

**Planning Committee**  
**8<sup>th</sup> July 2025**

<b>Application ref</b>	CA/23/00484
<b>Location</b>	Land At The Hill Bokesbourne Lane East Of Bokesbourne Hill Bokesbourne Canterbury CT4 5EA
<b>Subject</b>	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.
<b>Head of Service</b>	Simon Thomas (Planning and Health)
<b>Classification</b>	This report is open to the public.
<b>CCC Ward(s)</b>	Little Stour and Adisham
<b>Recommendation</b>	<b>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.</b>

**Background**

1. This planning application was reported to planning committee in May 2025. That report set out that there is a clear evidenced need for housing, including affordable housing in the district.
2. 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.
3. 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.

4. The report advised that significant weight should be attributed to the provision of housing and as such the tilted balance would weigh very heavily in favour of the application being approved. The identified harms of landscape and visual impact and loss of agricultural land were not considered to outweigh the need for housing and accordingly the recommendation of officers is that planning permission should be granted.
5. Members will also be aware that the site is included within the draft Local Plan. The site has been included as a strategic housing allocation to meet the overall housing need for the district to 2040. The inclusion of the site in the draft Plan was based upon thorough assessments of its sustainability. Although the draft Local Plan currently has little weight in the decision-making process, the assessments carried out to justify its housing allocations are considered sound and robust. The draft Local Plan has also been through two rounds of public consultation.

## **Introduction**

6. At its meeting on 13th May 2025, the planning committee resolved to defer this application for the Head of Planning for further information to be obtained from the applicant regarding the sustainability of the development; and to gain greater clarity and certainty, from Southern Water, about wastewater disposal arrangements; and from Kent County Council about the surface water disposal and the provision of education infrastructure to accommodate the development.

## [Agenda for Planning Committee on Tuesday, 13th May, 2025, 7.00 pm | Canterbury City Council](#)

7. The committee requested further information and clarification on the following matters to allow further consideration of the sustainability of the site for housing development and to properly assess the planning application against policies T1, T17 and SP4 of the Local Plan and the policies within the National Planning Policy Framework:
  - Accessibility of the site via sustainable transport means
  - Clarification of the agricultural land quality
  - The Energy Strategy
  - Water runoff into the Chalk Stream
  - Whether Biodiversity Net Gain could be increased to 20%
  - The Housing mix

8. The committee also asked for more information about what infrastructure is needed and how certain it is that it will be delivered. The committee wanted to know more about the following:

- Future Primary School provision in the village
- Provision of Doctors' services
- Options for alternative means of access to the site
- Any Southern Water plans for upgrading sewerage systems
- Whether there are plans to upgrade the culvert under the public highway

### **Update since 13<sup>th</sup> May 2025**

9. I have received comments from the applicant on the matters raised by the Committee and I have also contacted Southern Water Services, the National Health Service Kent County Council and Stagecoach for further clarification about the infrastructure issues that the planning committee has queried

10. The following is an appraisal of each of the matters raised by the planning committee, taking account of the further information provided by the applicant and the consultees.

*(a) Accessibility of the site by means other than the car.*

The planning committee on 15<sup>th</sup> May 2025, wanted to see further commitment to a sustainable travel plan being implemented before anyone were to move into the new homes. The site is within a rural area and as such the planning committee wanted assurances that reasonable alternatives to the car would be delivered before people move into the proposed new homes. The Committee also questioned whether there is the opportunity to subsidise additional buses. The lack of pedestrian accessibility to the train station was also raised as a negative in relation to the sustainability of the development.

Policy T1 of the Local Plan requires that new development provide alternative modes of transport to the car by extending provision for pedestrians, cyclists and the use of public transport.

Policy T17 says that planning applications that have significant transport implications should be accompanied by a travel plan which should show how multi-modal access options will be achieved, and how transport infrastructure arising from the expected demand will be provided.

The planning application includes a Framework Travel plan. This contains a commitment to various measures such as a welcome pack for all new residents, and the creation of a website which will contain up-to-date information on sustainable modes of travel to/from the site. A travel plan coordinator will be appointed to manage all the Travel Plan actions and to promote non-car travel and car sharing. The recommended condition 21 requires that details of the Travel Plan are submitted to the Council for approval before any house is occupied and that the Travel Plan must be adhered to in perpetuity.

I have contacted Stagecoach for its comments on whether the existing bus service is sufficient to accommodate the additional 300 dwellings proposed.

Stagecoach was clear that there is sufficient capacity on the services to accommodate the new development and as such no financial contribution is requested of the developer to support this service. The service that operates runs at a frequency of 30 minutes and there is sufficient capacity on these services to accommodate the proposed development.

The proposed development would result in additional demand for the service, which would support the commercial viability of the service.

A key commitment made by the applicant is to fund the setting up of a 6-vehicle electric car club which will not only benefit the new residents but also existing residents of the village.

The applicant has confirmed that they are content with a condition being imposed on the planning permission to hold them to the commitments within the Travel Plan.

The provision of a walking route to the train station is regrettably not possible, as the applicant does not own the land that would facilitate a walking route to the train station.

*(b) Loss of best and most versatile agricultural land*

The national maps, which were produced in the 1980s, a general overview of land quality across the country. These maps identify the land within this area to be Grade 1 agricultural land. However, the national maps are not accurate enough to

establish the quality of land on any given site. This requires a site-specific survey to be carried out.

The applicant has referred to a recently published Strutt and Parker guide to agricultural land assessments which advises that the national maps *"offer only general guidance and are not accurate enough for an assessment of individual fields or sites. This requires a detailed site survey by an experienced soil specialist, working to criteria set down by the Government."* The guide goes on to say, *"There is growing pressure for the some of the data used in the ALC system to be reviewed as the current version has been in operation since the 1980s."*

The applicant followed these recommendations; and instructed Dr R E Leverton, an independent soil specialist, to undertake an assessment of the quality of the agricultural land, based on the criteria set out by the government. This found that the site is made up of 38% grade 3a land and 62% grade 3b land.

As set out in the previous report to the planning committee the loss of best and most versatile land must be considered in the planning balance. The conclusion in that report is that this loss should be attributed limited weight in the context of the overriding presumption in favour of housing development.

*(c) Impact on the Chalk stream*

The planning committee wanted more information about the impact on the chalk stream both during the construction of the development and when the development is built out.

The application provides for a controlled and reduced surface water discharge from the site. The updated Flood Risk Assessment submitted on 10<sup>th</sup> April 2024 indicates a current greenfield run-off discharge rate of 16.7l/s (QBAR) across the whole site. The maximum discharge rate for the proposed development, as agreed with the Kent County Council as Lead Flood Authority, is 11l/s (QBAR).

This reduction in flow from the development will significantly reduce run off entering the chalk stream.

The recommended condition 14 will require the applicant to detail how the surface water drainage system will be designed and allow the Local Planning Authority to ensure that run off is appropriately treated on the site, including using measures such as filter strips, filter drains, swales, permeable paving and infiltration basins.

Regarding the impact during the construction phase, it is recommended that an amendment is made to condition 12 to add a requirement that the developer submits for the approval of the Council, details of how surface water run-off will be controlled during the construction phase,

*(d) Housing mix*

The planning committee required that the housing mix for the site be determined at this stage.

The applicant has agreed to deliver a housing mix as per the range's set out in the following table which is contained in the Council's latest Housing and Homelessness Strategy

**Table 3: The size mix of all new market housing needed in the Canterbury district<sup>29</sup>**

	1 bed	2 bed	3 bed	4+ bed
<b>Market Range</b>	<b>0-5%</b>	<b>26-31%</b>	<b>36-41%</b>	<b>23-28%</b>
<b>Broad mix by sub-market (within range)</b>				
Whitstable and Herne Bay coastal	↔	↔	↔	↔
Rural North	↓	↔	↑	↔
City	↑	↑	↔	↔
Rural South	↓	↓	↔	↑
↓ Indicates provision should be at the lower end of the range				
↔ Indicates provision should be roughly at the centre of range				
↑ Indicates provision should be at the higher end of the range				

Condition 31 is recommended to the planning committee. This condition would require the developer to build the mix of houses that would meet the identified housing needs of the district.

*(e) Energy Strategy*

The committee wanted assurance that the energy strategy would be implemented from the beginning, as it was seen as crucial for sustainability. Also, that EV charging is agreed before occupation

The applicant has advised that they would be happy to accept a similarly worded condition to that recently imposed by the Council on the Land south of Thanet Way application: This would commit the applicant to providing a site-wide Energy Strategy with an overarching strategy for energy and heat delivery to the development, measures to minimise the demand for energy, energy efficiency measures and the use of renewable energy that reflect the commitment by the developer to achieve net zero homes. The recommended condition 30 would secure this.

The applicant has also pointed out that under the Building Regulations, new homes must achieve a 31% reduction in carbon emissions compared to previous standards.

It is also confirmed every house on the application site will have an electric vehicle charging point and that every apartment will have access to an electric vehicle charging point.

*(f) Biodiversity Net Gain*

The planning committee expressed the desire for the Biodiversity Net Gain (BNG) to be increased from the proposed 11% on the application site to 20%. This was having regard to the fact that the site is an emerging allocation in the local plan and there is the 20% requirement in the draft Local Plan.

The applicant has now confirmed that they are willing to deliver a 20% net gain in biodiversity. I have added a new condition (35) to the recommended list of conditions to require the applicant to demonstrate the commitment to delivering 20% Biodiversity Net Gain at the site.

## **Infrastructure**

11. The committee requested further information on education and health infrastructure as well as sewerage and roads. The further information I have obtained is detailed under the headings below:

(a) Littlebourne Primary School

The planning committee wanted to understand the level of certainty that investment will be made into the local primary school

The Director of Education at KCC has confirmed that, subject to an agreed scheme, for the expansion of the school being brought forward and a feasibility study carried out, including discussions with Highways colleagues, the most appropriate primary project for the £2,134,360 developer contribution would be a 0.5 Form Entry expansion of Littlebourne Primary School.

This would take the school from a 0.5 Form Entry to a 1 Form Entry and significantly improve the educational provision within the village would weigh heavily in favour of this development being supported by the Local Planning Authority.

The Littlebourne school governors have submitted the following representation in relation to the financial contribution offered by the developer:

"Littlebourne CEP School acknowledges the proposal within this planning application. We await a feasibility study to explore possibilities. We have limited information at this point, however as a Church of England school, we recognise our responsibility to serve the local community. Significant investment would be required to support us to do this effectively."

(b) Littlebourne Doctors Surgery

The planning committee requested further clarification as to what the NHS contribution likely to be spent on and when

I have sought further clarification from the NHS as to whether the £259,20 developer contribution would be likely to be spent on improvements to the Littlebourne surgery.

The NHS has now confirmed the following:

*"We can confirm that Canterbury Medical Practice , which has a branch surgery at Littlebourne Surgery, is one of the existing practices detailed in our response that has a boundary that covers the development. The funding could therefore potentially be used at the Littlebourne Surgery site, but it is important that it is not limited only to this site as it would need to be considered in line with healthcare infrastructure strategy for the area at the time. In line with our request this would include any general practice and other healthcare premises covering the area of development or new premises for general practice or healthcare services provided in the community"*

(c) Alternative potential accesses to the site

The planning committee requested that the applicant review the options for highways access and pedestrian access and safety, to be relocated at the top of The Hill.

Access is a reserved matter and as such will be a matter for approval at a later stage, following outline approval. Notwithstanding this, the planning committee asked that the applicant consider alternative options for the access to the site to that currently proposed. The committee was keen for the applicant to, at this stage, explore the opportunity for providing an access at the top end of the Hill (close to the public house and bus stop). The applicant has now looked at this potential option with their highway's consultants.

The applicant has considered the provision of a roundabout or priority junction at the western edge of the site but has found this to be undeliverable due to the need for third-party land along with other constraints such as existing roads and driveways. The applicant also points out that having an access further up the hill would make the development more remote from the heart of the village and as such less integrated.

The detailed design of the access will be considered at a future date by the Council and at that time the precise location and design options will be considered in detail.

(d) Sewerage disposal arrangements

As discussed at the planning committee meeting on 15<sup>th</sup> May 2025, condition 15 is recommended so that the Council must agree the details of the proposed means of foul sewerage disposal for each phase. This condition will prevent any development commencing on any phase until the scheme for foul sewerage disposal has been agreed by the Council and following which, any agreed scheme must be put in place.

Clarification has now been sought from Southern Water about the improvement works needed to accommodate the proposed development and when these would be delivered. Also, whether there is any current plan to address the issues that currently exist.

Southern Water Services has advised that no upgrades or improvements are planned to the sewerage system and that network growth would only be delivered to support upcoming planning granted sites.

If planning permission were to be granted, the developer would be required to apply to Southern Water for connection to the sewerage system. At that stage modelling would be carried out and the company would decide what would be necessary to facilitate the sewage from the proposed development. Options might include a pipe upsize, surface water removal, rising main replacement or additional storage.

Southern Water Services advise that they are currently addressing the groundwater issue through the implementation of the Infiltration Reduction Plan. This plan, which is currently in progress, entails sealing the sewers to reduce infiltration during winter and high-water tables.

(e) Surface water management

The planning committee asked for confirmation as to whether the culvert is scheduled to be repaired and the timescale for this.

KCC has no plans to upgrade the culvert at this stage. However, KCC remains responsible for managing and maintaining this water channel, as it passes under the public highway. Therefore, should repair or upgrade be necessary this will fall to KCC to carry out

Notwithstanding this the applicant has provided further clarification about the water flows through the culvert when the development is built out. The development provides for a controlled and reduced surface water discharge from the site. The indicative current greenfield run-off discharge rate of 16.7l/s (QBAR) across the whole site, whilst the maximum discharge rate as agreed with the Kent County Council as the Local Lead Flood Authority is 11l/s (QBAR). This will reduce the pressure on the culvert and presumably lengthen its useful lifespan

### **The previous refusal of planning permission in 2021**

12. The Committee also requested further information about the previous decision by the Council in 2021 to refuse planning permission for a lesser number of dwellings at the site.
13. A previous planning application for 115 homes on the site was refused by the Council for several reasons, including that the site is outside the settlement boundary.

14. At the time that decision was made the presumption in favour of sustainable development did not apply.
15. The situation is now different as the Council can no longer demonstrate a 5-year supply of housing, nor has the amount of housing that is needed to meet local housing needs, been delivered. Therefore, the presumption in favour of development now applies.
16. The previous planning application also lacked technical detail and was refused partly on this basis. The detail that had been lacking such as sustainability and ecology information has been submitted with the current application and also was submitted to support the Council's allocation of the site in the draft Local Plan
17. The previous planning application was also refused on the grounds that the development was not nutrient neutral, as at the time the advice from Natural England was that the development would have a likely significant effect on the Stodmarsh lakes. The advice in relation to this site has now been revised and the development longer needs to achieve nutrient neutrality.

## **Conclusion**

18. As set out in the report to the planning committee in May 2025, 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.
19. 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.
20. As demonstrated in this report, and the previous report to the planning committee, I consider that the proposed development is sustainable. The site is well served by public transport; there are local facilities within walking distance. The environmental benefits of the development weigh in favour of approval of this development. The benefits include a reduction in flow of water into the chalk stream, a commitment to delivering 20% biodiversity net gain and a commitment to achieving net zero carbon homes. In addition, the development would bring significant benefits to the village with the funding for the expansion of the primary school.

21. For the reasons set out in this report and in the report that was presented to the planning committee on 13<sup>th</sup> May 2025, it is recommend that planning permission be granted subject to a legal agreement to secure the s106 contributions referred to in this and the previous report and the safeguarding conditions set out below

## **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 29<sup>th</sup> April 2024)

€ Drawing no. 09538-FPCR-XX-XX-DR-L-0004 rev P06 – Open Space Provision Plan (published on the Councils website on 29<sup>th</sup> 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;
- xvi) details of how surface water run-off, discharge and quality will be controlled during the construction phase.

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 50<sup>th</sup> 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 100<sup>th</sup> 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, measures to minimise the demand for energy, energy efficiency measures and the use of renewable energy that reflect the commitment by the developer to achieve net zero homes. The development shall thereafter be carried out in accordance with the approved site-wide Energy Strategy.

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

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

35. Prior to the occupation of any development, an Ecological Enhancement Plan shall be submitted to, and approved in writing by, the local planning authority to demonstrate that 20% Biodiversity Net Gain will be achieved on site. 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.