

# CANTERBURY CITY COUNCIL

## DECISION NOTICE

**Correspondence Address:**

Mr S Barker  
Gladman Developments  
Gladman House  
Alexandria Way  
Congleton Business Park  
Congleton  
CW12 1LB

**Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) (England) Order 2015**

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### NOTIFICATION OF REFUSAL OF OUTLINE PLANNING PERMISSION

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**Application Number:** CA/23/00484  
**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.

Take notice that **Canterbury City Council**, the district planning authority under the Town and Country Planning Act 1990, has **REFUSED** your application, as described above, subject to the following reasons:

1. The location of the development is not sustainable and the applicant has failed to demonstrate that the Travel Plan measures proposed will be sufficient to encourage people to choose buses, which serve the site at a maximum of every half an hour, as opposed to travel by private car. Therefore the development is contrary to Local plan policy T1 that states that, in considering the location of new development, the Council will always take account of the provision of alternative modes of transport to the car, by extending provision for pedestrians, cyclists and the use of public transport.
2. The applicant has failed to demonstrate that the measures proposed, both during the construction of the development and when the development is occupied, are sufficient to ensure that the Chalk Stream will be adequately protected from chemicals and microplastics generated by the proposed residential development

entering the stream. The development is therefore contrary to National Planning Policy Framework paragraph 187 which says that planning decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution. It is also contrary to policy QL12 of the Canterbury District Local Plan which requires that adequate mitigation measures, where possible, are agreed and undertaken to mitigate pollution.

3. The Local Planning Authority is not convinced that adequate sewerage disposal will be in place at the time of the development and therefore the development poses a risk of pollution to watercourses. The development is therefore contrary to National Planning Policy Framework paragraph 187 which says that planning decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution. It is also contrary to policy QL12 of the Canterbury District Local Plan 2017, which requires that adequate mitigation measures, where possible, are agreed and undertaken to mitigate pollution.

4. The proposed development would result in the loss of Best and Most Versatile agricultural land which, given that the development is otherwise unsustainable, would be unjustified and as such the development would be contrary to policy EMP12 of the Canterbury District Local Plan 2017.

5. The landscape harm caused by the proposed development, given that the development is otherwise unsustainable, is unjustified and as such the development would harm the character and setting of the village contrary to NPPF para 135(c) and Local Plan policy LB4.

This application relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

The application was processed having regard to the National Planning Policy Framework, which requires that where there are potential solutions to problems arising in relation to dealing with planning applications, the council will work with the applicant in a positive and proactive manner to seek solutions to those problems.

NOTES TO APPLICANT:

None



Stevie Andrews

**Authorised Signatory of the Council**

**Date of issue: 18 July 2025**

## Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeal Type	Timescale
Householder application	Within 12 weeks of the date of the notice
Minor commercial application	Within 12 weeks of the date of the notice
Express consent for the display of an advertisement	Within 8 weeks of the date of receipt of the notice
Tree Preservation Orders	Within 28 days of the date of the notice
Planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice	Within 28 days of the date of the notice
If an enforcement notice is served relating to the same or substantially the same land and development as in your application.	Within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier
All others	Within 6 months of the date of the notice

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>. Please use these links, householders <https://www.gov.uk/appeal-householder-planning-decision> or full applications <https://www.gov.uk/appeal-planning-decision>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

### IMPORTANT NOTES

Notification of permission under the Planning Acts does NOT convey consent under The Building Regulations

1. The development to which the attached planning permission relates may also require a separate approval under the Building Regulations.
2. If the planning permission refers to amended plans, any necessary Building Regulations approval should also cover those amendments.
3. If the development involves any demolition work, notice of this may be required under the Building Act 1984.

Advice on each of the above is available from STG Building Control Partnership on 01634 331133 or by email [building@stgbc.org.uk](mailto:building@stgbc.org.uk)

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