be adversely impacted. • The development will provide 6.69 ha of Green Infrastructure and Public Open space made up of, allotments and community orchards, native tree belts, natural public open space, green corridors, and tree lined routes.

PLANNING POLICY	
Summary of Consultation Comments	Gladman's Response
Site Status in Local Plan	
<ul style="list-style-type: none"> • A planning application on this site has already been refused. • Outside of the development boundary. 	<ul style="list-style-type: none"> • Although there was a previous application refused on this site, the new scheme is different in design and has responded to the previous reasons for refusal which are detailed in the supporting Planning Statement, whilst also meeting other planning policy requirements.
Need for Housing	

<ul style="list-style-type: none"> We do not need or want new homes 	<ul style="list-style-type: none"> Canterbury City Council fail to demonstrate a five-year housing land supply and have failed the most recent Housing Delivery Test, both indicate the need for more housing to be delivered in the district. Nationally, there is huge demand for new housing, the lack of supply is leading to unaffordable prices. Gladman aim to help relieve housing pressures locally and nationally through the delivery of this site.
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MISCELLANEOUS	
Summary of Consultation Comments	Gladman's Response
Consultation Process	
<ul style="list-style-type: none"> New housing does not materialise as promised. Should organise a meeting with local people. Water and sewage need to be considered. Concerns on impacts of construction. Only people that will benefit from proposals are the developer. I would prefer to see a solar farm. 	<ul style="list-style-type: none"> The housing provided will meet health, safety and design requirements set out by the UK Government. Although Gladman did not interact with local people in person, a YourViews website was set up allowing locals to express their opinions and suggestions for the proposal. A leaflet was also sent to all residents of Littlebourne detailing how opinions can be heard if the user did not have access to or could not use the internet. A Flood Risk Assessment supporting the application concluded that flood and sewage water would not be adversely impacted by the proposed development. Air Quality, Transport, and Landscape Assessments have been submitted alongside the planning application. The reports conclude that the impacts of the development would not be negative or long term.

3.3 Response to Community Feedback Received

3.3.1 Gladman's response to comments received is summarised in the boxes above.

3.3.2 A full copy of all consultation responses received from the local community is available at Appendix I.

4 CONSULTATION REVIEW

4.1 Community Benefits

- 4.1.1 Throughout the consultation process, Gladman encouraged suggestions as to how the local community could benefit from the proposed development.
- 4.1.2 Significant community benefits will be provided including market and affordable housing, a community hub, older person's accommodation, children's play areas, landscaping and ecological enhancements.
- 4.1.3 Potential suggestions for community benefits must be tested against Government rules which limit what those seeking planning permission can offer (which exist to ensure developers cannot 'buy' consents). However, the applicant will discuss the ideas put forward by stakeholders throughout the planning process.
- 4.1.4 Implementation of the agreed community benefits will be guaranteed through their inclusion within a Section 106 obligation.

4.2 Amendments to Proposals

- 4.2.1 Gladman reviewed feedback provided but did not deem it necessary to amend its proposals prior the submission of a planning application. Gladman will also however review any commentary provided during the determination period of the planning application and amend its proposals as appropriate and discuss this with relevant stakeholders including the Local Planning Authority.

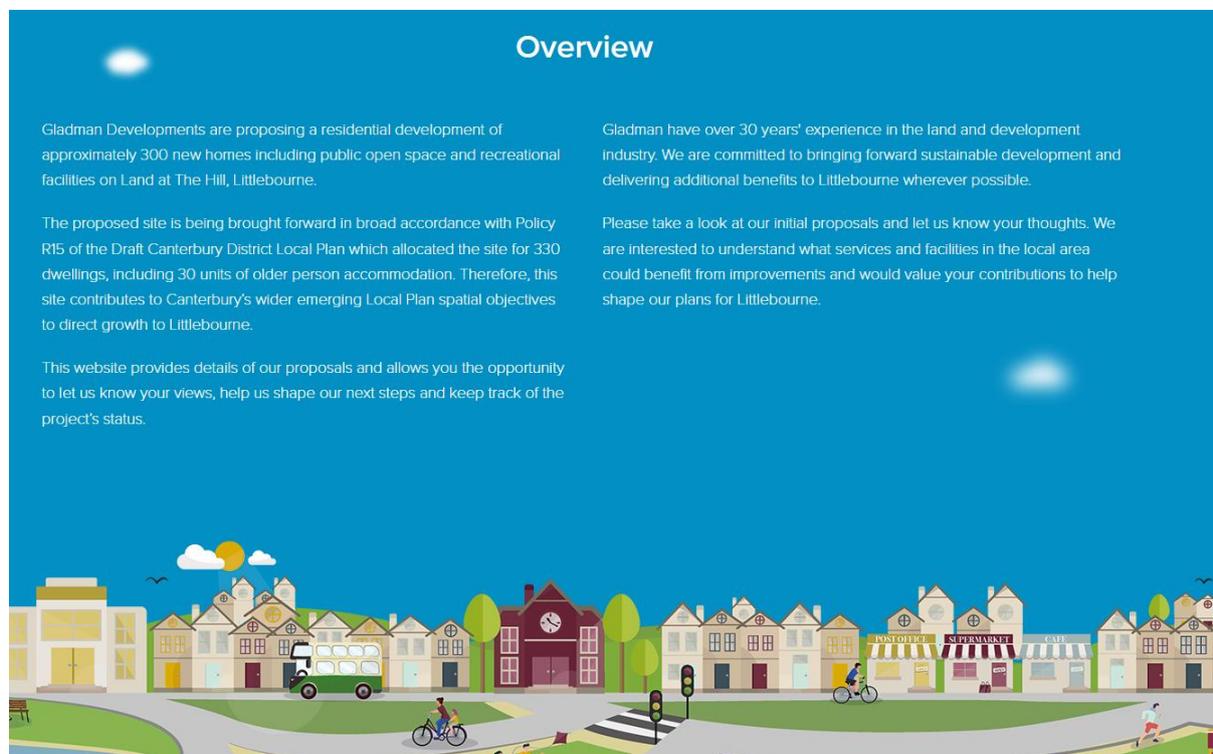
5 SUMMARY

- 5.1.1 Gladman has consulted the local community prior to a planning application being submitted. It is considered that the scope of the community consultation has met with, and gone beyond, the recommendations of local and national planning policies and legislation.
- 5.1.2 Gladman has taken account of the views expressed by those who were consulted and has engaged with the local community in a variety of different ways. This is to ensure that their opinions have been considered and acknowledging different members of the community will access information and respond in different ways.
- 5.1.3 This Statement of Community Involvement provides a response to the key matters that have been raised and how these have been considered within the planning application submitted.

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Appendix A

Your-Views Website Screenshots



Community Benefits



Thiving Community Ecological Enhancements Green Spaces Play Areas

Community Facilities

We would welcome suggestions as to community facilities which the local community would like to see on the site.



Planning Application And Project Status

We are currently at the stage of preparing an outline planning application to support the residential development of this site. An outline planning application seeks permission for the principle of development on the site. More detailed considerations such as the appearance of the dwellings or landscaping planting plans will be subject to a further planning application known as 'Reserved Matters'.

We will consider all comments submitted as part of this public consultation, which will influence our proposals. A summary of the feedback received through this consultation will be provided in a Statement of Community Involvement, which will form part of our planning application to Canterbury City Council.

The local planning authority will then consider the submitted evidence and plans and determine the application.

You can check back here for further updates. A link to the application and supporting documents will be provided once an application has been submitted.



FAQs



What kind of houses will be provided?



What would this mean for the local economy?

What impact will it have on our environment?

The development will achieve a net gain in the biodiversity of the site. This will be achieved by a number of initiatives including new native planting, introduction of a sustainable drainage pond and the active management of all areas of open space. Our proposals can provide sustained benefits to new and existing residents through the provision of new public green spaces that are accessible for everyone to connect with and benefit from.

A specialist consultant team has been appointed to survey the proposed site's sensitivity to development, ensuring that we have comprehensively evaluated the site for ecology and wildlife and have guarded the habitats of protected species.



Have Your Say

You can let us know your thoughts by submitting the form below. Alternatively, you can write to us at YourViews Littlebourne, Gladman House, Alexandria Way, Congleton, CW12 1LB

<p>Your name: <input type="text"/></p>	<p>Your postcode: <input type="text"/></p>	<p>Which of the following do you consider important to take into account as we finalise our proposals?</p>	
<p>Are you, or anyone you know, looking for a new home in Littlebourne? Y <input type="radio"/> N <input type="radio"/></p>	<p>Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? Y <input type="radio"/> N <input type="radio"/></p>	<p><input type="checkbox"/> Range of types and sizes of housing</p>	<p><input type="checkbox"/> Access to public open space and new planting</p>
<p>Is there the need for more homes for first time buyers or young professionals in Littlebourne? Y <input type="radio"/> N <input type="radio"/></p>		<p><input type="checkbox"/> Provision of footpaths & cycleways</p>	<p><input type="checkbox"/> New/improved community facilities</p>
		<p><input type="checkbox"/> Provision of children's play areas</p>	<p><input type="checkbox"/> Access to public transport</p>
		<p><input type="checkbox"/> Space for older children/teenagers</p>	<p><input type="checkbox"/> Homes for local people</p>
		<p><input type="checkbox"/> New/improved natural habitats</p>	

What changes could be made to the Development Framework Plan to improve our proposals?

Submit



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Appendix B

Consultation Leaflet



HAVE YOUR SAY

A new housing development of approximately 300 new homes at Land off The Hill.



To view these proposals in more detail and provide your comments, please visit:
www.your-views.co.uk/littlebourne

Community Benefits

-  Housing for all
-  Public open space
-  Ecological enhancements
-  Thriving community
-  Economic benefits
-  Community footpaths

Alternative ways to contact us

Your Views Littlebourne
Gladman House
Alexandria Way
Congleton, CW12 1LB

your-views@your-views.co.uk
(please use 'Littlebourne' as the subject line)

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

Our Vision

Gladman is proposing a development of up to 300 houses on the land edged red on this plan.

This consultation provides you with an opportunity to shape our proposals at an early stage in the process.

A more detailed plan showing areas of development and green space can be viewed on the website and we welcome your comments on this.

A finalised plan will form the basis of our planning application to Canterbury City Council.



 Site Boundary





HAVE YOUR SAY www.your-views.co.uk/littlebourne

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Appendix C

Engagement with Parish Councillors

By email only to Cllr.Castle@littlebournepc.org



2nd February 2023

Dear Councillor Castle,

Gladman House
Alexandria Way
Congleton
CW12 1LB

Proposed Residential Development at Land off The Hill, Littlebourne

Gladman are promoting the draft allocation site known in the Local Plan as Policy R15 for residential development off The Hill, Littlebourne. It is our intention to submit an outline planning application for approximately 300 dwellings including 30% affordable housing, with all matters reserved for subsequent determination, save for the proposed means of access which will be from The Hill to the north and Bekesbourne Lane to the east.

As a Councillor for Littlebourne, we felt it appropriate to provide you with the following information and welcome your comments on the proposals early in the process. If a video meeting would be beneficial, we would be happy to make suitable arrangements.

The scheme as illustrated includes;

- Approximately 300 dwellings in a sustainable location;
- A local policy compliant provision of housing;
- Extensive public open space, with new planting and landscaping;
- Community allotments;
- Older persons accommodation;
- Community facilities
- Vehicular access from The Hill and Bekesbourne Lane;
- An increase in spending at local shops and services in Littlebourne itself as well as the wider District;
- An increase in the amount of housing stock available locally; and
- The injection of new residents to contribute to various aspects of life in Littlebourne.

We will be commencing a public consultation exercise from Monday (6th February) which will consist of a 'leaflet drop' to neighbouring properties (to around 650 homes) providing outline details of our proposals and pointing residents to a dedicated website which provides full details of the project and giving the opportunity for local residents to comment on our proposals.

A copy of the leaflet with the website link address shown is enclosed for your reference.

Any responses arising from this public consultation will inform the final design of our scheme going forward.

We hope you find this information helpful. If you have any further questions and wish to contact us please use the details below. We would welcome any feedback on the scheme at this initial stage.

Regards,



www.gladman.co.uk



01260 288800



land@gladman.co.uk



Steve Barker
Senior Project Manager
01260 288931
s.barker@gladman.co.uk

By email only to cll.farrow@littlebournepc.org



2nd February 2023

Dear Councillor Farrow,

Gladman House
Alexandria Way
Congleton
CW12 1LB

Proposed Residential Development at Land off The Hill, Littlebourne

Gladman are promoting the draft allocation site known in the Local Plan as Policy R15 for residential development off The Hill, Littlebourne. It is our intention to submit an outline planning application for approximately 300 dwellings including 30% affordable housing, with all matters reserved for subsequent determination, save for the proposed means of access which will be from The Hill to the north and Bekesbourne Lane to the east.

As a Councillor for Littlebourne, we felt it appropriate to provide you with the following information and welcome your comments on the proposals early in the process. If a video meeting would be beneficial, we would be happy to make suitable arrangements.

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Any responses arising from this public consultation will inform the final design of our scheme going forward.



www.gladman.co.uk



01260 288800



land@gladman.co.uk

We hope you find this information helpful. If you have any further questions and wish to contact us please use the details below. We would welcome any feedback on the scheme at this initial stage.

Regards,



Steve Barker
Senior Project Manager
01260 288931
s.barker@gladman.co.uk

By email only to Clr.Giles@littlebournepc.org



Gladman House
Alexandria Way
Congleton
CW12 1LB

2nd February 2023

Dear Councillor Giles,

Proposed Residential Development at Land off The Hill, Littlebourne

Gladman are promoting the draft allocation site known in the Local Plan as Policy R15 for residential development off The Hill, Littlebourne. It is our intention to submit an outline planning application for approximately 300 dwellings including 30% affordable housing, with all matters reserved for subsequent determination, save for the proposed means of access which will be from The Hill to the north and Bekesbourne Lane to the east.

As a Councillor for Littlebourne, we felt it appropriate to provide you with the following information and welcome your comments on the proposals early in the process. If a video meeting would be beneficial, we would be happy to make suitable arrangements.

The scheme as illustrated includes;

- Approximately 300 dwellings in a sustainable location;
- A local policy compliant provision of housing;
- Extensive public open space, with new planting and landscaping;
- Community allotments;
- Older persons accommodation;
- Community facilities
- Vehicular access from The Hill and Bekesbourne Lane;
- An increase in spending at local shops and services in Littlebourne itself as well as the wider District;
- An increase in the amount of housing stock available locally; and
- The injection of new residents to contribute to various aspects of life in Littlebourne.

We will be commencing a public consultation exercise from Monday (6th February) which will consist of a 'leaflet drop' to neighbouring properties (to around 650 homes) providing outline details of our proposals and pointing residents to a dedicated website which provides full details of the project and giving the opportunity for local residents to comment on our proposals.

A copy of the leaflet with the website link address shown is enclosed for your reference.

Any responses arising from this public consultation will inform the final design of our scheme going forward.

We hope you find this information helpful. If you have any further questions and wish to contact us please use the details below. We would welcome any feedback on the scheme at this initial stage.

Regards,



Steve Barker
Senior Project Manager
01260 288931
s.barker@gladman.co.uk

By email only to Cllr.Hurlow@littlebournepc.org



Gladman House
Alexandria Way
Congleton
CW12 1LB

2nd February 2023

Dear Councillor Hurlow,

Proposed Residential Development at Land off The Hill, Littlebourne

Gladman are promoting the draft allocation site known in the Local Plan as Policy R15 for residential development off The Hill, Littlebourne. It is our intention to submit an outline planning application for approximately 300 dwellings including 30% affordable housing, with all matters reserved for subsequent determination, save for the proposed means of access which will be from The Hill to the north and Bekesbourne Lane to the east.

As a Councillor for Littlebourne, we felt it appropriate to provide you with the following information and welcome your comments on the proposals early in the process. If a video meeting would be beneficial, we would be happy to make suitable arrangements.

The scheme as illustrated includes;

- Approximately 300 dwellings in a sustainable location;
- A local policy compliant provision of housing;
- Extensive public open space, with new planting and landscaping;
- Community allotments;
- Older persons accommodation;
- Community facilities
- Vehicular access from The Hill and Bekesbourne Lane;
- An increase in spending at local shops and services in Littlebourne itself as well as the wider District;
- An increase in the amount of housing stock available locally; and
- The injection of new residents to contribute to various aspects of life in Littlebourne.

We will be commencing a public consultation exercise from Monday (6th February) which will consist of a 'leaflet drop' to neighbouring properties (to around 650 homes) providing outline details of our proposals and pointing residents to a dedicated website which provides full details of the project and giving the opportunity for local residents to comment on our proposals.

A copy of the leaflet with the website link address shown is enclosed for your reference.

Any responses arising from this public consultation will inform the final design of our scheme going forward.

We hope you find this information helpful. If you have any further questions and wish to contact us please use the details below. We would welcome any feedback on the scheme at this initial stage.

Regards,



www.gladman.co.uk



01260 288800



land@gladman.co.uk



Steve Barker
Senior Project Manager
01260 288931
s.barker@gladman.co.uk

By email only to Clr.Moore@littlebournepc.org



Gladman House
Alexandria Way
Congleton
CW12 1LB

2nd February 2023

Dear Councillor Moore,

Proposed Residential Development at Land off The Hill, Littlebourne

Gladman are promoting the draft allocation site known in the Local Plan as Policy R15 for residential development off The Hill, Littlebourne. It is our intention to submit an outline planning application for approximately 300 dwellings including 30% affordable housing, with all matters reserved for subsequent determination, save for the proposed means of access which will be from The Hill to the north and Bekesbourne Lane to the east.

As a Councillor for Littlebourne, we felt it appropriate to provide you with the following information and welcome your comments on the proposals early in the process. If a video meeting would be beneficial, we would be happy to make suitable arrangements.

The scheme as illustrated includes;

- Approximately 300 dwellings in a sustainable location;
- A local policy compliant provision of housing;
- Extensive public open space, with new planting and landscaping;
- Community allotments;
- Older persons accommodation;
- Community facilities
- Vehicular access from The Hill and Bekesbourne Lane;
- An increase in spending at local shops and services in Littlebourne itself as well as the wider District;
- An increase in the amount of housing stock available locally; and
- The injection of new residents to contribute to various aspects of life in Littlebourne.

We will be commencing a public consultation exercise from Monday (6th February) which will consist of a 'leaflet drop' to neighbouring properties (to around 650 homes) providing outline details of our proposals and pointing residents to a dedicated website which provides full details of the project and giving the opportunity for local residents to comment on our proposals.

A copy of the leaflet with the website link address shown is enclosed for your reference.

Any responses arising from this public consultation will inform the final design of our scheme going forward.

We hope you find this information helpful. If you have any further questions and wish to contact us please use the details below. We would welcome any feedback on the scheme at this initial stage.

Regards,



Steve Barker
Senior Project Manager
01260 288931
s.barker@gladman.co.uk

By email only to Clr.Reid@littlebournepc.org



Gladman House
Alexandria Way
Congleton
CW12 1LB

2nd February 2023

Dear Councillor Reid,

Proposed Residential Development at Land off The Hill, Littlebourne

Gladman are promoting the draft allocation site known in the Local Plan as Policy R15 for residential development off The Hill, Littlebourne. It is our intention to submit an outline planning application for approximately 300 dwellings including 30% affordable housing, with all matters reserved for subsequent determination, save for the proposed means of access which will be from The Hill to the north and Bekesbourne Lane to the east.

As a Councillor for Littlebourne, we felt it appropriate to provide you with the following information and welcome your comments on the proposals early in the process. If a video meeting would be beneficial, we would be happy to make suitable arrangements.

The scheme as illustrated includes;

- Approximately 300 dwellings in a sustainable location;
- A local policy compliant provision of housing;
- Extensive public open space, with new planting and landscaping;
- Community allotments;
- Older persons accommodation;
- Community facilities
- Vehicular access from The Hill and Bekesbourne Lane;
- An increase in spending at local shops and services in Littlebourne itself as well as the wider District;
- An increase in the amount of housing stock available locally; and
- The injection of new residents to contribute to various aspects of life in Littlebourne.

We will be commencing a public consultation exercise from Monday (6th February) which will consist of a 'leaflet drop' to neighbouring properties (to around 650 homes) providing outline details of our proposals and pointing residents to a dedicated website which provides full details of the project and giving the opportunity for local residents to comment on our proposals.

A copy of the leaflet with the website link address shown is enclosed for your reference.

Any responses arising from this public consultation will inform the final design of our scheme going forward.

We hope you find this information helpful. If you have any further questions and wish to contact us please use the details below. We would welcome any feedback on the scheme at this initial stage.

Regards,



Steve Barker
Senior Project Manager
01260 288931
s.barker@gladman.co.uk

By email only to Cllr.Shaw@littlebournepc.org



Gladman House
Alexandria Way
Congleton
CW12 1LB

2nd February 2023

Dear Councillor Shaw,

Proposed Residential Development at Land off The Hill, Littlebourne

Gladman are promoting the draft allocation site known in the Local Plan as Policy R15 for residential development off The Hill, Littlebourne. It is our intention to submit an outline planning application for approximately 300 dwellings including 30% affordable housing, with all matters reserved for subsequent determination, save for the proposed means of access which will be from The Hill to the north and Bekesbourne Lane to the east.

As a Councillor for Littlebourne, we felt it appropriate to provide you with the following information and welcome your comments on the proposals early in the process. If a video meeting would be beneficial, we would be happy to make suitable arrangements.

The scheme as illustrated includes;

- Approximately 300 dwellings in a sustainable location;
- A local policy compliant provision of housing;
- Extensive public open space, with new planting and landscaping;
- Community allotments;
- Older persons accommodation;
- Community facilities
- Vehicular access from The Hill and Bekesbourne Lane;
- An increase in spending at local shops and services in Littlebourne itself as well as the wider District;
- An increase in the amount of housing stock available locally; and
- The injection of new residents to contribute to various aspects of life in Littlebourne.

We will be commencing a public consultation exercise from Monday (6th February) which will consist of a 'leaflet drop' to neighbouring properties (to around 650 homes) providing outline details of our proposals and pointing residents to a dedicated website which provides full details of the project and giving the opportunity for local residents to comment on our proposals.

A copy of the leaflet with the website link address shown is enclosed for your reference.

Any responses arising from this public consultation will inform the final design of our scheme going forward.

We hope you find this information helpful. If you have any further questions and wish to contact us please use the details below. We would welcome any feedback on the scheme at this initial stage.

Regards,

 www.gladman.co.uk

 01260 288800

 land@gladman.co.uk



Steve Barker
Senior Project Manager
01260 288931
s.barker@gladman.co.uk

Land at The Hill, Littlebourne

Littlebourne Parish Council and Gladman Meeting Record

MEETING INFORMATION

Date: 9th January 2023 at 7pm

Location: Littlebourne War Memorial Hall

In attendance: Cllr Peter Farrow
Cllr Cate Reid
Cllr Brian Hurlow
Cllr Melanie Moore
Cllr Andy Fraser
Gail Hubbard – Clerk of the Parish Council
Tim Bostock – Littlebourne Conservation Society
Christien Lee – Planning Director, Gladman Developments
Victoria Richardson – Planner, Gladman Developments
Steve Barker – Senior Project Manager, Gladman Developments

- 1.0 The Parish Council introduced themselves followed by the Gladman team.
- 2.0 Gladman outlined the previous application for 115 dwellings they'd submitted to the council which was refused on 30th September 2021. Gladman outlined they were confident at the time of overcoming the technical reasons for refusal but had not had the chance to respond before the refusal was issued.
- 3.0 Gladman outlined that the council policy team are consulting about allocating the site in their emerging Local Plan and identified it as being suitable for 300 homes of which 30% will be affordable, 30 units of older persons accommodation, community facilities, a new Wastewater Treatment Works on-site to address Nutrient Neutrality and walking and cycling connectivity improvements.
- 4.0 Gladman confirmed they'd had meetings with the council policy team in May 2022, a pre-application meeting in July 2022 and a further meeting with the planning and policy team in December 2022 and intend to continue dialogue with them.
- 5.0 Gladman outlined that our land owners (the Mounts) are keen to leave a legacy in and are committed to the village. As well as good design they also want sustainability to be in-built into our proposals. At present we're looking to:-
 - i) reduce the reliance on fossil-fuels and reduce end-user energy bills
 - ii) use highly insulated fabric and renewable technologies including different heating solutions to heat and power the home – we're considering using photovoltaic cells, ceiling infrared heating panels (these heat the person not the room) instead of wall mounted radiators;
 - iii) reduce embodied Carbon - using less of the earth's natural resources to deliver homes – such as wireless light switches, thinner wall and floor tiles, and potentially using steel roof coverings that look like traditional tiles;
 - iv) make a positive impact on supporting our ecosystem and biodiversity through our gardens and landscapes – we'll be planting native hedgerow and other pollinators;
 - a) It is estimated that private gardens cover approximately 450,000 ha of land in the UK, that's an area larger than the county of Suffolk! This means that collectively, the potential to create amazing places for wildlife in gardens is huge;

- b) Soft landscaping will include drought tolerant, wildlife-friendly planting, beneficial to pollinators across all seasons;
 - c) Pollinating insects are also catered for by the bee box which will warm in the sun and provide shelter over the winter;
 - v) use water more efficiently – we’re considering using smart rainwater harvesting that release water before a forecast rainfall then build up the reserve using the rainfall for use on the garden;
 - vi) and; use products within the house which deliver healthier environments for people, by improving the quality of air.
- 6.0 Gladman outlined their emerging proposals are likely to be for up to 300 homes including 30% affordable and the older persons accommodation (so 300 in total rather than the 330 identified by the council)
- 7.0 Gladman confirmed the application is likely to be in outline with all matters reserved except for access and will likely be submitted in March 2023. The Parish Council queried if Gladman should wait until the Local Plan became adopted before submitting and Gladman confirmed this wasn’t entirely necessary in light of the emerging Local Plan.
- 8.0 Gladman confirmed that survey and other technical works needed to support an application had been underway and include discussions/scoping works with KCC Highways.
- 9.0 Gladman confirmed their proposals won’t connect into the existing foul treatment works and will provide an on-site mini-Wastewater Treatment Works. Tim Bostock asked where the water from this would discharge and Gladman confirmed this wasn’t yet finalised but would be resolved prior to the submission being made.
- 10.0 Gladman confirmed they would not be using the consultant who previously undertook the consultation and would be sending out leaflets to inform of the intended application and responses could be made via a bespoke website or by post.
- 11.0 The Parish Council said that the proposed cycle path in the Local Plan goes through Garrington Farm to the Railway Station. It was suggested an improved route would run through the proposed site and then through Mounts farm to Bekesbourne.
- 12.0 The Parish Council also said the proposed cycle route from Littlebourne to Canterbury is not good as it’s unsafe cycling on the A257.
- 13.0 The Parish Council asked for consideration of the access proposals to reduce the speed of vehicles using it and asked if a pedestrian crossing could be included in the proposals.
- 14.0 The Parish Council identified car parking in the village as being of concern particularly in Nargate Street and High Street.
- 15.0 Gladman concluded the meeting by acknowledging that the Parish Council were reflecting the majority of local people in not being supportive of the proposals but asked that they consider what could be brought forward as part of the proposals (if they gain planning permission) that would be beneficial to the village. Concern was raised about promises being made but not being delivered (the recent development was used as an example) and Gladman confirmed their willingness to work with the Parish Council to secure commitments by planning condition or legal undertaking. Joint working on this would be required and should take place as early as possible.

Appendix D Engagement with Ward Councillors

By email only to louise.jones@councillor.canterbury.gov.uk



2nd February 2023

Gladman House
Alexandria Way
Congleton
CW12 1LB

Dear Councillor Jones,

Proposed Residential Development at Land off The Hill, Littlebourne

Gladman are promoting the draft allocation site known in the Local Plan as Policy R15 for residential development off The Hill, Littlebourne. It is our intention to submit an outline planning application for approximately 300 dwellings including 30% affordable housing, with all matters reserved for subsequent determination, save for the proposed means of access which will be from The Hill to the north and Bekesbourne Lane to the east.

As a Councillor for Littlebourne, we felt it appropriate to provide you with the following information and welcome your comments on the proposals early in the process. If a video meeting would be beneficial, we would be happy to make suitable arrangements.

The scheme as illustrated includes;

- Approximately 300 dwellings in a sustainable location;
- A local policy compliant provision of housing;
- Extensive public open space, with new planting and landscaping;
- Community allotments;
- Older persons accommodation;
- Community facilities
- Vehicular access from The Hill and Bekesbourne Lane;
- An increase in spending at local shops and services in Littlebourne itself as well as the wider District;
- An increase in the amount of housing stock available locally; and
- The injection of new residents to contribute to various aspects of life in Littlebourne.

We will be commencing a public consultation exercise from Monday (6th February) which will consist of a 'leaflet drop' to neighbouring properties (to around 650 homes) providing outline details of our proposals and pointing residents to a dedicated website which provides full details of the project and giving the opportunity for local residents to comment on our proposals.

A copy of the leaflet with the website link address shown is enclosed for your reference.

Any responses arising from this public consultation will inform the final design of our scheme going forward.

We hope you find this information helpful. If you have any further questions and wish to contact us please use the details below. We would welcome any feedback on the scheme at this initial stage.

Regards,

A handwritten signature in black ink, appearing to be 'L. Jones'.

 www.gladman.co.uk

 01260 288800

 land@gladman.co.uk

Steve Barker
Senior Project Manager
01260 288931
s.barker@gladman.co.uk

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Appendix E

Engagement with Kent County Councillor

By email only to mike.sole@kent.gov.uk



2nd February 2023

Dear Councillor Sole,

Gladman House
Alexandria Way
Congleton
CW12 1LB

Proposed Residential Development at Land off The Hill, Littlebourne

Gladman are promoting the draft allocation site known in the Local Plan as Policy R15 for residential development off The Hill, Littlebourne. It is our intention to submit an outline planning application for approximately 300 dwellings including 30% affordable housing, with all matters reserved for subsequent determination, save for the proposed means of access which will be from The Hill to the north and Bekesbourne Lane to the east.

As a Councillor for Littlebourne, we felt it appropriate to provide you with the following information and welcome your comments on the proposals early in the process. If a video meeting would be beneficial, we would be happy to make suitable arrangements.

The scheme as illustrated includes;

- Approximately 300 dwellings in a sustainable location;
- A local policy compliant provision of housing;
- Extensive public open space, with new planting and landscaping;
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- Older persons accommodation;
- Community facilities
- Vehicular access from The Hill and Bekesbourne Lane;
- An increase in spending at local shops and services in Littlebourne itself as well as the wider District;
- An increase in the amount of housing stock available locally; and
- The injection of new residents to contribute to various aspects of life in Littlebourne.

We will be commencing a public consultation exercise from Monday (6th February) which will consist of a 'leaflet drop' to neighbouring properties (to around 650 homes) providing outline details of our proposals and pointing residents to a dedicated website which provides full details of the project and giving the opportunity for local residents to comment on our proposals.

A copy of the leaflet with the website link address shown is enclosed for your reference.

Any responses arising from this public consultation will inform the final design of our scheme going forward.

We hope you find this information helpful. If you have any further questions and wish to contact us please use the details below. We would welcome any feedback on the scheme at this initial stage.

Regards,

A handwritten signature in black ink, appearing to be 'Mike Sole'.



www.gladman.co.uk



01260 288800



land@gladman.co.uk

Steve Barker
Senior Project Manager
01260 288931
s.barker@gladman.co.uk

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Appendix F

Engagement with Canterbury City Council

From: Lauren Morien <lauren.morien@canterbury.gov.uk>

Sent: 27 May 2022 07:23

Subject: Re: CCC Call for Sites - The Hill, Littlebourne SLAA098

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi all,

It was good to catch up earlier this week regarding the site in Littlebourne.

As discussed, we would encourage you to talk with the Parish Council to understand their ambition and the local community need for services. CCC have previously approached the Parish and encouraged them to engage with developers in the context of the Local Plan. Our position is that this is something that should be taken forward by the site promoter, however it's not a requirement.

The adopted Transport Strategy for the district, which identifies cycle routes in Littlebourne, can be found here: https://www.kent.gov.uk/_data/assets/pdf_file/0006/78135/Canterbury-District-Transport-2014-2031.pdf

We will be publishing an updated Housing and Land Supply report later this year, however a date for publication has not yet been set.

As discussed, we would encourage you to use our pre-application service to progress discussions regarding the potential allocation.

Kind Regards,

Lauren

Lauren Morien

Principal Policy Officer (Planning)
Canterbury City Council

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Appendix G

Engagement with MP

By email only to rosie.duffield.mp@parliament.uk



2nd February 2023

Gladman House
Alexandria Way
Congleton
CW12 1LB

Dear Ms Duffield,

Proposed Residential Development at Land off The Hill, Littlebourne

Gladman Developments Ltd is the UK's leading residential land promotor and has been investing in communities across the country for over 30 years.

I write to advise you that Gladman Developments Ltd is considering making an outline planning application for residential development at the above location which is identified in the Draft Local Plan as Policy R15.

We recognise that development can affect communities in a number of different ways and are keen to understand and explore the needs there may be in the community you represent for social, recreational or other benefits that might reasonably be provided by our proposed development. As part of our public consultation exercise we will be distributing leaflets to approximately 650 households and businesses in Littlebourne to seek the views of the community. We have created a dedicated consultation website that can be viewed at www.your-views.co.uk/littlebourne. I have attached a copy of the leaflet for your convenience.

Both the information leaflet and consultation website set out ways in which the local community can respond to us with any comments or queries that they may have.

We understand that you are aware of the Government's focus on providing much needed homes and boosting the supply of housing. Gladman appreciates that a number of your constituents may express some concerns about the development, which will be addressed in our Statement of Community Involvement (which will be submitted as part of the application). We would be happy to meet with you to discuss any concerns you may have, and how our plans will benefit the residents of your constituency.

Should you have any questions, please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'S. Barker'.

Steve Barker
Senior Project Manager
01260 288931
s.barker@gladman.co.uk

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Appendix H

Keny County Council Highways Engagement



Jon Wilkinson
i-Transport LLP

jon.wilkinson@i-transport.co.uk

Highways and Transportation

Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD

Tel: 03000 418181

Date: 9 December 2022

Our Ref: FW

Application - PAP/2022/84

Location - LAND SOUTH OF THE HILL, LITTLEBOURNE

**Proposal - RESIDENTIAL DEVELOPMENT FOR APPROXIMATELY 300 DWELLINGS,
WITH ACCESS ONTO A257 THE HILL**

Dear Jon,

Thank you for your e-mail with the Scoping Note and your request for comments. Having reviewed this, I have the following comments to make.

Section 2 - Development proposals and proposed access arrangement

2.2 & 2.3 The access road should be designed to conform to that for a Local Distributor Road/Major Access Road, as per guidance set out within the Kent Design Guide. As it is expected that buses will use this road, it will need to be designed with a 6.75m width to allow for this.

Section 4 - Traffic Assessment Methodology

4.1.5 Junction Turning counts must be undertaken in neutral months

4.1.6 ATC surveys must take place outside of school holidays

4.1.8 A Designers Response should be included with the Stage 1 RSA.

4.2.1 as this site is coming forward as part of Canterbury's Local Plan, Future year assessment should be based on 2045, and not 2029.

4.3.3 please add 22/01845 North Hersden 800 dwellings and other mixed uses - this doesn't have approval but is a site allocated in the current local plan.

4.5.4 Trip rates agreed

4.5.24 For clarity the flow diagrams should demonstrate the turning movements at the junctions, including the site access. The flow diagrams should also include traffic flows through Bridge to demonstrate movements for vehicles accessing the A2 north and southbound.

I trust the above is useful, but if you have any further questions then please do not hesitate to contact either myself or Alun Millard.

Important Notes

Any advice given by Council officers for pre-application enquiries does not indicate a formal decision by the Council as the Highway Authority. Any views or opinions are given in good faith, and to the best of ability, without prejudice to the formal consideration of any planning application.

The final decision on any application that you may then make can only be taken after the Planning Authority has consulted local people, statutory consultees and any other interested parties. The final decision on an application will then be made by senior officers or by the respective Local Planning Authority and will be based on all of the information available at that time.

You should therefore be aware that officers cannot guarantee the final formal decision that will be made on your application(s).

Any pre-application advice that has been provided will be carefully considered in reaching a decision or recommendation on an application; subject to the proviso that circumstances and information may change or come to light that could alter that position.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. To assist developers and designers, KCC offer a free outline technical review of proposals affecting highway assets. This is separate from the planning process but will help ensure that your proposals will be acceptable to the highway authority at the implementation stage. To find out more and request an application form, email: assetmanagement@kent.gov.uk

It should be noted that the weight given to pre-application advice will decline over time.

Yours Faithfully

Fiona Wiles
Senior Transport & Development Planner

Appendix I

Consultation responses

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 01 March 2023 20:12
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Lyn Scofield

Your postcode: CT3 1UY

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? Yes

Is there the need for more homes for first time buyers or young professionals in Littlebourne? Yes

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
 - Access to public transport.
 - Range of types and sizes of housing.
 - Provision of footpaths & cycleways.
 - Provision of children's play areas.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?: I live in Bekesbourne lane, which is a narrow winding road, with no footpath for pedestrians, and the scene of many accidents. I am very concerned about the impact of the proposed development bordering Bekesbourne lane, and the resulting increase of traffic. I would also like to know what proportion of the proposed buildings will be affordable for young couples or singles, and how you define 'affordable'.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 28 February 2023 18:22
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Sallyann Edgeway

Your postcode: CT3 1TT

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

- Space for older children/teenagers.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?: I am a resident in Littlebourne and am furious that you are proposing the development of 300 houses. It will be disastrous for our little village, hence the name, the ecosystem and the fabric of our village, doubling the population . Whatever you spout about supporting the diversity of our flora and fauna, it really isn't true and it's an insult. There isn't one person that I have spoken to in Littlebourne want the development. We will object to this proposal and I hope we win.

Whitehead, James

From: Mike Gallagher <mike.gallagher79@yahoo.co.uk>
Sent: 22 February 2023 17:42
To: YourViews Gladman
Subject: *EXTERNAL:Littlebourne

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Sirs,

In response to you 'Consultation' request, received unsolicited through my door, I offer the following:

- 1) Your 'Vision' refers to land adjacent to The Hill that currently **sits outside the Local Plan area** and represents high grade agricultural land that **this nation currently needs, to provide self - sufficiency for the Nation's food supply in the future. Once it is developed it will be lost forever.**
- 2) Your proposals will **increase the population of this Village by 50% at a stroke** at a time when even this Government - the architect of this Developer's Free for All - now realises that it has caused massive destruction to our environment and is attempting to mitigate its numbers by suggesting that Local representatives should have a say.
- 3) This Village **does not need this number of properties to satisfy its own needs (nor ever has done), nor does it wish some artificial external stimulus in any way. The 'Housing for All' agenda you offer is totally unnecessary and any local requirements will be initiated by our local Parish Council.**
- 4) You go on to mention 'Public open space' and 'Community footpaths'- **it probably has escaped your notice that this Village is situated in the rolling East Kent countryside where there is a multitude of footpaths, woodlands, play spaces already in existence.** We do not need the blandishments of a developer based in Cheshire to speculate on adding any further amenities - **we know from bitter experience that the promises of Developers are NEVER matched by action.**
- 5) Our local public Service amenities are creaking at the seams now **and will not be able to take the additional strains that your astonishing and absurd proposals will impose on them. Roads, sewage disposal, water supply, school places, Public Health are all stretched beyond breaking point now and will not be improved by your 'Vision'.**
- 6) Local roads are unable to cope at rush hours now and many are little better than country lanes. Most traffic in the mornings travels to Canterbury to connect with the train services (principally to London) with a returning flood in the evening. **The City of Canterbury is gridlocked now and there is furious debate (even with senior members of the governing Tory party) over the City Council's questionable plans to deal with current problems. Canterbury itself is subject to massive developments in build now and no-one can predict any outcomes.**

7) Any mention of 'Ecological enhancements', 'Economic benefits' and producing a 'Thriving Community' **is therefore fanciful in terms of any gains for the Village itself. This whole exercise is designed to produce profits for Gladman.**

8) Recent experience of Developers in this Village is that, having obtained the necessary Planning Permission, they then **sell on the site to be developed by a Constructor who proceeds to apply for and vary arrangements promised by the original Developer under the guise of 'Reserved matters'.**

That is what happens to 'Consultations'.

Please take your 'Vision' away and let serious Farmers get on with using this land for its original purpose.

M J Gallagher

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 22 February 2023 12:17
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Paula Packard

Your postcode: Ct3 1uz

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: I live in on Bekesbourne Lane - and I truly believe that this is the wrong decision. Bekesbourne Lane is so incredibly busy now and getting busier. And will no doubt get even busier with the Mount development as people use it as a cut through. It is simply not viable. People walk their dogs on Bekesbourne Lane and there are a lot of elderly people here who walk down that road as well as young children and there isn't even a pavement. This development will scar the beautiful countryside and we are simply not equipped here to facilitate further homes. So I would definitely say I am against it. Developers can't just plonk 300 plus houses in a farmers field - there is NO infrastructure for them.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 19 February 2023 11:00
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Andrew

Your postcode: ct3 1uh

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

- Provision of footpaths & cycleways.
 - Provision of children's play areas.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?: It would be amazing to have some options for shops such as an art gallery, maybe studio for creative childrens activities. I also think improvements in the roads is vital. I also feel that solar power is a must and also community charging points for cars

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 18 February 2023 16:20
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Margaret Muirhead

Your postcode: CT3 1TE

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: The Plan should be cancelled, shelved. Littlebourne needs the field for agriculture and wildlife more than these extra houses. It is grade 1 farming land. How can you improve habitats by building on a green field site?. Please walk away and find an alternative brown field site for your planned estate. Our sewers can not cope with the households Littlebourne already has and tankers are sometimes brought in to take the waste away.

Whitehead, James

From: Myrna Gray <mylooroll@gmail.com>
Sent: 15 February 2023 19:40
To: YourViews Gladman
Subject: *EXTERNAL:Littlebourne

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

The number of houses you are proposing to build will completely alter the nature of this village community and turn it into part of Canterbury's urban sprawl. Good farming land is being used for a purpose not intended and the rural views and landscape will be ruined for those who chose to live here for those very surroundings. What if, in the future, this country needs its farming land to produce food only to find it has houses but no way to feed the population? We have already found the disadvantage of having to import fuel so people can cook and be warm. Building for profit is short-sighted in the extreme. We have a school that is over subscribed and has a waiting list. Our doctor's surgery and dispensary can barely cope with the existing population. The shop and post office exist because the present residents fought hard for them when the original shop and post office had to close. We personally invested in them and support various charities. They are designed for the present population and will be swamped by the increase. There are many drainage issues here that are as yet unresolved. The people who bear the brunt are those nearest the river. There is an underground stream at the top of The Hill and water drains off the fields into surrounding ground. Construct hard surfaces everywhere and the water will have nowhere to go. There have been flooding issues in the Nargate Street area as well as the discharge of sewage into the river by the water authority who perennially fail to solve the problems. Have you ever actually tried to drive along Bekesbourne Road? It is so narrow, without any passing places, and yet large vehicles like coaches and lorries insist on using it. In addition there are slow moving vehicles like tractors and other vehicles belonging to the zoo that use that road, yet you are proposing to have your population from three hundred houses emerging on to that road! Someone needs a reality check! I expect that the houses you are proposing to build will not be affordable by first time buyers and do not actually fulfill a local need but, like Aylesham, will attract the overflowing population of London. I also expect that social housing will not feature so a social need will be ignored. The traffic along the main road is so dense at times that I can't emerge from my drive where I have no visibility from the right because there is no pavement, traffic is pushed over from the other direction because of parking opposite making the road even narrower, and traffic opposite me from Jubilee Road is also trying to turn out into the main road and presents another hazard to watch out for. We need less traffic not more!

Mrs. Myrna Gray

1 The Hill, Littlebourne, CT3 1TA

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 15 February 2023 16:55
To: test@pearsonstreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Robin Hoy

Your postcode: CT3 1TA

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? Yes

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Homes for local people.
 - Provision of footpaths & cycleways.
-

What changes could be made to the Development Framework Plan to improve our proposals?: Yet more houses in an already over subscribed village! The Laurels not even completed. We're no longer in Europe and you want to use prime agricultural land on which we should be growing our own food. The A257 little more than a single lane in the village at peak times and Bekesbourne Lane even worse, a rat run avoiding Canterbury to go eastward. Schools, doctors, hospitals already at breaking point. Some villagers not able to send their children to the local school. Doctor's appointments up to a week or more, and A&E waiting times hours a hours at Margate or Ashford, with Canterbury Hospital downgraded. New infrastructure needs putting in place BEFORE new developments take place. Water companies already incapable of dealing with the amount of waste water and discharging it into the sea all too frequently. What will 300 new houses do to this already drastic situation? We need to think of the consequences before the profit margin and understand when saturation point is reached.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 14 February 2023 15:03
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Mrs Judith Rawlings

Your postcode: CT3 1TP

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
 - New/improved community facilities.
 - Access to public transport.
 - Homes for local people.
 - Range of types and sizes of housing.
 - Provision of footpaths & cycleways.
 - Provision of children's play areas.
 - Space for older children/teenagers.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?: Pressure on the already congested and dangerous narrow roads e.g traffic for the zoo with no footpath and then increased with exit on Bekesbourne Lane. School places are already over subscribed. Both local GP practice and Hospital are over stretched. Both water supply and waste water drainage are already under pressure from existing development. The village has already had significant developments off Both hills making getting down Jubilee Road a real challenge.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 14 February 2023 09:17
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Resident

Your postcode: CT31TZ

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: Littlebourne does not need more unaffordable housing

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 13 February 2023 21:21
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Sharmani Ripley

Your postcode: CT3 1SU

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? Yes

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: I would rather see a solar farm there than luxury housing. First time and affordable housing are needed but developers are ignore these needs over profits. The promises made alongside developments extremely rarely come to fruition once the houses are built. The current new development on the hill is an eyesore.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 13 February 2023 16:29
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Emma Priest

Your postcode: CT3 1TR

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: Appalling idea. There is no infrastructure available for this in Littlebourne. This is a small village with up to capacity road limits. Everyone is clear that you will not be providing affordable housing nor the play areas or 'benefits' that you have listed. Littlebourne has had a huge jump in housing numbers recently, many are still available and empty. Furthermore with huge hospital and doctors wait times it is irresponsible to add further strain to the area. There are no school spaces for existing village children, adding further families will make the situation not only untenable but unrealistic. Roads and parking is already under pressure. Do not add to this. This development is unnecessary and unwanted in this area.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 13 February 2023 11:21
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Michael Giles

Your postcode: CT3 1ST

Are you, or anyone you know, looking for a new home in Littlebourne? No Response

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No Response

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No Response

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: withdraw your plans for this development

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 13 February 2023 08:40
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Bell end

Your postcode: Ct3 1te

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: It not to fucking happen it's a joke

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 12 February 2023 09:24
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: C coomer

Your postcode: CT3 1sy

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: No need for a new development in the village.keep the countryside

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 11 February 2023 19:50
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Malcolm Keysell

Your postcode: CT3 1UY

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? Yes

Is there the need for more homes for first time buyers or young professionals in Littlebourne? Yes

Which of the following do you consider important to take into account as we finalise our proposals?

- Homes for local people.
-

What changes could be made to the Development Framework Plan to improve our proposals?: This is an unnecessary financially driven destruction of the countryside. The village drains into the river on the east side that is already past capacity when it rains, Expensive tankering is required for the overload of sewers. More concrete and tarmac over top grade farming land can only add to this problem. In the event that Canterbury Council are foolish enough to allow this land to remain for development when the draft plan is finalised, my detailed objections will be submitted then.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 11 February 2023 12:25
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Danielle Frost

Your postcode: CT3 1UH

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: I do not believe the current infrastructure and roads are equipped for such a large quantity of additional dwellings. Leave our village alone.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 10 February 2023 19:19
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Veronica

Your postcode: CT3 1UD

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No Response

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: With an estimate of 300 homes, this could bring around 500 children to the village -where will they go to school with local children already unable to go the local one. What school will they go to? 300 Home could also bring around 2 cars per household, making an extra 600 cars using the roads daily on the local roads that can barely cope with the through traffic already -not to mention the silly 'bunny-hop' traffic calming bollards down The Hill which will cause more mayhem. Buses are being cut already so secondary school children dont have a hope to get to school in Canterbury and the only people to benefit from this scheme would be the local shop and the Ivy Barn to some extent and the developers would benefit big time. Villagers would not benefit one penny piece. I am not against development but there are many issues to address before I could even begin to agree. This is shortsighted for villagers and I can begin to say about the environment so many people will bring

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 10 February 2023 17:32
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Lloyd Charman

Your postcode: CT3 1ST

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: I do not support the plans to develop and strongly argue against developing in this area. The destruction of local countryside as well as the impact this would have on an already poor network of roads is not justified. Please scrap the plans

Whitehead, James

From: Sallie Stille <salliestille@gmail.com>
Sent: 10 February 2023 09:21
To: YourViews Gladman
Subject: *EXTERNAL:Littlebourne Gladman

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hi there

I just received your leaflet about the development in Littlebourne.

On it there is a logo saying "ecological enhancements".

Please could you forward me your plan of the ecological enhancements that you are proposing this site?

Best wishes
Sallie

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 10 February 2023 08:12
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Simon

Your postcode: CT3 1SU

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: Your questionnaire is predictably spun to angle towards the development being seen in a positive light, with assumptions it will be approved. At no stage has your development proposal taken into account the levels of traffic and pollution causing congestion that already flows through the A257 and how additional homes will only exacerbate this. Nor does it acknowledge the huge level of negative sentiment and opposition to the development that already exists amongst residents of Littlebourne. No one here in the village wants your development to go ahead. Continued mentions of sound-bytes like "sustainable" and "ecological" do not justify the destruction of yet more greenbelt land in favour of profiteering, whilst increasing the density of the population of a village that is already close to breaking point.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 10 February 2023 07:44
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Hendrik Johannes Viljoen

Your postcode: CT3 1XX

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
 - Access to public transport.
 - Provision of footpaths & cycleways.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?: Smaller development. Local infrastructure isn't geared for such a large development.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 09 February 2023 18:54
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: David Lester

Your postcode: ct3 1ta

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
 - New/improved community facilities.
 - Access to public transport.
 - Homes for local people.
 - Range of types and sizes of housing.
 - Provision of footpaths & cycleways.
 - Provision of children's play areas.
 - Space for older children/teenagers.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?: None. The whole idea is bonkers. This is building on prime farmland. This is building outside the boundary of Littlebourne. The scale of development is far, far larger than anything seen in Littlebourne since the Domesday book. Littlebourne is and has taken more than it's fair share of development. Just look at The Laurels which is being built at the moment. Nearly 70 houses. At least this is within the village. The infrastructure can not take this from roads, sewage, schools etc etc.

You need to come down here from your nice offices Mr and Mrs Gladman and actually speak to residents and see the site yourselves. This will not bring employment to the village (and i am speaking as a local business in the village employing 6 people). Everyone will get in their cars to drive to Canterbury, Ashford, Thanet, Discovery Park or to the train station. I would like to think that you will bring together your intelligent minds and realise what a VERY bad decision this development will be.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 09 February 2023 17:59
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Mary Jones

Your postcode: CT3 1 TZ

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Homes for local people.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?: Thought put onto the main high street through the village which is already congested. The amount of traffic that already comes through the village. A super market this side of town. The extra vehicle's driving through Canterbury to get to the nearest super market adding to a already congested city. Build a new school! Don't add to the existing one.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 09 February 2023 17:01
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Jane Smith

Your postcode: CT3 1UH

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: Abandon it. Planning has previously been refused for this site, for a smaller development. None of the issues which led to that refusal of planning permission have been addressed, and a larger development will absolutely overburden the road infrastructure, which is already completely inadequate, the water supply, the sewage and drainage systems and the school and GP services (already oversubscribed). It will destroy the character of our village and above all the proposed development is on prime agricultural land, which, more and more, is needed for the provision of food!!

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 09 February 2023 11:34
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Mrs J

Your postcode: CT3 1QG

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: We came to Littlebourne Village to live in the countryside , away from vehicles and pollution and crowds. We have endured the last 3 years of housing building works in the village centre to provide accommodation to wealthy people. There is also talk of 80 more new houses within a few metres of where I live. Please go elsewhere. Canterbury area is stuffed with housing and few jobs. We are fed up with living on a building site and losing the countryside and nature that we already have.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 09 February 2023 11:18
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Sarah Norman

Your postcode: CT3 4BD

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

- Provision of footpaths & cycleways.
-

What changes could be made to the Development Framework Plan to improve our proposals?: The outlying villages of Canterbury do not need more housing. These are areas that people work hard their entire lives , to be able to retire to peace and quiet. We do not need to be surrounded by young families and children. Let's be honest here, most of the housing would be purchased by people who are not from the area, again, bringing cultures not currently known in these villages. Lastly, we live in an area of beauty that will be systematically destroyed buy development and infrastructure needed to support the nw houses.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 09 February 2023 10:24
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: J Coates

Your postcode: CT3 1TH

Are you, or anyone you know, looking for a new home in Littlebourne? No Response

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No Response

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No Response

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: I do not support this development in any way. To build on farmland when it is essential we stop importing and grow our own food. The damage to the environment will be horrendous. I sincerely hope CCC through out this application.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 09 February 2023 09:15
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Lorna Macdonald

Your postcode: CT3 1SS

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: Do not agree with proposal, access off Bekesbourne Lane would be dangerous. This is a village and should remain a village.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 09 February 2023 04:36
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Kerry clarke

Your postcode: CT31TZ

Are you, or anyone you know, looking for a new home in Littlebourne? Yes

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? Yes

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Access to public transport.
 - Range of types and sizes of housing.
 - Provision of footpaths & cycleways.
 - Space for older children/teenagers.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?: Definitely need more over 55's disabled bungalows with wet rooms to let for people on benefits, it's a blank area and I personally am struggling

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 08 February 2023 20:05
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Henry Fitch

Your postcode: CT3 1TA

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: A new road to replace the A257 is the only way this proposal could ever be acceptable. Why aren't you providing one?

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 08 February 2023 20:04
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Heather Inkpen

Your postcode: CT3 1UH

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? Yes

Is there the need for more homes for first time buyers or young professionals in Littlebourne? Yes

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
 - New/improved community facilities.
 - Access to public transport.
 - Homes for local people.
 - Range of types and sizes of housing.
 - Provision of footpaths & cycleways.
 - Provision of children's play areas.
 - Space for older children/teenagers.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?: Don't build it! Although I think there is a need for SOME new AFFORDABLE houses in the area, we don't need or want 300 of them! In the summer of 2021 the villagers made it very clear that they were very much against this proposal, and nothing has changed! Far too many houses, and in a very bad choice of location. Just reread the objections that were made in 2021. They all still apply - but even more so, as this proposal is (I believe) even bigger than the original one.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 08 February 2023 18:08
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Sue

Your postcode: Ct3 1TG

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No
Response

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: We don't need more houses, this land that could be use to grow fruit, this is killing our villages. There are so many houses going up our roads are busy, we need more schools, hospital, doctors, water and sewage to be sorted, if anything should be built places for the elderly, one bedroom apartments, It doesn't matter what people say you will just go ahead, you are not the ones that have to live with these houses your just interested in money

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 08 February 2023 15:47
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Carolyn Jones

Your postcode: CT3 1TE

Are you, or anyone you know, looking for a new home in Littlebourne? No

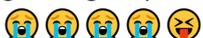
Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

- Range of types and sizes of housing.
-

What changes could be made to the Development Framework Plan to improve our proposals?: Get rid of it . The village is full the roads are a nightmare ,sewage system terrible ,school full doctors mega full . We have seen this village grow by 50% over the years . The most important as well as the obvious is that is green fertile land for growing crops . Also we had lots of wildlife now it's down by 40%. So look elsewhere asap as defiantly wanted here



Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 08 February 2023 14:40
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Samantha Alexander

Your postcode: CT3 1QH

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
 - New/improved community facilities.
 - Provision of footpaths & cycleways.
 - Provision of children's play areas.
 - New/improved natural habitats.
-

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 08 February 2023 14:24
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Evva

Your postcode: CT3 1TA

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: The best change would be to scrap this plan altogether and allow for Littlebourne to remain a village and not become another district of Canterbury. The village is already starting to lose its character following the developments that have already taken place here, we do not need any more. This is top quality agricultural land you are trying to build on. If you'd like to see biodiversity there, leave it alone for nature to do its thing and it will soon rewild the area. Plant trees not bricks! If you are blindly after profits, why don't you open your eyes to the hundreds of empty houses and perhaps invest into returning those to a good livable state. Your plan here shows no sustainability. It encourages more London commuters to move here, pushing prices up and driving locals out of the area. Yet again. Leave the countryside alone.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 08 February 2023 12:55
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Stephen Farley

Your postcode: CT31SU

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: Forget it. There has already been enough over development in our small village. All you want is profit so don't pretend you want to help the community. You do not! You have already been refused permission at the highest level. Take your greed elsewhere and stop trying to force your greed on us in our already over burdened village. I know you only want positive responses to aid your appeal and will, of course, ignore those who oppose you. You can expect a fierce fight if you continue with this.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 08 February 2023 12:30
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Rebecca

Your postcode: CT3 1TP

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: STOP YOUR LIES

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 08 February 2023 12:12
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Marc Meakin

Your postcode: CT3 1XT

Are you, or anyone you know, looking for a new home in Littlebourne? Yes

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? Yes

Is there the need for more homes for first time buyers or young professionals in Littlebourne? Yes

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Homes for local people.
 - Range of types and sizes of housing.
 - Provision of footpaths & cycleways.
 - Provision of children's play areas.
 - Space for older children/teenagers.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?: A Supermarket like a tecos or Co-op as the village shop will not be big enough. Other shops like take away or off licence. Also council housing bungalows for over 60s to move into from the village freeing up council housing for younger families

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 08 February 2023 11:33
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Michael Adams

Your postcode: CT3 1UJ

Are you, or anyone you know, looking for a new home in Littlebourne? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? No

Is there the need for more homes for first time buyers or young professionals in Littlebourne? No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: Go away. We don't want this development in the village.

Whitehead, James

From: Your Views website <your-views@your-views.co.uk>
Sent: 08 February 2023 11:22
To: test@pearsontreehouse.co.uk; YourViews Gladman
Subject: *EXTERNAL:Submission from Land at The Hill, Littlebourne form

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Site: Land at The Hill, Littlebourne

Your name: Amanda Florence Neimer

Your postcode: CT3 1UY

Are you, or anyone you know, looking for a new home in Littlebourne? Yes

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Littlebourne? Yes

Is there the need for more homes for first time buyers or young professionals in Littlebourne? Yes

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
 - New/improved community facilities.
 - Access to public transport.
 - Homes for local people.
 - Range of types and sizes of housing.
 - Provision of footpaths & cycleways.
 - Provision of children's play areas.
 - Space for older children/teenagers.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?: As you know the default position of the Parish Council is NO. Why don't you arrange a local meeting. I'm all for new housing but it never materialises as promised. The houses are too expensive and 30 units for elderly will not be enough. Also what is your allocation for so called 'affordable' housing which in fact never turns out to be anything but affordable.
Amanda Neimer

From: Peter Bruff <peterbruff@icloud.com>
Sent: 13 February 2023 11:22
To: Gladman – FLP Land <land@gladman.co.uk>
Subject: *EXTERNAL:Littlebourne development

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Sirs

I attach letter giving our comments in response to your glossy postcard soliciting views.

Copies sent to the Parish Council and Canterbury planning office.

Yours faithfully

Peter & Monique BRUFF

Monique & Peter Bruff

Appledore, Bourne Drive

Littlebourne Canterbury

Kent CT3 1FT

Tel: 01227 720178

Email: peterbruff (or monique) bruff@btinternet.com

Gladman

Your Views Littlebourne

Gladman House

Alexandria Way

Congleton CW12 1LB

12th February 2022

Dear Sirs

Proposed development

300 Homes

Off The Hill, Littlebourne

I am taking advantage of the opportunity offered by your recent mail circular seeking views on the above proposed development. I have written it as a letter but intend to send it by internet to www.yourviews.co.uk/littlebourne as per your circular.

I am co-owner, with my wife Monique, of the above property. We have been Littlebourne residents, paying Council Tax to CCC since 25th April 2002. We are both keen supporters of English village life and wildlife enthusiasts. I write on our joint behalf to protest vehemently against this development. To us it is crystal clear that the benefits it generates are completely outweighed by the problems created.

The biggest impact would be on the fundamental nature of the whole area of Littlebourne. It would turn Littlebourne into "BIGBOURNE". The development would also take away permanently prime Grade 1 agricultural land - excessive urbanisation. We have discussed this with many long-time residents of Littlebourne – many of whom feel acutely – as we do - the threat to our village ethos and the massive changes to our life style. It is sad that the normal code of preservation of property and lifestyle is overturned and the democratic rights of villagers usurped. Detailed objections are as follows:-

1. Impact on local infra-structure – flooding and sewage

The development will affect the drainage and ecological system of the main tributary of the Little Stour river and its storm-water run-off facility. This is a key feature of our local infrastructure. The 300 new houses proposed would put an unacceptable strain on this and considerably upscale the already high risk of flooding and sewage pollution. Removing sewage by tanker is hardly acceptable modern housing practice.

It is inconceivable to even consider building in such an environmentally destructive manner. To do so is a gross dereliction of the moral duty of our generation to maintain our natural assets for future generations.

Continued

-1-

It is incomprehensible as to how one can consider a development that will over-strain the system. The obvious risk to public health and the fouling of water services argues definitively against it. The effect of Global Warming is already adding to the pressures on the system – this Plan might be “the straw that broke the camel’s back”.

The National Electricity Grid is under considerable strain in many areas (a 10 year ban on new housing has been suggested for West London). The addition of almost 300 new homes with related services will surely put the power supply to the site area under excessive and dangerous pressure.

2. Traffic and road safety

The area is beset with problems caused by the volume and speed of the current traffic – local and “passing through”. Traffic Calming measures have had little effect. The development would add materially to that congestion.

The figures speak for themselves - 300 houses with residents owning an average of 2 cars per house (80% of households do according to recent research). Add to this service and commercial vehicles brings some 650 vehicles inflating the current overheated traffic.

There would also be a massive upsurge in noise and pollution levels and an unconscionable increase in road traffic accidents with injuries and fatalities resulting.

3. Misuse of the land

The development encroaches on high yield arable land with deep loamy soils and a good crop yield history. This decries the acute need in the UK for food production that is already strained by Global Warming and the impact of “Brexit”.

4. Village ethos

Our splendid Kentish village of Littlebourne has history and is a popular place to live and to visit. This development adds 300 houses to that village – an increase approaching 50%. This could completely change the nature and character of the village. There have already been several developments allowed that have materially affected local facilities, traffic and services. We believe that this development would be deleterious for Littlebourne.

5. Biodiversity

The Kent Biodiversity plan seeks to maintain our ecological surroundings and prevent the loss of endangered species by restricting the encroachment of aggressive development.

This site area has already proved to be home to many protected species. This includes dormice, badgers, skylarks, birds of prey, lizards, slowworms, butterflies, moths and wildflower species. We have found natterjack toads, frogs, newts and a diverse bird population in the designated sites.

6. Archeaology and history

Recent information from local archaeologists has described recent exciting local finds of valuable historical interest that increase our knowledge of "Littlebourne" past". Their objective is to extend their "digs" with the expectation of further discoveries.

Continued

-2-

The development would inhibit this and destroy potential sites - blocking the acquisition of knowledge of our local past. This is not only morally reprehensible but also "flies in the face" of accepted priorities where historical interests clash with modern development.

Conclusion

We are simply asking that you acknowledge the severe downsides of this development recognise its serious flaws and recognise the downside risks attached to it,

Yours faithfully

PFJ Bruff (Mr)

Monique Bruff (Mrs)

-4-

From: helen_howard <helen_howard@btinternet.com>
Sent: 12 February 2023 14:56
To: Gladman – FLP Land <land@gladman.co.uk>
Subject: *EXTERNAL:Littlebourne proposed housing development

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Sirs

We have been invited to give our views on the proposed housing development of 300 houses in Littlebourne.

I don't really believe you have any interest in what we think. Why would any small village of 700 souls want to have their population doubled overnight?

Then notion that the houses will meet local needs is a fantasy - they will be too expensive for local people to afford. We have an estate of 87 new houses reaching completion now and none of the people who moved in are local. The vast majority have sold a more expensive house elsewhere and have downsized to move to East Kent.

The City Council has defined Littlebourne as a 'service hub' which is a joke! We have a GP surgery but no resident GPs - if you can get to see someone they are all locums. but mostly we only get online service or have to travel to another surgery in the group.

We have a primary school which is full. but you don't need to worry about finding room for more primary school children from the new housing because families with small children won't be able to afford the houses.

We have a community shop and post office - yes! The residents of the 4 villages saved up the money, set up a Trust to build it and lease it to the family who run it. The village retains control over it and rent is used to benefit local charitable organisations. If you build another shop on the new housing there is a chance you will put our community shop out of business! Why would we want that to happen.

We have a community centre in the War Memorial Hall but it has constant problems raising enough money to cover the cost of running it. If you build another community centre in the new housing we will have competition, as with the shop. There is also the risk of creating an entirely separate community - 'them and us'. Does that sound like a good idea?

All of that's before we get to the fraught subject of drainage and sewage which already has to be tankered out of the village daily to avoid polluting our precious chalk stream and Stodmarsh nature reserve.

And access road going onto Bekesbourne Lane - a narrow road that really does not need any more traffic on it.

Where are the residents going to work? Oh of course, the residents will all be retired downsizers - I forgot for a moment.

Are you going to build houses that are so well insulated that they need little heating and make sure they don't need chimneys for wood burning stoves or gas boilers? No of course you aren't.

The area is prime agricultural land - it is criminal to even suggest building on it.

Go away! No we don't want your houses.

Conifers
Church Rd
Littlebourne
Canterbury CT3 1UA

nhenwood77@gmail.com

1 March 2023

Your views Littlebourne
Gladman House
Alexandria Way
Congleton
CW12 1LB

Dear Developers

Thank you for your card inviting comment on your proposals for Littlebourne. After the resounding refusal of your previous planning application, we had rather hoped you had already got the message.

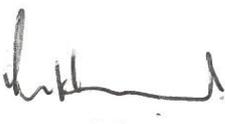
I am not using your on-line facility again because the occupants of this village have already given their views on this matter several times:

- To your firm in 2019
- To Canterbury City Council who turned down your planning application in many ways
- Recent response to Canterbury City Council's Local Plan proposals.

Our reasons for rejecting your proposals are largely unchanged and include:

- The proposals are on top grade agricultural land which is under cultivation and adjoins a well-known wildlife park. – rural vandalism
- They are totally disproportionate to the size of the village
- There is no infrastructure appropriate to them – especially roads and drainage
- The environmental impact is totally unacceptable.
- They are rejected by the vast majority of the community

Your sincerely



Nick Henwood