

# CORE DOCUMENTS LIST

Date: 28/01/2026

**Planning Appeal**  
**Land off The Hill, Littlebourne**

**Canterbury City Council - Application No. CA/23/00484**  
**Appeal Ref: APP/J2210/W/25/3373183**

<b>CD1</b>	<b>Application Documents</b>
1.01	Covering Letter, Application Form and Notices
1.02	Location Plan 09538-FPCR-XX-XX-DR-L-0002
1.03	Development Framework Plan 09538-FPCR-XX-XX-DR-L-0001
1.04	Planning and Affordable Housing Statement
1.05	Socio Economic Report
1.06	Design and Access Statement
1.07	Landscape and Visual Appraisal
1.08	Ecological Appraisal
1.09	sHRA
1.10	Arboricultural Assessment
1.11	Archaeological and Heritage Statement
1.12	Site Investigation
1.13	Soils and Agricultural Land Quality
1.14	Mineral Resource Assessment
1.15	Flood Risk Assessment & Outline Surface Water Drainage Strategy
1.16	Nutrient Neutrality Report
1.17	Utilities Statement
1.18	Sustainability Statement
1.19	Air Quality Assessment
1.20	Noise Screening Letter
1.21	Transport Assessment incl. ITM16283-GA-013 and ITM16283-GA-017
1.22	Travel Plan
1.23	Statement of Community Involvement
1.24	Confidential Badger Report

  

<b>CD2</b>	<b>Additional &amp; amended Reports submitted after validation</b>
2.01	Open Space Provision Plan
2.02	ITM16283-010A TN - Response to KCC Consultation
2.03	Open Space Provision Plan
2.04	09538-FPCR-XX-XX-DR-L-0003-P04-Open Space Provision Plan
2.05	Revised DFP 09538-FPCR-XX-XX-DR-L-0001-P10 (002)
2.06	Ecological Appraisal
2.07	CONFIDENTIAL Badger Report
2.08	Breeding Bird Surveys
2.09	ECO-Metric 4.0 Calculation Tool - macro-disabled
2.10	Flood Risk Assessment
2.11	EA Response STC
2.12	Nutrient Neutrality Technical Note
2.13	Response to KCC Comments - Cover Email
2.14	ITM16283-011 TN - Response to KCC Consultation
2.15	09538-FPCR-XX-XX-DR-L-0001-P13-Development Framework Plan
2.16	09538-FPCR-XX-XX-DR-L-0003-P05-Open Space Provision Plan
2.17	09538-FPCR-XX-XX-DR-L-0004-P02-Water Recycling Centre Visuals
2.18	9538 DAS REV D
2.19	9538 LVA OCT 2023
2.20	9538-ECO-Metric 4.0 Calculation Tool (Rev B) - macro-disabled
2.21	9538-ECO-sHRA Rev B 101023
2.22	9583-ECO-Eco App Rev D 101023
2.23	21045-NUT-RP-01 C02
2.24	Pedestrian Crossing - Cover Email
2.25	ITM16283-GA-022B
2.26	Pedestrian Crossing - Cover Email
2.27	A257 The Hill Pedestrian Crossing
2.28	Client Results - 10047 - Canterbury ATC

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2.29	ITM16283-GA-022C	
2.30	Pedestrian Crossing - Cover Email	
2.31	ITM16283-GA-022D	
2.32	The Hill Puffin Crossing - RSA1 Report	
2.33	ITM16283-012 - Design Team Response	
2.34	Tibberton Appeal Decision Review Letter	
2.35	Development Framework Plan 09538-FPCR-XX-XX-DR-L-0001	
2.36	Landscape and Visual Appraisal	
2.37	Arboricultural Assessment	
2.38	Nutrient Neutrality Report	
2.39	Nutrient Neutrality Technical Note	
2.40	sHRA	
2.41	Ecological Appraisal	
2.42	9538-ECO-Metric 4.0 Calculation Tool (Rev C)- macro-disabled	
2.43	Ecological Response Note	
2.44	Updated Application Form	
2.45	LLFA Response	
2.46	Development Framework Plan 09538-FPCR-XX-XX-DR-L-0001	
2.47	sHRA	
2.48	Nutrient Neutrality Report	
2.49	Open Space Provision Plan	
2.50	Flood Risk Assessment	
2.51	9538_ECO_LPA Response Note_BNG_29.02.24	
2.52	Surface Water Drain CCTV Survey Results	
2.53	Historical Agricultural Land Use - redacted	

  

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4.01	SB to ST re 1st committee points 10.06.2025	1 - 15
4.02	ST to CL re S106 Contributions 30.04.2025	17 - 23
4.03	ST to CL re S106 Contributions (attachment) 30.04.2025	25 - 26

  

<b>CD5</b>	<b>Planning Committee</b>
5.01	May Officer's Report to Planning Committee
5.02	July Officer's Update Report to Planning Committee
5.03	Decision Notice - Refusal

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## Planning Appeal Land off The Hill, Littlebourne

<b>CD6</b>	<b>Planning</b>
6.01	National Planning Policy Framework (NPPF) - <a href="#">available online</a>
6.02	Adopted Local Plan - <a href="#">available online</a>
6.03	Emerging Local Plan - <a href="#">available online</a>
6.04	SoCG
6.05	Written Ministerial Statement July 2024
6.06	Written Ministerial Statement December 2024
6.07	CCC Annual Monitoring Report November 2025
6.08	CCC Housing and Homelessness and Rough Sleeping Strategy 2-17
6.09	Housing Needs Assessment Updated July 2025 Edge Analytics
6.10	Strategic Land Availability Assessment (SLAA) 2022
6.11	Water Industry Act 1991 - <a href="#">available online</a>
6.12	Infrastructure Delivery Plan January 2019
6.13	Community Infrastructure Levy charging schedule February 2020
6.14	KCC Infrastructure Funding Statement 2024 to 2025
6.15	NOT USED
6.16	Report to Planning Committee - Planning Application CA/24/01903 11th November 2025
6.17	Planning Committee Minutes - Planning Application CA/24/01903 11th November 2025
6.18	Preston Marshes Ecology Technical Note
6.19	Southern Water Lower Nailbourne Infiltration Reduction Plan August 2025 v5.1
6.20	Drakes Broughton Appeal Decision APP/H1840/W/24/3340903
6.21	Community Infrastructure Levy Infrastructure List February 2020
6.22	DEFRA A New Vision for Water January 2026
<b>CD7</b>	<b>Transport</b>
7.01	Transport SoCG
7.02	Draft Canterbury District Transport Strategy
7.03	KCC's Kent Cycling and Walking Infrastructure Plan
7.04	CCC's Local Cycling and Walking Implementation Plan
<b>CD8</b>	<b>Landscape</b>
8.01	GLVIA3 Extracts
8.02	Landscape Character and Biodiversity Appraisal 2020