

Agenda

Planning Committee

Tuesday

13 May 2025

at 7.00 pm

The Guildhall
St Peter's Place
Canterbury
CT1 2DB

A. The Committee may only resolve its decisions when exercising its express delegated powers as set out under the name of the Committee in the scheme of delegation approved by the Council.

B. The public (which includes the press) will be excluded from the meeting during any item of business which falls within the exempt provisions of Schedule 12A of the Local Government Act 1972 or the Freedom of Information Act 2000, or both.

Quorum - 7 Councillors

Membership of the Planning Committee

Councillors

Pat Edwards (Chair)
Dan Smith (Vice Chair)
Keith Bothwell
Dane Buckman
Lee Castle
Robert Jones
Harry McKenzie
Tom Mellish
Peter Old
Paul Prentice
Naomi Smith
Ian Stockley
David Thomas

Ward

Barton;
Blean Forest;
Swalecliffe;
Wincheap;
Little Stour and Adisham;
Herne and Broomfield;
Sturry;
Heron;
Chestfield;
Barton;
Seasalter;
Beltinge;
Heron;

Members of the public may speak at meetings of the Committee speak for no more than three minutes upon any item which appears on the agenda for the meeting PROVIDED THAT notice has been given to Democratic Services (e-mail democracy@canterbury.gov.uk, telephone 01227 862 009) not later than 12.30pm on the working day before the meeting.

Everyone is welcome to record meetings of the Council and its Committees using whatever non-disruptive methods you think are suitable. If you are intending to do this please mention it to the Democratic Services Officer and do not use flash photograph unless you have previously asked whether you may do so. If you have any questions about this please contact Democratic Services (members of the press please contact the Press Office).

Please note that the Chair of the meeting has the discretion to withdraw permission and halt any recording if in the Chair's opinion continuing to do so would prejudice proceedings at the meeting. Reasons may include disruption caused by the filming or recording or the nature of the business being conducted.

Anyone filming a meeting is asked to only focus on those actively participating but please also be aware that you may be filmed or recorded whilst attending a council meeting and that attendance at the meeting signifies your agreement to this if it occurs. You are also reminded that the laws of defamation apply and all participants whether speaking, filming or recording are reminded that respect should be shown to all those included in the democratic process.

Persons making recordings are requested not to put undue restrictions on the material produced so that it can be reused and edited by all local people and organisations on a non-commercial basis.

If a meeting passes a motion to exclude the press and public then, in conjunction with this, all rights to record the meeting are removed.



1 Apologies for absence

2 Substitute councillors

3 Declaration of any interests by councillors or officers

(Councillors and officers are encouraged to give their declarations in advance to Democratic Services where possible.)

TO RECEIVE any declarations of the following in so far as they relate to the business for the meeting:

- a. Disclosable Pecuniary Interests
- b. Other Significant Interests (what were previously thought of as non-pecuniary Prejudicial Interests)
- c. Voluntary Announcements of Other Interests not required to be disclosed as DPs or OSIs, i.e. announcements made for transparency reasons alone, such as:
 - Membership of outside bodies that have made representations on agenda items, or
 - Where a Councillor knows a person involved, but does not have a close association with that person, or
 - Where an item would affect the wellbeing of a Councillor, relative, close associate, employer, etc but not their financial position.

[Note: an effect on the financial position of a Councillor, relative, close associate, employer, etc; OR an application made by a Councillor, relative, close associate, employer, etc, would both probably constitute either an OSI or in some cases a DPI].

4 Public participation

If any member of the public wishes to speak on any item / planning application for the meeting they must give notice to **Democratic Services by 12.30pm on Monday 12th May 2025**. They can do this [online here](#) or by calling 01227 862009 or emailing democracy@canterbury.gov.uk.

It is the usual practice of the Committee to allow any public speakers to be heard immediately before the consideration of the relevant application / item.

Further information about public participation and the procedure at the meeting is included in this agenda or on the Council's [website here](#).

5 Application No. CA/23/00484 Land At The Hill Bekesbourne Lane East Of Bekesbourne Hill Bekesbourne Canterbury CT4 5EA

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Outline planning application for up to 300 residential dwellings (including affordable housing and older person accommodation), a new community hub, introduction of structural planting and landscaping, informal public open space and children's play area and surface water flood mitigation and attenuation. All matters reserved.

Recommendation: That authorisation be given to the Head of Planning to grant planning permission subject to a section 106 legal agreement to secure the obligations set out in this report and the imposition of the safeguarding conditions as recommended in this report.

Planning Officer: Stevie Andrews

6 Any other urgent business to be dealt with in public

7 Any other urgent business which falls under the exempt provisions of the Local Government Act 1972 or the Freedom of Information Act 2000 or both

It will be necessary to pass a resolution to exclude the press and public for any urgent confidential business under this item.

Criteria for public speakers

It is the usual practice of the Committee to allow any public speakers to be heard immediately before the consideration of the relevant application /item.

The number of speakers for each planning application is limited as follows:

- 3 persons or group representatives in favour, 3 persons or group representatives against the proposal; plus
- a representative of the Parish Council, Canterbury Heritage and Design Forum, or Whitstable Society, in whose area the proposed development is situated;
- a representative of an advisory/amenity group or resident association speaking for a proposal, and one against a proposal, whose terms of reference have a direct interest in the proposal;
- the Applicant or their Agent, but not both, who shall also be afforded the opportunity to speak last. This will protect at least one slot for the Applicant/Agent. Subject to availability, other slots are available as above should both wish to speak.
- In addition, district councillors who are not members of the committee may be permitted to address the Planning Committee in relation to planning applications in their wards or immediately adjacent to their wards. At the discretion of the Chair of the committee, other councillors whose wards may be affected by a planning application may be permitted to address the committee. Councillors registering to speak shall be heard immediately before the applicant/agent taking the last speaking slot.

All slots will be allocated on a first come, first served basis. A person may speak as an individual or as a representative of a group or organisation.

With the exception of elected representatives, no more than one person per household shall be entitled to speak, including persons wishing to speak on behalf of someone else, unless offering opposing views.

In circumstances where more than three persons wish to speak in support or as objectors, the first three registered in each case will have the right to speak. Those not speaking shall be provided with the names of the relevant ward councillors in order that they can seek to have their points raised.

All persons speaking shall be strictly limited to three minutes each. No person shall speak more than once.

All persons shall have a maximum of two opportunities to speak i.e. at two meetings of the committee or at one committee and one site visit.

At a site visit, speakers will be allowed at the Chair's discretion and limited to three minutes but will be restricted to identifying features of the area that are relevant to the consideration of the planning application. No representation on the merits of the application will be allowed.

Members of the public are not permitted to speak on matters wholly listed under Part II of a committee agenda, which excludes the press and public.

At Committee, if you wish you may circulate photographs to illustrate a point, but written information or circulation of reports or letters will not be allowed.

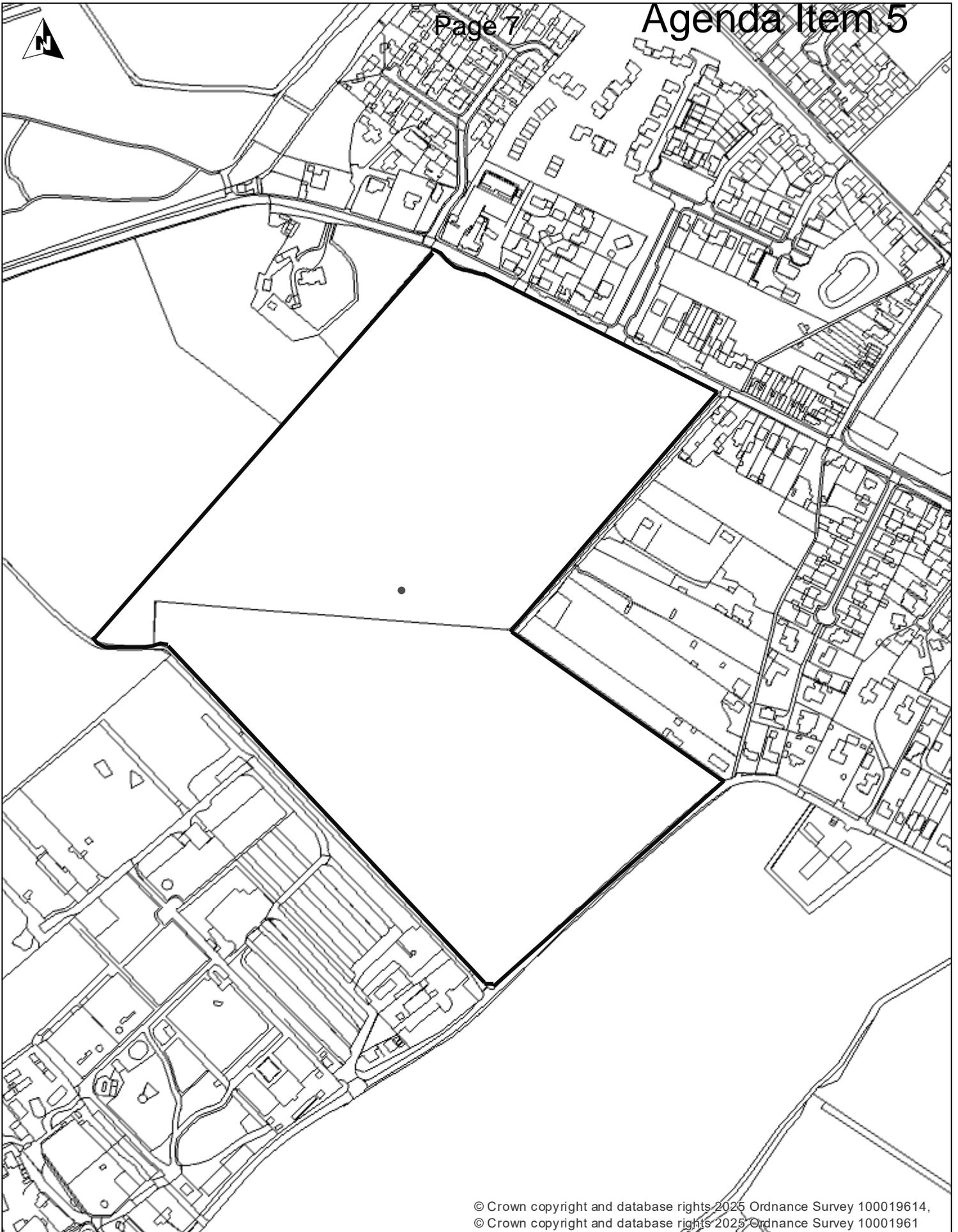
All persons wishing to speak shall notify Democratic Services **no later than 12.30pm on the working day before the day of the meeting** (by email to democracy@canterbury.gov.uk or by telephone 01227 862 009).

Procedure at committee

All speakers shall be directed to a cordoned off area in the public gallery prior to the start of the meeting, and shall then be directed to the 'public speaking chair' at the appropriate time.

The chair shall explain procedures and the order of applications at the start of the meeting.

All site visits shall be determined at the start of the meeting - with the exception of those which might be subsequently agreed during the meeting. Items recommended and agreed for deferral shall also be considered at this stage.



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Title: CA/23/00484

Author: Canterbury City Council

Scale 1:4,000

Map Dated: 30/04/2025



14 Rose Lane
Canterbury
Kent
CT1 2UR



PLANNING COMMITTEE

APPLICATION NUMBER: CA/23/00484

SITE LOCATION: Land At The Hill Bekesbourne Lane East Of Bekesbourne Hill Bekesbourne Canterbury CT4 5EA

PROPOSAL: Outline planning application for up to 300 residential dwellings (including affordable housing and older person accommodation), a new community hub, introduction of structural planting and landscaping, informal public open space and children's play area and surface water flood mitigation and attenuation. All matters reserved.

APPLICATION TYPE: Outline planning application

DATE REGISTERED: 5th April 2023

TARGET DATE: 5th July 2023

LISTED BUILDING: No

CONSERVATION AREA: Yes

WARD: Little Stour and Adisham

APPLICANT: Gladman Developments

AGENT: Mr S Barker

CASE OFFICER: Stevie Andrews

WEBLINK: <https://pa.canterbury.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RRKIUHEAFQ200>

RECOMMENDATION

That authorisation be given to the Head of Planning to grant planning permission subject to a section 106 legal agreement to secure the obligations set out in this report and the imposition of the safeguarding conditions as recommended in this report.

SITE LOCATION AND DESCRIPTION

1. The application site is located on the western edge of Littlebourne. The site is bounded by The Hill to the north east, Bekesbourne Lane and a drainage ditch/informal access route to the south east, a car park serving Howletts to the south west and agricultural fields to the north west.
2. The site itself is approximately 15.77ha in size, broadly 'L' in shape with a ranging topography that typically declines from north to south and down towards the ditch in the centre of the site. It comprises agricultural land, with hedgerows and trees present along the perimeter, as well as a drainage ditch. The site falls within the Littlebourne Fruit Belt Landscape Character Area (LCA). The North Kent Downs Area of High Landscape Value lies outside of the site to the south east, circa 775m from the site. There is no Public Right of Way running through the site.
3. In terms of services, a village shop is located approximately 220m to the east and both a GP surgery and primary school are located within 600m to the north/north east.
4. The site is currently a draft allocation within the Draft Local Plan to 2040 and is provisionally allocated for approximately 300 dwellings, a local shopping and community facility, together with associated open space and road infrastructure.

RELEVANT PLANNING HISTORY

5. CA/21/01657 - Outline planning permission for up to 115 residential dwellings (including affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area and surface water flood mitigation and attenuation. All matters are reserved except for access - Refused September 2021

PROPOSED DEVELOPMENT

6. Outline planning permission is sought with all matters reserved. Up to 300 residential dwellings are proposed, including 30% affordable housing and older persons accommodation, which would be allocated to 10% of the overall dwelling provision.
7. A new community hub is also proposed as part of the development. The community hub could be used for purposes such as a local shop, cafe, library, place of worship, meeting hall or for any other recreational or educational purposes. It would have a maximum floorspace of 400sqm.
8. Associated open space, landscaping and Sustainable Urban Drainage features are also shown within the indicative development framework for the site.

CONSULTATIONS

CCC Air Quality - Satisfied with the methodology and findings of the air quality assessment and the emissions cost mitigation. Active EV charging points should be provided to each dwelling and 20% of non-residential parking spaces. Quantification of whole-life carbon emissions (lifecycle carbon assessments) for the development should also be undertaken to show how the embodied carbon from constructing the homes and the materials used will be reduced – this should be secured by condition.

CCC Environmental Health - Raise no objections subject to CEMP and contamination conditions. Details of any sound insulation required to ensure that the targets set out in BS8233:2014 are met should also be provided. If any plant is to be installed on the site, further details of mitigation should be provided prior to their installation.

CCC Heritage - Alteration of the character of the agricultural land and alteration of non-key views will result in a low level of less than substantial harm to the significance of the conservation area and other designated, and non designated heritage assets, through changes to their settings

CCC Open Spaces – The provision of a central NEAP and two LEAPs is acceptable. The allotments should be set out in plots rather than as a communal growing area and details of ongoing management should be provided. A contribution towards off-site outdoor sports is required in the absence of on-site provision (£292,426.30).

CCC Transport – The applicant should provide discounted bus tickets (season) for new residents to encourage patronage of the bus. The A257 outside the built-up area of the village is suitable for cycling as the road is subject to a 50mph speed limit with no footways and a dark canopy of trees, and unlit for most of its length. An alternative cycle route to Canterbury via Patricbourne is set out in the transport strategy and the developer should undertake to provide this or to suggest an alternative safe cycle route. The travel plan does not set targets and states that these will wait until some of the houses are occupied. Targets could come from the 2011 census for this ward. The travel plan should set out what additional measures will be taken if the targets are not met. Car club is welcomed and could extend to cycle hire. Secure cycle parking is required for dwellings and community facilities. The distance to Bekesbourne railway station is given together with the cost of car parking at the station - better if this were to be expressed as a walk or cycle ride.

CCC Trees - RPA of T7 should be protected – no more than 20% hard landscaping across that area should be allowed as part of cycle route. The hedgerow removals appear satisfactory, but with detailed highways input at a later stage, the visibility splays can sometimes alter and require further linear hedge removal. The masterplan appears to show significant planting of trees around the periphery of the site in order to filter views – this is welcome and will also benefit biodiversity along with the green infrastructure linkages. The pictured tree-lined avenues on the primary and secondary roads are more urban in feel and should be less regularly and more informally planted if implemented – although street planting in good densities is very welcome.

Environment Agency – No objections

KCC Archaeology – No objection subject to a condition that secures evaluation and mitigation be attached to any forthcoming consent.

KCC Developer Contributions – Request contributions to offset the impacts of the development on education and community facilities as per below:

- Primary Education (new) - £2,134,360
- Primary Education (land) - £92,114 per acre
- Secondary Education (new) - £1,676,157
- Secondary Education (land) - £92,114 per acre
- SEND - £167,949
- SEND (land) - £119,403
- Community learning and skills - £10,263
- Integrated children's services - £22,215
- Library services - £18,789
- Social care - £54,264
- Waste disposal - £15,600

KCC Drainage – No objection subject to conditions re: surface water drainage strategy (including to accommodate for climate change adjusted 100 year critical storm event) and verification reports.

KCC Ecology - Largely satisfied with the results of the ecological surveys and advise that if planning permission is granted a detailed mitigation strategy is required as a condition of planning permission. If planning permission is granted there will be a need for a detailed lighting plan to be produced to ensure that there is minimal light spill in the open space and any site boundaries. CCC must be satisfied that the proposed mitigation for waste water and surface water run off is appropriate to ensure that any water leaving the site will not have a negative impact on the designated sites. Littlebourne Stream LWS is within 300m of the proposed development site and there is a need to ensure that the mitigation to avoid an impact from surface water run off during the construction and operational phases are achievable. BNG metric has been submitted and details that an anticipated BNG of 11.5% for habitats and 30% for hedgerows is proposed. We have reviewed the updated Ecological impact assessment and we agree that if managed appropriately a positive BNG can be achieved within the site. Suggest conditions for biodiversity sensitive lighting, an ecological enhancement plan, an ecological mitigation strategy condition and a management and monitoring plan.

KCC Highways – No objection to conditions re: CEMP, completion of works between highways and dwellings, road/footpath details, provision of a puffin crossing on the A257 The Hill, provision of the access road off the A257 The Hill, construction of the off site highway works to Jubilee Road, details of a pedestrian warning sign on Bekesbourne Lane in the vicinity of the PROW CB156, details of cycle storage and a Travel Plan.

KCC Minerals - The County Council has no land-won minerals or waste management capacity safeguarding objections nor any further comments to make regarding this application.

KCC PROW – No objection but request contribution of £30,000 towards Public Footpaths CB143, CB156, CB147, CB155A for clearance, surface repairs and in the case of CB143 a new tarmac surface.

Kent Fire and Rescue – Insufficient detail at this stage

Kent Police - Request conditions relating to future site security

Natural England – Site no longer falls within the Stodmarsh catchment following changes to catchment boundaries and so should no longer be consulted on this application.

Network Rail – Request £18,000 towards cycle parking facilities at Bekesbourne Train Station. encourage the developers of the scheme to consider the impact, not only on the railway itself, but also on the first and last mile element of passengers' journeys. This factors in access to and from the railway, as well as how other transport modes are integrated and how well communities are connected. In relation to this, it is noted that the path down to Platform 2 from Bekesbourne Hill requires some improvements as the current situation is very poor with no lighting. Improvements to this path will provide safe walking and cycling connections to Bekesbourne Railway Station. Also, an improved bus service to the station should be considered.

NHS - Requests contribution of £259,200 towards refurbishment, reconfiguration and/or extension of existing general practice and other healthcare premises covering the area of development or new premises for general practice or healthcare services provided in the community in line with the healthcare infrastructure strategy for the area.

River Stour IDB – Comment that the culvert required to accommodate surface water for the development will most likely need work to make it/keep it operational for the lifetime of this development so queries if there is a mechanism for developer contributions to be ringfenced for this purpose. Question the sustainability of a pumped surface water system. Suggest Southern Water should be contacted to seek views on capacity for the development. Reiterate the requirement for Land Drainage Consent for any increase in rate and/or volume of water being discharged directly or indirectly to the River Stour Drainage District. Recommend a note is added to the Decision Notice if minded to approve the application.

Southern Water – There is currently limited capacity within the foul network to accommodate the needs of the development. Southern Water has requested that a planning condition be imposed that would require the development to be phased and implemented so as to align with delivery by Southern Water of any sewerage network reinforcements that are required to ensure that adequate wastewater network capacity is available to adequately drain the development

REPRESENTATIONS

9. Letters were sent to neighbouring occupiers and a site notice placed in the vicinity to which letters from 328 objectors were received. These raised the following matters:
 - The road system, sewage, drainage, school, drs are already overloaded/insufficient capacity in existing infrastructure to meet needs of development

- Proposals will adversely impact road network through traffic and impact on junctions/potential increase in accidents/impacts on highways safety
- Increase in pollution (noise/light/air) as a result of proposals and additional road traffic/impact on dark skies
- Impact on biodiversity/ecology - impact on nearby zoo
- Impact on rare chalk stream and nearby designated sites (Stodmarsh/Preston Marshes as well as local wildlife sites)
- HRA and ecology assessment submitted are inadequate and don't fully consider impacts on sites or wildlife
- Lack of clarity on wastewater treatment/concern regarding reliance on untested system/will lead to smells and noise in the village/impact of discharging wastewater to river network on biodiversity and ecology/risk of failure from on-site sewer system over long term
- Loss of agricultural land
- Adverse visual impact on rural character of area/excessive urbanisation/impact on landscape beauty/impact on views of landscape
- Proposal is of too large in scale and too dense - will increase population by 40%
- Adverse impact on conservation area and other heritage assets/possible impacts on archaeology
- Proposed accesses into and out of site are unsuitable (including associated pedestrian infrastructure at the junctions)/lack of adequate pedestrian routes around site and in village/uncontrolled crossing from site will add danger
- Increase in flooding due to increased run off rate and additional sewage, exacerbating existing problems in village
- Proposals don't reflect current village layout
- Adverse impact on quality of life of existing residents
- Impact on private view
- Housebuilding targets have been scrapped
- Lack of public transport to support development
- Introduction of a shop here would undermine existing shop in village
- Proposals for new through route would not reduce traffic at the Nargate Street/Bekesbourne Way junction
- Lack of space on road network to improve pedestrian connectivity
- Lack of safe pedestrian/cycle route to Bekesbourne Train Station
- Proposals risk stressing the overburdened existing sewer capacity and risk increasing the risk of sewage discharge into the Little Stour
- Lack of local support for proposals
- Smaller development may be better but current proposals would destroy on site ecosystem
- Proposals do not incorporate enough truly affordable housing
- Lack of detail around community hub
- Concerns about smells and noise from on-site wastewater works
- Proposals do not form part of current Local Plan and are outside of the settlement
- Impact of the proposals on the community character of Littlebourne
- Proposals will bring a greater risk of anti social behaviour, drug and alcohol misuse and youth crime
- Littlebourne doesn't need anymore housing
- Alternative brownfield land should be used
- Impacts during construction

- Proposals will result in occupants relying on private car – contrary to Canterbury’s net zero aspirations
- Previous application on site refused
- Further tankering would be required to deal with sewage
- Relief road would have adverse impact on air quality for residents of the development
- Proposals do not deliver 20% BNG
- Proposals put forward are not energy efficient – still propose gas boilers
- Cumulative impact of unimaginative estates having harmful impact on district
- Outline proposals result in lack of detail to enable assessment
- Introduction of services and 300 houses will add a village to a village
- Loss of trees, hedgerows and wildflowers in the site
- Too many houses proposed
- No environmental impact assessment has been provided
- Proposals here wouldn’t conserve the landscape character
- Impact on nearby local business through development of the site
- Impact on water supply
- Draft Local Plan at this stage carries negligible weight/proposals not in accordance with draft allocation
- Impacts from surface water run off entering watercourse and introducing pollutants not currently in the system (weedkiller for example)
- Proposals here will set precedent for further development in the area
- Older persons accommodation positive but does not outweigh issues
- Littlebourne already at capacity
- People walking along the already dangerous Bekesbourne Lane will be put at risk by proposals
- Loss of open space
- Potential impacts on WHS status of Canterbury as a result of extra development
- Impacts on personal property value
- Sustainability statement is inadequate
- Proposals will adversely affect mental health

10. Councillor Lee Castle – objects and raises following:

- Accesses are unsuitable
- Proposals for extension of village will result in loss of top grade farmland
- Applicant ignored local stakeholder input
- Impacts on chalk stream from proposals

11. A257 Traffic Group - objects and raises following:

- Increased traffic volume and congestion along the A257
- Impact on safety of pedestrians and increased accident risk along the A257
- Impact on wastewater and surface water drainage – tankering already operates in the area and this proposal will increase that

12. Littlebourne Parish Council - objects as follows:

- Raise concerns about waste discharge from the water recycling centre
- Insufficient sewage capacity in the mains network

- Culvert proposed to be utilised for drainage is cracked and root damaged
- Lack of adequate provision for cycling/safety implications for pedestrians crossing uncontrolled crossing on The Hill
- Impact on landscape character
- Previous application on the site was refused
- Lack of services within the village to meet the needs of future residents
- Draft Local Plan is a draft and carries limited weight
- The proposals would result in an increase in the size of the village by approximately 40%
- Access onto The Hill is unsuitable
- Applicant HRA is inadequate – does not consider impacts on functionally linked land, lacks detail in wastewater treatment
- Impacts on SSSI and LWS outside of the site, as well as protected species – contrary to NPPF and Local Plan

13. Ickham, Littlebourne and Wickhambreaux Conservation Society - objects and raises the following:

- Land has not been designated as building land and it is premature to submit an application for building on a greenfield site, in agricultural use, which lies outside the existing settlement boundary
- Proposals would change rural character of the settlement and see a large proportion increase/urban intrusion due to lighting
- Impact on flood risk
- Stodmarsh impact, whilst applicant HRA does not discuss functionally linked land impacts/impact on sites such as Preston SSSI downstream and chalk stream
- Concerns about on-site WWTP
- Impact on traffic and local services
- Lack of cycle infrastructure in the village
- Proposals are car dependent
- Benefits are illusory
- Lack of community engagement prior to submission

14. Ickham and Well Parish Council - objects and raises following:

- Land has not been designated as building land and it is premature to submit an application for building on a greenfield site, in agricultural use, which lies outside the existing settlement boundary
- Development is out of proportion with the village/would damage rural setting
- Application on the site was previously refused
- Current Local Plan only relevant document as draft is at consultation stage
- Impacts on traffic – Bekesbourne Lane an unsuitable access and have concerns with The Hill junction. Road infrastructure not suitable for this volume of traffic
- Lack of capacity in local services
- Lack of cycle lane on A257 or Bekesbourne Lane – proposals will be car based development
- Benefits are illusory

- Impacts on biodiversity and designated sites (such as Stodmarsh) need proper consideration
- Lack of local support for the proposals
- No attempt by applicant to seek views of local community

15. Bekesbourne with Patricbourne Parish Council - objects and raises following:

- Loss of Grade 1 farmland
- Impacts on biodiversity, including species at the zoo
- Increased flooding and pollution
- Lack of infrastructure to support the development
- Increase in traffic and associated pollution
- No safe walking route to Bekesbourne Train Station/limited bus services
- Proposed drainage technology is untested
- Proposals are on greenbelt land

16. Wickhambreaux Parish Council - objects and raises following:

- Proposals are not socially sustainable
- As a proportion of village will result in population explosion
- Current services and facilities, as well as public transport, are unable to cope/absence of capacity in schools and doctors
- Loss of agricultural land (Grade 3a)
- Damage to landscape character
- Drainage proposals need to be sufficient to prevent flooding
- Concerns regarding wastewater disposal and the impacts on ecology/biodiversity
- Proposals threaten biodiversity of river and seasonally dry routes
- Insufficient public transport – no pedestrian routes on Bekesbourne Lane and Littlebourne not well served generally
- The harm arising significantly and demonstrably outweighs the benefits

17. Wingham Parish Council - objects and raises the following:

- Traffic impacts along the A257 and at key junctions
- Impacts of the proposed drainage on biodiversity, including Little Stour chalk stream and Preston Marshes SSSI

18. CPRE – objects and raises the following:

- Proposals are in the countryside and would be contrary to the Landscape Character Appraisal which seeks to conserve rural character of the landscape
- Proposals contrary to policy SP4 and are not of an appropriate scale
- Although in a Draft Plan, the proposals would undermine the plan-making process and pre-determine the scale, location and phasing of new development
- Loss of best and most versatile agricultural land
- The applicant's argument of housing need is overstated
- Proposal breaches policy DBE3 - 'does not have a detrimental effect on the highway network in terms of congestion, road safety and air quality'

- Proposals would result in loss of hedgerow and damage rural character, in particular on Bekesbourne Lane
- Impact of light pollution
- Proposals have potential to increase flooding
- Proposals will have a damaging impact on the chalk stream
- Proposals will impact Stodmarsh

19. Three comments have been received raising neither support nor objection but commenting that:

- the archaeological potential of the site should be properly considered
- Assisted living and council housing should form part of the plan
- there should be a contingency plan to increase doctors surgeries, schooling and shops
- secondary healthcare impacts should be evaluated

DEVELOPMENT PLAN POLICIES

Canterbury District Local Plan 2017

SP1 – Sustainable Development

SP4 – Development Directed to Urban Areas

HD2 - Affordable Housing

HD4 - New housing in the countryside

EMP12 - Best and most versatile agricultural land

T1 - Transport Strategy

T9 – Vehicular Parking Provision

T17- Transport Assessment and Travel Plans required for developments which would have significant transport implications.

EMP9 - Education needs

CC1 - Renewable energy

CC2 - Reducing carbon emissions from new development.

CC3 - Strategic sites and large developments to provide site wide renewable or gas fired Combined Heat and Power unless specific criteria met.

CC4 - Flood risk

CC11 - Sustainable Drainage Systems

CC12 - Water quality

CC13- Water resources

DBE1 - All development to incorporate sustainable design and construction measures.

DBE3 - Principles of design

DBE4 - Residential space standards

DBE5 - Inclusive design

DBE7 - High quality design of public realm to be expected in new development proposals.

DBE8 - Public open space

DBE9 - Outdoor lighting

HE1- Heritage assets

HE4- Development proposals to preserve or enhance the special historic or architectural interest or the setting of listed and locally listed buildings.

- HE6** - Conservation areas
- HE11** - Archaeology.
- LB5** - Development not permitted where it may have an adverse impact on the integrity of an SAC, SPA or Ramsar site.
- LB6** - SSSI
- LB7** - Locally Designated Sites
- LB8** - Ecological improvements to be incorporated into new developments to improve connectivity.
- LB9** - All development to avoid a net loss of biodiversity and pursue opportunities to achieve a net gain.
- LB10** - Trees, Hedgerows and Woodland
- LB13** - River corridors
- OS8**- Provision of sports and recreation in the countryside acceptable subject to certain criteria
- OS11** - New housing development to make provision for appropriate outdoor space
- OS12** - Green infrastructure
- QL5** - Local community services
- QL8** - Health and social care facilities.
- QL11** - Air quality
- QL12** - Mitigation of pollution from new development.
- T16** – Rural lanes

Draft Local Plan to 2040

- SS1** - Environmental Strategy for the district
- SS2** - Sustainable Design Strategy
- SS3** - Development strategy for the district
- SS4** – Movement strategy for the district
- SS5** – Infrastructure strategy for the district
- R1** - Rural Service Centres
- R7** – The Hill
- DS1** - Affordable Housing
- DS2** - Housing Mix
- DS6** - Sustainable Design
- DS7** – Infrastructure delivery
- DS10** – Town centres and community facilities
- DS12** - Best and most versatile agricultural land
- DS13** - Movement Hierarchy
- DS14** - Active and sustainable travel
- DS15** - Highways and Parking
- DS16** - Air Quality
- DS17** - Habitats of international importance
- DS18** - Habitats and landscapes of national importance
- DS19** - Habitats and landscapes of local importance
- DS20** - Flood Risk and Sustainable Drainage
- DS21** - Supporting Biodiversity Recovery
- DS22** - Landscape character
- DS24** - Publicly Accessible Open Space and Sports
- DS26** - Historic Environment and Archaeology

- DM4** - Reducing waste and supporting the circular economy
- DM5** - Parking design
- DM7** - Health and crime impact assessments
- DM11** - Residential Design
- DM12** – Non-residential design
- DM14** - Flood Risk
- DM15** - Sustainable Drainage
- DM16** - Water Pollution
- DM17** – Noise, odour and dust pollution
- DM18** - Light pollution and dark skies
- DM19** - Contamination

ASSESSMENT

20. This application has been brought to the Planning Committee as it represents a departure from the development plan. The main considerations in the assessment of this application are:

- Principle
- Character and appearance
- Highways, access and parking
- Drainage
- Biodiversity
- Ecology
- Sustainability
- Affordable housing
- Housing mix
- Open space
- Living conditions
- Archaeology
- Air quality
- Contamination
- Community infrastructure

Principle

Location of development

21. Section 38(6) of the Planning and Compulsory Purchase Act 2004 state that planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

22. The site falls outside of the settlement of Littlebourne on unallocated land. Whilst the site is located outside of the confines of Littlebourne, the proposal is not isolated - it lies directly adjacent to the rural service centre, in close proximity to public transport connections and day-to-day services and facilities.

23. There is a clear evidenced need for housing, including affordable housing in the district. The Council cannot demonstrate a 5-year supply of housing, nor has the amount of housing that is needed to meet local housing needs, as identified in the adopted Local Plan, been delivered. The Council is in the position whereby the presumption in favour of sustainable development applies.
24. The legal effect of this is that when planning applications for housing are being considered there is a 'tilted balance' in favour of the development. This means that planning applications that will help to make up the shortfall in housing supply and lack of delivery should be given significant weight in the decision-making process.
25. The grant of planning permission for this development would allow for much needed housing to be delivered in the district, including 30% affordable housing. It would also improve the position of the district in terms of both the housing supply and delivery thresholds set by Government.
26. Significant weight should therefore be attributed to the provision of housing that this development offers and as such the tilted balance would in my view weigh very heavily in favour of the application being approved.

Local shopping/community facilities

27. Alongside the 300 dwellings, a community hub of up to 400sqm of floorspace is proposed and the use is intended to be flexible so that the facilities could be used for purposes such as a local shop, cafe, library, place of worship, meeting hall or for any other recreational or educational purposes. As per policy TCL6, new retail facilities would typically be steered towards town centres. The wider community elements would also typically be steered towards existing settlements, but would enable uptake by a community group or similar if there is demand for it.
28. Whilst the community hub, if built, would be outside of a town centre, it would provide an on-site, walkable facility for future residents and the existing residents of Littlebourne. The proposals are of a local scale and proportionate when taken in the context of the proposal as a whole. They would contribute towards the delivery of a walkable neighbourhood and would therefore, on balance, contribute towards the sustainability of the development.

Loss of agricultural land

29. In terms of loss of agricultural land, the adopted Local Plan seeks to protect the best and most versatile land, defined as land in Grades 1, 2 and 3a (Grade 1 being land which is of the highest quality, providing the best inherent properties for agricultural production).
30. The application site is made up of Grade 3a and 3b agricultural land, as confirmed by an Agricultural Land Classification submitted with the application. 38% of the site itself

comprises Grade 3a agricultural land. The loss of agricultural land weighs against the proposals and will therefore need to be considered in the context of the wider 'tilted' planning balance.

Character and appearance

31. The Local Plan requires that new development has sufficient regard for the character, setting and context of the application site.
32. The proposal seeks outline planning permission for up to 300 dwellings with all matters reserved except for access. As above, the site falls outside of the rural service centre of Littlebourne. The north, northwest and northeast edges of the site fall within the Littlebourne Conservation Area, with the rest of the site falling outside but within the setting of the heritage asset. The site slopes downwards from west to east broadly in line with the topography of The Hill, and is surrounded by mature hedging to the north and trees to the northwest. The field is currently in agricultural use with mature vegetation around parts of its perimeter. The site is not within a designated Green Gap or National Landscape/Area of Outstanding Natural Beauty. It forms part of the Littlebourne Fruit Belt Character Area as per the Canterbury Landscape Character Assessment and Biodiversity Appraisal October 2020.

Appearance of the development

33. From the masterplan provided, the applicant intends to retain the majority of the existing vegetation to the front of the site adjacent to The Hill, save for where the main access would be introduced. Another access is proposed into the site from Bekesbourne Lane, which would allow traffic to run through the site, avoiding the existing junction opposite Nargate Street. Proposed to the north east and south east of the site are SUDs basins. The main play area at the site would be set within the centre, with two smaller play areas set within the western edge.
34. Built-form would run through the majority of the site, with landscaping primarily set to the perimeter of the site. It is indicated that buildings on the site would be set circa 15m back from The Hill and a similar distance from Bekesbourne Lane. At this stage, buildings on the site are indicated to be predominantly two-storey, although scale and appearance are reserved matters for later consideration. It is recommended (in condition 8) that the buildings shall be limited in height to no greater than two stories in the lower density areas and 2.5 stories in the medium and high-density areas (as shown in the Design and Access Statement submitted with this application).
35. The density across the site would be approximately 35 dwellings per hectare, which is appropriate for a rural service centre location.
36. Whilst details of scale, appearance, layout and landscaping are reserved for later consideration, the Design and Access Statement and development framework plan

demonstrate that any future proposals can be laid out such that they sensitively respond to surrounding built development.

Landscape impact

37. The applicant has submitted a Landscape Visual Impact Assessment which assesses the landscape impacts of the proposal from a number of viewpoints, and within the context of both national and local landscape character.
38. The most noticeable impact on the character of the area would be from The Hill and Bekesbourne Lane, and elsewhere in views achievable from PROW routes CB156 and CB143 in particular. Given the agricultural nature of the land, the introduction of the development proposed would urbanise and adversely impact the verdant setting of the settlement from those viewpoints. The LVIA concludes that the impact on the site and immediate context would be limited to moderate adverse (declining to minor adverse in the longer term), due to the retention of boundary vegetation, new planting and open space across the site. From public vantage points, impacts on views from those directions are relatively contained due to the position of surrounding built form and planting, as well as the absence of any PROWs through the site. Nonetheless, there would still be a clear change in landscape character which would impact the rural character of the settlement, particularly on approach from The Hill and Bekesbourne Lane. As a result, it is considered that the impact on the landscape from those viewpoints would be moderate adverse, edging close to major adverse.
39. Views from further afield such as at PROW CB157 to the south and CB151 to the north west would be similarly affected, with the resulting extension of the village most appreciated from views along those routes due to their setback from the site. As a proportion of the village, the extension proposed here would be significant - particularly from an aerial view of the existing settlement. However, views of the site and development would be relatively contained at ground level, with the effect of this being that the overall increase of the village would not be as harmfully apparent when walking by the site or driving/cycling past.
40. The site falls within the Littlebourne Fruit Belt Character Area, which encompasses the rural setting to Littlebourne and contains areas of agricultural land intensively farmed as orchards and hops. One of the key Development Management considerations is that proposals conserve the rural character of the landscape, ensuring that it continues to play a role in the separation of Canterbury City with outlying villages to the east, and the separation of Bekesbourne / Patribourne and Littlebourne. The position of the extension to the west of the village and separated from nearby Bekesbourne mean that it wouldn't result in a coalescence of settlements, but the loss of arable land in this location would, in part, dilute the agricultural quality of the Littlebourne Fruit Belt LCA. As such the harm arising would be at least moderate adverse. The landscape impact will be considered as part of the wider 'tilted' balance.

Impact on the character and appearance of conservation area/setting of listed buildings

41. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on decision makers, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
42. Policy HE1 of the Local Plan seeks to support proposals which protect, conserve and enhance the historic environment but where harm is established it also seeks to balance this against the public benefits. Policy HE4 seeks to preserve and enhance the character and appearance of listed buildings, including their setting and policy HE6 seeks to preserve or enhance conservation areas.
43. The site falls partially within the very edge of the Littlebourne Conservation Area along The Hill, Little Acres and no.17a. Within proximity of the site, those historic buildings most directly affected by the change in land use would be two Grade II listed buildings - Holly Lodge and Coachman's House - and two locally listed buildings - Evenhill Public House and 48 Foresters Lodge.
44. As discussed above, the application would result in a change of character of the site from undeveloped, open agricultural land to that of modern built form of up to 300 residential dwellings and associated infrastructure which could therefore in turn have a harmful impact on the setting of the conservation area and nearby designated and non-designated heritage assets.
45. Taking first the impact of the proposal on the conservation area, the site has long formed part of the rural farmland setting of Littlebourne Village and remains in agricultural use. The 2005 Littlebourne Conservation Area Appraisal suggests that the surrounding landscape makes a significant contribution to the setting of the Littlebourne Conservation Area.
46. Whilst the hedgerow to the northern edge of the site results in a 'walling' effect and largely screens view of the vast open farmland from along The Hill, the effect of changing the site from open rural land to suburban housing would inevitably alter the rural setting of the Littlebourne Conservation Area. As such the proposal would not to preserve or enhance the setting of the conservation area, but would result in less than substantial harm to the character and appearance of the conservation that needs to be considered against the public benefits of the scheme as per paragraph 208 of the NPPF.
47. Turning to the impact of the proposals on the listed buildings (Holly Lodge and Coachman's House), the submitted Heritage Statement identifies that the two buildings have no historically functional relationship with the land subject of the application. In relation to Holly Lodge in particular, the site is not considered to contribute to the heritage significance of the asset through setting due to the lack of intervisibility. Coachman's House primarily derives its significance from its age, scale and architectural composition, with the connection between the listed building and the site

severed by the main road. Thus the site is considered to only make a small contribution to the significance of this asset, with the change in character of the site from agricultural land to housing resulting in less than substantial harm to the overall significance of the Coachman's House listed building.

48. The two locally listed buildings (The Evenhill PH and Foresters Lodge) are not considered to have any historically functional relationship with the land subject of the application. The public house is likely to have been sited next to the road to take advantage of passing trade, and views to the agricultural land are considered to be largely incidental. The site makes a limited contribution to the heritage significance of this asset, through having some illustrative value as part of the wider rural surroundings. It is therefore concluded that the change in character of the site from agricultural land to housing would result in a low level of less than substantial harm to the overall significance of the locally listed building. The same conclusions are also considered to also apply to Foresters Lodge which is situated c.70m to the south east of the public house and is also directly opposite the site.
49. Due to their lack of functional historic relationship and the separation between the identified built assets and the site, there is considered to be a low level of less than substantial harm occurring to the Coachman's House, The Evenhill and Foresters Lodge assets through the partial loss of their historically rural setting.
50. Paragraph 208 of the NPPF stipulates that in the event that less than substantial harm arises, this should be weighed against the public benefits of the proposal. Less than substantial harm has been identified in the context of the three buildings referred to above, as well as the rural setting of the conservation area. In the conclusion of this report, I will balance the less than substantial harm to the heritage assets against the benefits of delivering the 300-dwelling scheme, with associated affordable housing and open space.

Highways, access and parking provision

51. The Local Plan states that when assessing design quality, safe movement within and around a proposed development must be a consideration. The NPPF states that development should only be prevented or refused on highway grounds if the residual cumulative impacts on the road network would be severe.
52. The applicant has submitted a Transport Assessment, Transport Technical Note, Road Safety Audit and Travel Plan with the proposal.
53. The main accesses into the site would be from Bekesbourne Lane to the south and The Hill to the north east of the site. This would create a link road between the two roads. A puffin crossing at the entrance on The Hill, to facilitate passage across by pedestrians, is also proposed as part of the access works.
54. KCC Highways have reviewed the submitted assessments, including the traffic flow data, access design details and visibility splays. They raise no objection to the access arrangements proposed into the site, commenting that there is sufficient capacity and visibility.

55. A Road Safety Audit has been carried out, concluding that the installation of a puffin crossing to the south east of the proposed access onto The Hill would be acceptable in highways safety terms. This would be a controlled crossing that would support pedestrian movements from the site and give existing residents in Littlebourne safe access to the on-site facilities available. Tactile paving is also to be installed on Jubilee Road to the east of the site to better demarcate the crossing for pedestrians. KCC Highways have reviewed the A257/Nargate Street junction and owing to the geometry of the road and lack of additional highway land, confirm that it is very difficult to make any highway improvements there that would be appropriate. Notwithstanding this, KCC Highways have confirmed that the proposed new link road through the site would reduce the amount of traffic using the Bekesbourne Lane/A257 junction, which in of itself would improve conditions for cyclists and pedestrians at that point.
56. KCC have identified that as part of the puffin crossing works, parking spaces along The Hill would need to be removed. These are to be replaced within the site as part of the community hub parking provision, and a condition is recommended to secure the required replacement of these spaces in that part of the site in accordance with timings to be submitted to and approved in writing by the local planning authority. This would ensure that the number of spaces currently in situ on the road are offset.
57. CCC Transport recommended that the applicant consider pedestrian/cycle improvements between the site and Patricbourne (which leads to the Bekesbourne Train Station). Due to the lack of available highways land, KCC Highways have confirmed that it would be difficult to implement a footway on Bekesbourne Lane, or make improvements to provide safer access for less experienced cyclists. Whilst other off-road tracks exist in the vicinity, these are across third party land, so the applicant has no control over those routes. Given the land ownership constraints, it is not possible to demand improvements between the site and Patricbourne.
58. The applicant has also agreed that the hardstanding area at the westbound bus stop outside the site could in principle be extended to accommodate additional needs generated by the development. Details of this will be required to be submitted as part of the subsequent Reserved Matters applications
59. Kent Fire and Rescue have commented asking for more detail about the layout of plots within the site. At this stage, the proposals are only in outline, so the detailed arrangement of plots is not yet available. The internal access arrangements for emergency vehicles would come forward as part of subsequent reserved matters applications, allowing for assessment of the emergency access provisions at that stage.

Impact on existing PROW/pedestrian routes

60. The site itself does not contain any PROW routes, but occupiers of the development are likely to utilise them in order to reach services and facilities throughout the settlement. KCC PROW have reviewed the application and note that public footpaths CB143, CB156, CB147, CB155A all provide opportunities to future users as active travel corridors. CB143 in particular provides an onward route from opposite the site

to Jubilee Road. From there you are able to walk up Church Road or follow CB147 onto CB155A to get direct access to the Littlebourne Primary School on foot.

61. In order to improve the PROW routes mentioned for the anticipated increased usage, KCC are seeking a s106 contribution of £30,000 for clearance, surface repairs and in the case of CB143 a new tarmac surface. This would support onward connection from the site for future residents, as well as benefit existing residents using these routes.

62. These routes play an important role in supporting active travel towards amenities throughout the village and the contribution requested is therefore considered reasonable, necessary and proportionate. The applicant has agreed to this contribution request and it will be secured as part of the accompanying Section 106 agreement.

Bekesbourne Train Station

63. Network Rail have been consulted on the application and have requested a contribution of £18,000 towards cycle parking improvements at the nearby Bekesbourne Train Station. The applicant has agreed to make these contributions as part of a Section 106 legal agreement.

Travel Plan

64. A Travel Plan is recommended to be secured as a condition on the proposals, to support modal shift away from the private car. Measures such as a public transport welcome pack and car club have been proposed. KCC Highways have also requested that the Travel Plan commit to discount bus travel vouchers and discount vouchers towards the purchase of new bicycles for all future residents, which will encourage sustainable travel. A monitoring fee of £948 will also be due to KCC and secured as part of a Section 106 agreement, alongside the commitment to a bus/cycle contribution equating to £400 per household.

Summary

65. Taking into account the above, it is concluded that the applicant has demonstrated that the proposed development could be accommodated within the local highway network without having an unacceptable impact on highways or pedestrian safety. As such the proposal is considered to be in accordance with policy DBE3 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

Drainage

66. Policy CC11 of the Canterbury District Local Plan 2017 states that all development applications should include drainage provision to ensure that surface water is appropriately controlled within the development site, and to manage flood risk on-site and off-site, while not exacerbating any existing flood risk in the locality. Within major development, sustainable drainage systems that deliver other benefits, such as biodiversity, water quality improvements and amenity, are expected to be included, except where they are demonstrated to be inappropriate.

67. The applicant has submitted a Flood Risk Assessment and Outline Drainage Strategy detailing how surface water will be managed. Attenuation infrastructure would be installed on site, with this then draining into an existing ditch/watercourse. The water feeding into this watercourse would then enter into an existing 225mm culvert. Surveys have been carried out on the culvert and given the culvert in this location is required to facilitate surface water drainage from the site, a condition is recommended to be imposed ensuring that the surface water drainage strategy includes details of any works required to ensure that the culvert is suitable for use prior to any occupation of the development. The culvert is a drainage assets within the public highway and is therefore maintained by KCC. Surface water from the site is to be controlled at a greenfield runoff rate. KCC Flood and Water Management raise no objections subject to conditions securing details of surface water drainage and verification. The surface water drainage strategy will be required to demonstrate that silt and pollutants resulting from the site can be adequately managed to ensure there is no pollution risk to receiving waters. The EA have raised no objection.
68. With regards to foul water drainage, Southern Water has confirmed that they cannot accommodate increased flows in the absence of additional infrastructure. Section 98 of the Water Industry Act provides the legal mechanism for this infrastructure to be provided. It is proposed to make this planning permission conditional upon the drainage details being established before any development takes place.

Biodiversity

69. The Local Plan states that development should avoid a net loss of biodiversity/nature conservation value. This will be secured by ensuring that a development site evaluation is undertaken to establish the nature conservation value of the proposed development site.
70. The site comprises two large arable fields, together with a stream/ditch and mature hedgerow/trees surrounding the site. The applicant has submitted Ecological Appraisals and Breeding Bird Surveys in order to inform assessment of the impacts of the proposal on biodiversity. Information relating to Biodiversity Net Gain that can be generated on the site has also been provided. The surveys provided indicate evidence of common lizard/grass snake on site, commuting/foraging bats across the site, evidence of water vole, evidence of commuting badgers and 26 species of breeding birds.
71. KCC Ecology have reviewed the submitted documents. In respect of breeding birds, they comment that no ground nesting birds were recorded during the breeding bird survey and birds recorded are largely associated with the site boundaries. Comments received from residents have referred to Skylarks on the site. Whilst the breeding bird survey did not cover April or the earlier parts of May, KCC Ecology (taking into account comments regarding Skylarks) acknowledge that at the time of the survey, the habitats within the field were not considered to provide optimum ground nesting bird habitat

and therefore it is unlikely that significant numbers of ground nesting birds are present within the site.

72. Surveys of the stream on the site indicate evidence of Water Voles. The applicant has provided details of a mitigation buffer circa 10-15m from the stream to be applied to the proposals to ensure that natural habitat is retained. The submitted Ecological Appraisal advises that no habitat suitable for burrowing lies beyond the edge of the ditch bank and that the mitigation proposed is in accordance with accepted guidance relating to Water Vole mitigation. KCC Ecology have reviewed the proposals for mitigation and whilst a greater buffer would be the preference, acknowledge that the buffer area is acceptable on the basis that proposed habitat creation/enhancements are actively managed to ensure that the habitat is as suitable as possible and any damage to the ditch boundaries are addressed immediately.
73. With regards to other biodiversity interests and species on site, KCC Ecology conclude that the details indicate that the ecological interest of the site (with the exception of ground nesting birds) can be retained within the site and the indicative site plan does support this conclusion. The parameter plan demonstrates that in theory the mitigation outlined within the submitted ecological appraisals can be implemented. A detailed mitigation strategy and management plan are recommended as a condition of the outline planning permission to ensure that it is secured and the management/monitoring of it is carried out in accordance with details approved. A biodiversity sensitive lighting scheme is also recommended to be secured by condition to ensure that there is minimal light spill in the open space and any site boundaries.
74. Beyond the site boundary, the Trenley Park LWS is a woodland that lies to the north circa 190m from the closest point of the site. The site is sufficiently distant such that it would not result in any direct habitat loss and measures such as biodiversity sensitive lighting scheme and the availability of open space on the site would limit impacts on that LWS. KCC Ecology have not raised any specific comments in relation to this designation, and it is not considered that the proposal would give rise to any unacceptable impact on that local designation.
75. The Littlebourne Stream LWS lies circa 300m to the south east and is connected to the site hydrologically through the ditch network. There are not considered to be any unacceptable impacts on this LWS with regards to increased recreational pressure given its location. The wastewater proposals are now intended to connect to the mains network rather than be fed through an on-site Water Recycling Centre. Surface water would be captured by on-site attenuation and then released at a controlled rate (no greater than greenfield run-off rate) into the ditch network. As part of the surface water attenuation, details demonstrating that there will be no pollution risk to receiving waters are to be secured by condition, which together with the controlled runoff would ensure that the proposals would avoid an adverse impact on the Littlebourne Stream LWS and connecting designations further along the Little Stour.

Biodiversity net gain

76. Opportunities to enhance biodiversity should be encouraged where possible, as outlined in the NPPF.

77. The applicant has submitted information indicating that once developed, the site would be able to achieve a Biodiversity Net Gain of 11.5% for habitats and 30% for hedgerows. Through appropriate management (to be conditioned), this benefit would weigh in favour of support for the proposals.

Sustainability

78. The Local Plan requires new development to incorporate sustainable design and construction measures and measures to reduce carbon emissions from energy use.
79. As per policy DBE1, a Sustainability Statement must be submitted with all major applications. A Sustainability Appraisal has been submitted with this application to demonstrate how the site would respond to the objectives of sustainable development, and how the proposal would have regard to the measures outlined in Table D1. If approved, it is recommended that a condition be applied securing a detailed Sustainability Strategy to be submitted prior to commencement, demonstrating how the proposals seek to improve their energy performance. The proposals are therefore considered to be in accordance with policy DBE1 of the Local Plan.

Affordable housing

80. The Local Plan requires the provision of 30% affordable housing on development proposals of 11 or more residential units or which have a combined gross floor area of more than 1,000 square metres. The Council's Housing Strategy seeks a 70/30 tenure split in favour of affordable rent over shared ownership properties. Affordable properties should be indistinguishable from the market homes.
81. With regards to affordable housing provision on this site, the applicant has expressed a willingness to secure a minimum 30% affordable housing across the site which would be secured at the split 70% Affordable Rent and 30% Shared Ownership. The proposals would therefore secure the delivery of affordable housing, in accordance with policy HD2 of the Local Plan.

Housing mix

82. The Local Plan sets out that the mix of tenures, sizes of homes provided on any particular development will be required to reflect local needs. Paragraph 2.34 states that where the City Council grants planning permission for new housing development, it will expect a mix of market and affordable housing, household size and tenures. The mix of property types and sizes in all tenures must reflect the Housing Strategy and include provision for older persons housing.
83. The proposal seeks outline planning permission with all matters reserved except access. No details of the mix or location of affordable housing have been put forward as part of this application. Officers are satisfied that subject to conditions securing a housing mix in accordance with the council Housing Strategy (or any superseding Strategy) and an indistinguishable affordable/market layout, the proposal could be considered to accord with the requirements of policy SP2.

Open space

84. Policy OS11 sets out that new housing development shall make provision for appropriate outdoor space, including semi-natural areas, strategic urban parks and green corridors, amenity greenspace, children's play areas, open space for sport, allotments or community gardens proportionate to the likely number of people who will live there.
85. Where the development does not allow for the provision of such open space on site, developers will be expected to make financial contribution towards the provision of new or improved open space or recreational facilities elsewhere in the locality, through entering into a legal agreement or another suitable mechanism.
86. The Local Plan sets out Local Quantity Open Space Provision Standards for new residential development - open space typology requirements per 1,000 new residents. Whilst the application does not include a proposed housing mix, an assessment of the scheme based on the mix/need in the Council's Strategic Housing Market Assessment 2024 identifies that the development would generate the need for a minimum of 6.255 hectares of public open space. The submitted Development Framework Plan identifies that the applicant is proposing in the region of 7.145 hectares of public open space. The proposals do not include outdoor sports within the typologies identified, and as such an off-site contribution of £292,426 towards improvements to outdoor sports in the vicinity would be required.
87. CCC Open Spaces have reviewed the general layout proposed for open space across the site and raise no objections. The provision of a central NEAP and two LEAPs is acceptable. They request that the allotment area be provided as plots rather than a communal growing area and this can be secured by condition. The management of the allotments will come forward as a part of the open space management arrangements
88. It is considered that, save for the outdoor sports, a condition could be imposed to require the provision to comply with the typologies identified within the Local Plan, should the development otherwise be considered acceptable. Subject to a legal agreement securing the contributions towards outdoor sports, the proposals would be in accordance with policy OS11 of the Local Plan.

Living conditions

89. The Local Plan requires that new development has sufficient regard for the living conditions of neighbouring occupiers. New development will be expected to offer future occupiers a sufficient standard of accommodation and to have regard to the Government's minimum internal space standards for new dwellings.
90. As the application is made in outline, details relating to the layout, scale and appearance of the rest of the development are reserved matters that will be considered at a later stage. It is considered that the site is of a size whereby the development could be designed in such a way as to prevent unacceptable noise and disturbance,

overbearing, overlooking, loss of privacy, overshadowing or enclosing impacts on neighbouring properties in situ and those proposed on the site in future. Furthermore, it is considered that proposed dwellings could be provided with sufficient internal and external amenity space.

91. CCC Environmental Health have reviewed the potential noise impacts and have recommended that a scheme of insulation showing how the targets set out in BS8233:2014 will be met should be submitted for approval and the development carried out in accordance with the approved scheme.
92. Given that the nature and occupier of the community hub element would come forward at a later stage as part of the reserved matters, details in connection with that use would be reviewed at that stage.
93. Subject to the above conditions, the proposed development is not considered to introduce any unacceptable impact on the living conditions of neighbouring occupiers at outline stage. The proposal is therefore considered to be in accordance with policy DBE3 of the Local Plan and the NPPF.

Archaeology

94. The Local Plan states that planning applications, on sites where there is or is the potential for an archaeological heritage asset, must include an appropriate desk based assessment of the asset.
95. The northern part of the site is in an Area of Archaeological Potential. A desk based review of archaeology has been submitted with the application. KCC Archaeology have reviewed the application taking into account the location of the site and consider the potential for Palaeolithic remains and important Quaternary deposits is high. The site is topographically in a prime location overlooking a stream valley and its resources are considered to be attractive to prehistoric peoples. Prehistoric artefacts have been found locally. The site could also possess Roman and Anglo-Saxon potential.
96. Further assessment is required to establish the presence or absence of archaeological remains at risk of harm as a result of the development proposals. In this case, a programme of archaeological evaluation to be undertaken prior to the commencement of development is considered to be an appropriate and proportionate response to the development proposals. The evaluation should be undertaken in accordance with a written specification which is first submitted to and approved by the LPA.
97. Subject to a condition securing this evaluation, the proposed development is considered to be in accordance with policy HE11 and the NPPF.

Air quality

98. The Local Plan sets out that development that could directly or indirectly result in worsening levels of air quality surrounding the development site will not be permitted unless acceptable measures to offset or mitigate any potential impact have been agreed as part of the proposal.

99. The applicant has submitted an Air Quality Assessment detailing the cost impacts of the development on air quality. In order to address the air quality impacts caused by a development of this size, the applicant has detailed mitigation measures such as EV charging points for non-residential development, a car club (comprising six electric vehicles for use for three years) and the implementation of low NOx boilers at proposed dwellings, although it is anticipated that air source heat pumps will be utilised instead following the submission of an updated Energy Strategy. These will be secured by condition.
100. CCC Air Quality have reviewed the information and have raised no objection. Subject to a condition securing a detailed Energy Strategy and the emissions mitigation being secured, the proposal development would be in accordance with policy QL11 of the Local Plan.

Contamination

101. Policy QL12 of the Local Plan states that when granting planning permission for development which could potentially result in pollution, the Council will impose conditions or seek agreements to ensure subsequent mitigation measures are undertaken.
102. The applicant has submitted a Preliminary Risk Assessment to assess the potential for risk associated with the residential use of the site. Whilst the report concludes that the potential for contamination is 'low', there remains a potential for localised impact related to historical centrally located structures, southern boundary access tracks and possible on-site migration from neighbouring property. As such it is recommended that a geo-environmental and geotechnical site investigation be carried out prior to any development of the site to prevent any adverse risk from contamination on future occupiers of the site.
103. Subject to this condition, the proposal is considered to comply with policy QL12 of the Canterbury District Local Plan 2017 and the NPPF.

Community infrastructure

104. Policy EMP9 of the Canterbury District Local Plan 2017 requires the City Council to work with the Education Authority and other school and educational providers to ensure that provision is made for educational needs, including those arising from new development. The City Council will also seek to improve health facilities and ensure that adequate provision is made for health and social care facilities arising from the impact of new development.
105. KCC has requested contributions as set out in their consultation response and the developer has agreed to secure these through a section 106 agreement.
106. The NHS has requested a contribution of £259,200 towards refurbishment, reconfiguration and/or extension of a number of practices within the area to offset the impacts of the development. KCC Economic Development have also requested

contributions towards education and other community facilities. This would ensure that the impact of the proposals on education and health, together with other associated community facilities is adequately addressed.

Conclusion

71. The development site consists of 38% grade 3a agricultural land which would be lost and there would be harm both to the landscape setting particularly in certain views from west as you enter the village as well as less than substantial harm to the setting of Conservation Area. However, my conclusion is that when the tilted balance is applied, it is evident that these harms do not outweigh the significant benefits of the scheme in the delivery of a sustainable housing development. For this reason, the application is recommended for approval subject to the conditions listed at the end of this report and a section 106 legal agreement to secure the obligations set out in this report.

DRAFT CONDITIONS FOR DECISION NOTICE

Application No:	CA/23/00484
Proposal:	Outline planning application for up to 300 residential dwellings (including affordable housing and older person accommodation), a new community hub, introduction of structural planting and landscaping, informal public open space and children's play area and surface water flood mitigation and attenuation. All matters reserved.
Location:	Land At The Hill, Bekesbourne Lane, East Of Bekesbourne Hill, Bekesbourne, Canterbury, CT4 5EA.

1. Approval of the details of the layout, scale, access and appearance of the development, and the landscaping of the site (hereinafter called the 'reserved matters') on land identified within the 'Site Location Plan' drawing ref 09538-FPCR-XX-XX-DR-L-0002 shall be obtained from the Local Planning Authority in writing before any development of that phase is commenced. The development shall be carried out in accordance with the approved details.

REASON: As no such details have been submitted.

2. The first application for approval of reserved matters for the development hereby approved shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

REASON: In pursuance of Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. The final application for the approval of reserved matters for the final phase of the development (in accordance with the Phasing Plan approved under condition 7) shall be submitted to and approved by the local planning authority no later than 5 years from the date of this permission.

REASON: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. Each phase of development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the final reserved matters to be approved for that phase.

REASON: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

5. The development hereby approved shall be carried out in broad accordance with the submitted drawings:

- € Drawing no. 09538-FPCR-XX-XX-DR-L-0001 rev P15 – Development Framework Plan (published on the Councils website on 29th April 2024)
- € Drawing no. 09538-FPCR-XX-XX-DR-L-0004 rev P06 – Open Space Provision Plan (published on the Councils website on 29th April 2024)

REASON: To secure the proper development of the area.

6. The development hereby approved shall comprise:

- € A maximum of 300 dwellings (10% of which must be older persons housing);
- € 400sqm of local shopping/community facility floorspace; and,
- € No less than 7.145ha of public open space comprising a minimum:
 - Parks and gardens - 0.57ha,
 - Amenity green space (including green corridors) - 2.042ha,

- Play areas - 0.208ha (2 x LEAPs and 1 x NEAP),
- Semi-natural space - 4.055ha;
- Allotments - 0.27ha (10 plots minimum 0.025ha each)

REASON: In the interests of certainty as to what is permitted

7. No development shall take place until a Phasing Plan has been submitted to and approved in writing by the Local Planning Authority. The phasing of the development shall not be carried out otherwise than in accordance with the approved plan.

All reserved matters submissions shall accord with the Phasing Plan as approved by the Local Planning Authority. Any references to a Phase of the development within this permission shall be taken to be a reference to phases as identified on the approved Phasing Plan submitted under this condition.

REASON: In the interests of the proper development of the area and to achieve sustainable development

8. Each Reserved Matters application shall be accompanied, as appropriate, by the following documents and/or information:

- € A Design and Access Statement that demonstrates how the proposals broadly accord with the approved parameter plans;
- € Details of the market and affordable housing mix (including the location of affordable housing) which shall accord with the housing mix as set out in the Council's Housing and Homelessness Prevention Strategy (or superseding equivalent);
- € Measures that demonstrate how the Phase will meet Garden City principles;
- € Measures that demonstrate how the Phase will contribute to the delivery of the open space referred to in condition 6.
- € The Reserved matters applications shall show buildings heights of no greater than two stories in the lower density areas (as shown in the Design and Access Statement submitted with this application) and 2.5 stories in the medium and high-density areas (as shown in the Design and Access Statement submitted with this application).

In relation to the matter of layout the Reserved Matters shall include:

- € Details of the siting and orientation of the proposed buildings and any relevant roads, as well as the location of any landscaped or open space areas;
- € Details of any necessary temporary layout associated with boundary treatment and condition between the phases or construction routes through the site;
- € Details of parking areas for all uses hereby approved, including public open space, to be in accordance with Local Plan policy T9 relating to the standards set out in the Kent Design Guide Interim Guidance Note 3;
- € Details of secure, covered cycle parking;

- € Details and specification (including cross sections if necessary) of proposed earth modelling, mounding, re-grading or changes of level to be carried out including spot levels;
- € Where relevant, details of storing refuse, including recyclable material and point of collection, for all residential buildings.
- € details of measures to minimise the risk of crime
- € Details of an area of an area of additional hardstanding to be provided at the westbound bus stop on The Hill. The details shall show sufficient hardstanding space at the bus stop to cater for the anticipated increase in bus use that would arise from this development

In relation to scale and appearance the Reserved Matters shall include:

- € Details of building heights and massing;
- € Details of the internal layout of buildings with space standards indicated;
- € Details of the external treatment and design of the buildings;
- € Details of finished floor levels.

In relation to the matter of landscaping a Reserved Matters application shall include:

- € a tree survey report which shall contain a schedule and plan(s) showing the position of every tree and hedgerow on the site and on land adjacent to the site (including street trees) that could influence or be affected by the development, indicating which trees and hedgerows are to be retained.
- € Plans, drawings, sections, and specifications to explain full details of the hard and soft landscaping treatment and works including materials (size, type and colour), proposed drainage arrangements, children's play equipment, street furniture, lighting columns/brackets, private and communal areas, open spaces, edges, boundary treatments, footpaths and roads;
- € Tree planting details and specification of all planting in hard and soft landscaped areas;
- € Details of the programme for implementing and completing the planting.
- € The complete retention of all of the existing hedgerows around the boundary of the site as recorded/photographed in the report by FPCR for Gladman Developments Ltd entitled "The Hill, Littlebourne LANDSCAPE AND VISUAL APPRAISAL October 2023". Should any of those trees or hedgerows, be removed, they shall be replaced 'like for like' prior to the any occupation of the development hereby approved and shall be included within the landscape details that shall be submitted pursuant to condition 1 of above

In relation to the matter of access, the Reserved Matters shall include:

- € The width and configuration of proposed carriageway layouts, including any footways and verges;
- € The width and configuration of any footpaths and cycleways;
- € The layout and configuration of junctions and roundabouts within the site;
- € The layout of street lighting;

- € The layout and configuration of surface water sewers, drains and outfalls serving the highway;
- € The layout and configuration of retaining walls and highway supporting structures;
- € The layout of service routes and corridors within highways;
- € Identification of any vehicle overhang margins, embankments, visibility splays, property accesses, carriageway gradients, driveway gradients, car parking and street furniture;
- € Details of the proposed vehicular and pedestrian access points to surrounding development;
- € Details of refuse vehicle tracking.

REASON: In order that the Reserved Matters Applications can be properly considered and assessed against the approved Parameter Plans and in the interests of proper planning

9. No development within a Phase as approved under condition 7 shall commence until an Open Space Strategy has been submitted to and approved in writing by the local planning authority. The Open Space Strategy shall:

- € Demonstrate the quantum of open space to be provided on site as set out in the submission;
- € Identify the approximate location of the main areas of formal and informal open space to be provided within the development and set out a proposed programme for its delivery linked to the development phases;
- € Outline the local play space and the distribution of play areas (minimum one NEAP and two LEAPS) within the development and set out a proposed sequence for their delivery linked to the development phases;
- € Set out (i) a proposed programme for delivery of the area of allotments within the site, and (ii) proposals for future management of the allotment area.

The development and delivery of open spaces shall be carried out in accordance with the approved Open Space Strategy.

REASON: In the interests of the visual amenities of the area, to adequately integrate the development into the environment and in the interests of achieving sustainable development, in accordance with the principles within the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

10. No development within a Phase as approved under condition 7 shall commence until a Landscape and Open Space Management Plan for that phase has been submitted to and approved in writing by the local planning authority.

The Plan shall provide for:

- i) a description and evaluation of features to be managed;
- ii) the precise location and boundaries of the areas of formal and informal open space to be provided within the phase and timetable for their delivery (which

shall be substantially in accordance with the approved masterplan and Open Space Strategy);

iii) a detailed specification for any equipped plan area to be provided in accordance with the approved masterplan/Open Space Strategy;

iv) the aims and measurable objectives of management and maintenance;

v) appropriate management responsibilities and prescriptions and maintenance schedules for achieving those aims and objectives;

vi) details of the body or organisation(s) responsible for implementation of the Plan.

The development shall be carried out in accordance with the approved details. The public open spaces shall be laid out and implemented in accordance with the agreed timetable and shall be retained thereafter in accordance with the Management Plan and used for public amenity purposes only.

REASON: In the interests of the visual amenities of the area, to adequately integrate the development into the environment and in the interests of achieving sustainable development, in accordance with the principles within the Canterbury District Local Plan 2017 and the National Planning Policy Framework

11. No development shall commence within a Phase as approved under condition 7 until the applicant, or their agents or successors in title, has secured the implementation of:

A) Before the submission of reserved matters, the applicant (or their agents or successors in title) shall secure and have reported a programme of archaeological field evaluation works, in accordance with a specification and written timetable which has been submitted to and approved by the local planning authority.

B) Following completion of archaeological evaluation works, no development shall take place until the applicant or their agents or successors in title, has secured the implementation of any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the local planning authority.

C) The archaeological safeguarding measures, investigation and recording shall be carried out in accordance with the agreed specification and timetable.

D) Within 6 months of the completion of archaeological works a Post-Excavation Assessment Report shall be submitted to and approved in writing by the local planning authority. The Post-Excavation Assessment Report shall be in accordance with Kent County Council's requirements and include:

a. a description and assessment of the results of all archaeological investigations that have been undertaken in that part (or parts) of the development;

b. an Updated Project Design outlining measures to analyse and publish the findings of the archaeological investigations, together with an implementation strategy and timetable for the same;

c. a scheme detailing the arrangements for providing and maintaining an archaeological site archive and its deposition following completion.

E) The measures outlined in the Post-Excavation Assessment Report shall be implemented in full and in accordance with the agreed timings.

REASON: To ensure that features of archaeological interest are properly examined and recorded in accordance with policies HE11 and HE12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

12. No development within a Phase as approved under condition 7 shall commence until a site-wide Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include and provide for:

- i) the management and routing of construction traffic including: the location of access points for site traffic, routes within the site to be kept free of obstruction, details of the routing of construction traffic for other areas of the allocated site, parking of construction vehicles and vehicles of site operatives and visitors, wheel washing facilities, a scheme for the prevention of surface water discharges onto the highway, a travel plan for construction workers and directional signage on and off site - Construction access shall only be from the A257/The Hill and there shall be no construction access from Bekesbourne Lane;
- ii) loading and unloading of plant and materials;
- iii) the location and size of site compounds and areas for storage of plant and materials to be used in constructing the development;
- iv) the location and form of temporary buildings and temporary lighting, details of the erection and maintenance of security hoardings;
- v) details for the safe storage of any fuels, oils and lubricants;
- vi) a scheme to control surface water run-off, prevent pollution and manage flood risk;
- vii) details of temporary pedestrian and cycle routes;
- viii) a scheme for the handling and storage of topsoil;
- ix) measures, including the construction of exclusion zones, to prevent soil compaction in large scale planting areas and measures to remediate soil compaction;
- x) details of measures to protect trees, hedgerows and water features;
- xi) a scheme for the protection of areas of ecological interest and mitigation of any harm to such areas, including timing of works and precautionary work practices;
- xii) measures to control the emission of dust and dirt during construction;
- xiii) measures for the control of noise and vibration during construction, including delivery and construction working hours;

- xiv) a scheme for recycling/disposal of waste resulting from construction works;
- xv) procedures for maintaining good public relations, including complaint management procedures, community consultation and liaison;

The development shall be carried out in accordance with the approved site-wide CEMP throughout the construction period of the development.

REASON: In the interests of highway safety and to ensure pollution prevention measures are in place for all potentially polluting activities during construction in accordance with policies DBE3 and QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework

13. No development shall take place within a phase as approved under condition 7 until a Construction Environmental Management Plan (CEMP) for that phase, which shall be in accordance with the overarching CEMP approved under condition 12, has been submitted and approved in writing by the local planning authority:

The development within that phase shall be carried out in accordance with the CEMP as approved.

REASON: In the interests of highways safety, nature conservation and to ensure pollution prevention measures are in place for all potentially polluting activities during construction in accordance with policies DBE3, LB9 and QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

14. Development shall not begin in any phase as approved under condition 7, until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the principle within the Flood Risk Assessment and Outline Surface Water Drainage Strategy report (Issue 4 – 09/04/2024) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance) that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters and that appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

REASON: In the interests of nature conservation and to ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding, in accordance with policy CC11 of the Local Plan. These details and accompanying calculations are

required prior to the commencement of the development as they form an intrinsic part of the proposal.

15. No development shall commence in any Phase until details of the proposed means of foul sewerage disposal for that phase have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure the development is served by satisfactory arrangements for the disposal of foul water and to ensure that the development does not exacerbate the risk of on/off site flooding, in accordance with policy CC11 of the Local Plan.

16. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

REASON: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with policy CC11 and subsequently maintained pursuant to the requirements of the National Planning Policy Framework.

17. Prior to the 50th occupation within the development hereby approved, the access road off Bekesbourne Lane and associated visibility splays with no obstruction over 1.05m as demonstrated on drawing ITM16283-GA-017 Rev A shall be provided and shall be maintained as such thereafter.

The link road connecting Bekesbourne Lane through to The Hill shall be completed prior to the 100th occupation.

REASON: In the interests of highways safety.

18. Prior to the first occupation of any dwelling on the development hereby permitted, the following works between the relevant dwelling and the highway shall be carried out:

- (a) Footways and/or footpaths, with the exception of the wearing course;
- (b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

REASON: In the interests of highway safety.

19. Prior to commencement of the development hereby approved, details demonstrating the timing for the replacement of the existing parking spaces on The Hill shown to be removed on drawing no. ITM16283-GA-022 Rev D, shall be submitted to and approved in writing by the local planning authority. The replacement parking spaces shall be installed in accordance with the details and timings approved.

REASON: In the interests of highways safety.

20. Prior to the first occupation of any dwelling on the development hereby approved, the area shown on the relevant plan for the parking, turning and manoeuvring of vehicles shall be operational prior to occupation of the relevant dwelling as approved through condition 1. The areas agreed shall thereafter be maintained for that purpose.

REASON: In the interests of highway safety and in accordance with policy T9 of the Canterbury District Local Plan 2017.

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

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

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

REASON: In the interests of sustainable development, and to reduce dependency on the private car, in accordance with policies SP1 and T1 of the Canterbury District Local Plan 2021.

22. All hard and soft landscape works within a phase shall be carried out in accordance with the approved details pursuant to condition 1. The works shall be carried out prior to the occupation of any part of the development within the relevant phase, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

REASON: In the interests of the visual amenities of the area in accordance with policies DBE3 and LB10 of the Canterbury District Local Plan 2017.

23. All existing trees and hedgerows within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be retained and protected in accordance with BS 5837:2012 using the following protective fence specification:

- € Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

Such tree protection measures shall remain throughout the period of construction.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

No roots over 50mm diameter shall be cut, and no buildings, roads or other engineering operations shall be constructed or carried out within the protective fenced area.

Ground levels within the protective fenced area shall not be raised or lowered in relation to the existing ground level.

No trenches for underground services shall be commenced within the protective fenced area or within 5m of hedgerows shown to be retained without the prior written consent of the local planning authority.

Should any trees or hedgerows on site, as recorded/photographed in the report by FPCR for Gladman Developments Ltd entitled "The Hill, Littlebourne LANDSCAPE AND VISUAL APPRAISAL October 2023" be removed, they shall be replaced prior to the any occupation of the development hereby approved and shall be included within the landscape details that shall be submitted pursuant to condition 1 of above

REASON: In the interests of the visual amenities of the area and to adequately integrate the development into the environment, in accordance with policies DBE3 and LB10 of the Canterbury District Local Plan 2017.

24. Within each Phase of development as approved under condition 7, if any trees or hedgerows identified for retention (in accordance with the details approved under condition 27) are cut down, uprooted or destroyed or die within 5 years of the completion of development of that phase, the tree/hedgerow shall be replaced by a tree/hedgerow of a similar type and species in the next planting season after the damage or loss.

REASON: In the interests of the visual amenities of the area and to adequately integrate the development into the environment, in accordance with policies DBE3 and LB10 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

25. Prior to the installation of any external lighting on a phase within the development hereby approved, a lighting design plan for that phase, with consideration of the potential impacts on biodiversity, will be submitted to and approved in writing by the Local Planning Authority.

The plan will show the type and locations of external lighting (including residential and street lighting) and the expected light spill in lux levels, demonstrating that areas to be lit will not adversely impact biodiversity.

All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained as such thereafter.

REASON: In the interests of nature conservation, in accordance with policy DBE3 and LB9 of the Local Plan 2017.

26. Prior to commencement, a detailed ecological mitigation strategy shall be submitted to, and approved in writing by, the local planning authority. It must include the following:

- € Updated ecological appraisal (if ecological appraisal submitted with application is more than two years old)
- € Recommended specific species surveys (if required)
- € Map showing habitats to be established/retained within the site.
- € Overview of mitigation required
- € Detailed methodology to implement the mitigation.
- € Details of how habitats will be established/enhanced.
- € Details of how the habitats will be protected.
- € Timings of the works and how it corresponds with the construction time table.
- € Details of who will carry out the works.

The plan must be implemented as approved.

REASON: In the interests of nature conservation, in accordance with policy LB9 of the Local Plan 2017.

27. Prior to the first occupation of any building on the site, a detailed site wide ecological management plan must be submitted and approved in writing by the local planning authority. The submitted site wide management plan must include the following:

- € Plan showing the habitats to be managed within the site.
- € Overview of management to be carried out.
- € Management timetable capable of being a 5 year rolling management plan

- € Details of who will be responsible for implementing the monitoring and management of the plan
- € Details of how it will be funded.
- € Blank plans to be annotated by site managers
- € Details of habitat and species monitoring.

The plan must be implemented as approved.

REASON: In the interest of preserving protected species and their habitats in accordance with policy LB9 of the Canterbury District Local Plan and the National Planning Policy Framework.

28. Prior to the occupation of any development, an Ecological Enhancement Plan will be submitted, and approved in writing by, the local planning authority. The plan must demonstrate that ecological enhancement features will be incorporated into the open space and that integrated enhancement features will be incorporated into every building. The enhancement features must support reptiles, hedgehogs, bats, breeding birds and invertebrates.

The approved plan shall be implemented in accordance with the approved details.

REASON: In the interests of nature conservation, in accordance with policy LB9 of the Local Plan 2017.

29. 20% of new homes within the development shall meet the accessibility and adaptable dwellings Regulation M4(2) of the Building Regulations (as amended).

REASON: To ensure inclusive and accessible design and to meet the changing needs of households, in accordance with the principles of the NPPF and policies DBE1, DBE3 and DBE5 of the Canterbury District Local Plan 2017.

30. Prior to commencement of the development hereby approved, a site-wide Energy Strategy for the development shall be submitted to, and approved in writing by, the Local Planning Authority.

The Strategy shall include details of the overarching strategy for energy and heat delivery to the development (which shall not be gas boilers), measures to minimise the demand for energy, energy efficiency measures and the use of renewable energy (including solar panels).

It shall also detail allocation of the emissions mitigations costs to projects related to the development, as per the Air Quality Assessment dated February 2023 (received 1st August 2023), and demonstrate that 20% of the spaces associated with the community hub will be provided with EV charging.

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

REASON: In the interests of achieving sustainable development and to prevent pollution, in accordance with the aims and objectives and policies DBE3 and QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

31. The market and affordable mix of dwellings in the development hereby approved shall be in accordance with the Council's Housing and Homelessness Prevention Strategy (or any superseding Strategy). This shall also include the provision of older persons housing at up to 10% (dependant on the requirement as set out in an adopted or draft Local Plan and/or Council's Housing and Homelessness Prevention Strategy (or any superseding Strategy))

REASON: To ensure the provision of a mix of house sizes and types to meet a range of community needs, in accordance with the Canterbury District Local Plan 2017.

32. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (or any Order revoking or re-enacting those Orders), the part of the site identified as Community Facilities on the approved parameter plan drawing 09538-FPCR-XX-XX-DR-L-0001 rev P15 shall only be used for a use falling within use classes **E(a, b, d or e), F1(a, d or f) and F2(a, b, c or d)** unless otherwise agreed in writing by the local planning authority.

REASON: In order to secure the proper development of the area and to ensure that the impact of the uses have been appropriately considered taking into account their nature and location.

33. No development shall commence until a remediation strategy, which includes the following components to deal with the risks associated with contamination of the site, is submitted to and approved in writing by the local planning authority:

- A site investigation scheme, based on the Preliminary Risk Assessment 52212-R01 (00) (January 2021) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure that the proposed site investigation, remediation and development will not cause harm to human health or pollution of the environment, in

accordance policy QL12 of the Canterbury District Local Plan 2017 and with the National Planning Policy Framework.

34. No occupation of any part of the approved development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON: To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with policy QL12 of the Canterbury District Local Plan 2017 and with the National Planning Policy Framework.