Agenda

Planning Committee

Tuesday
13 October 2026
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 - 5 Councillors

Membership of the Planning Committee

Councillors	**Ward**
Councillor Dane Buckman	Wincheap;
Councillor Keith Bothwell	Swalecliffe;
Councillor Michael Dixey	Westgate;
Councillor Pat Edwards	Barton;
Councillor Harry McKenzie	Sturry;
Councillor Keji Moses	Sturry;
Councillor Dan Smith (Vice Chair)	Blean Forest;
Councillor Ian Stockley	Beltinge;
Councillor David Thomas	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**.**

Agenda

Page(s)

1 Apologies for absence

2 Substitute councillors

3 Election of a Chair for 2026/27

To receive nominations and agree the Chair for the remainder of 2026/27.

4 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 DPIs 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].

5 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 Monday 12th October 2026.** 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.

6 **Minutes of the Planning Committee meeting of 15th September 2026** 8 - 10

TO RECEIVE the minutes of the above meeting.

7 **Application No. CA/25/02094/FUL Shelford Farm Estate, Broad Oak Road, Canterbury, Kent** 11 - 30

Proposed data centre building and compound, engineering operations, fencing, parking and associated works

Recommendation: Grant, subject to safeguarding conditions

Planning Officer: Charlotte Meynell

8 **Application No. CA/23/00788/FUL 59-61 Sturry Road, Canterbury, Kent, CT1 1DR** 31 - 70

Erection of student accommodation complex with communal facilities, amenity areas and associated parking, access and landscaping works, following the demolition of the existing structures

Recommendation: Authority to be given to the Head of Planning to Grant, subject to legal agreement and safeguarding conditions.

Planning Officer: Charlotte Meynell

9 **Application No. CA/23/02056/FUL Former car park at Station Road West, Canterbury** 71 - 90

Four storey detached building for 56 retirement apartments together with communal facilities, access.

Recommendation: Grant, subject to safeguarding conditions

Planning Officer: Stevie Andrews

10 **Application No. CA/23/00811/FUL The Skip Field, Land Adjacent To The Paddocks, Old London Road, Upper Harbledown, Canterbury, CT2 9AY** 91 - 102

Erection of 2 two-storey detached dwellings

Recommendation: Refuse

Planning Officer: Charlotte Meynell

11 Application No. CA/26/00117/FUL Table Table, The Boulevard, HB 103 - 111

Installation of new and replacement plant to first floor flat roof following demolition of existing single storey rear extension

Recommendation: Grant, subject to safeguarding conditions

Planning Officer: Vic Hester

12 Application No. CA/26/01300/FUL Linksfield, Invicta Road, Whitstable 112 - 118

Porch to South West Elevation

Recommendation: Grant, subject to safeguarding conditions

Planning Officer: Isobel Goodchild

13 Planning appeals - decisions 119 - 123

TO NOTE the report from Stevie Andrews, Planning Manager.

14 Any other urgent business to be dealt with in public

15 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.

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.

CANTERBURY CITY COUNCIL

PLANNING COMMITTEE

Minutes of a meeting held on Tuesday, 15th September, 2026 at 7.00 pm in The Guildhall, St Peter's Place, Canterbury

Present: Councillor Paul Prentice (Chair)
Councillor Keith Bothwell
Councillor Michael Dixey
Councillor Pat Edwards
Councillor Tom Mellish
Councillor Keji Moses
Councillor Dan Smith
Councillor Ian Stockley
Councillor David Thomas

In attendance

Officers:	Stevie Andrews	-	Planning Manager
	Cath Wallen	-	Principal Solicitor
	Jon Hughes	-	Democratic Services Officer

(*present for part of the meeting)

248 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Harry McKenzie.

249 **SUBSTITUTE COUNCILLORS**

Councillor Tom Mellish was present as a substitute for Councillor McKenzie.

250 **DECLARATION OF ANY INTERESTS BY COUNCILLORS OR OFFICERS**

The following generic statement was read out on behalf of all committee members:

All or some councillors may have received correspondence from or spoken with applicants, agents, supporters or objectors and some of the public speakers may also be known to members of the committee due to their work as councillors. Neither circumstance prevents councillors from participating in the meeting.

However, any councillor who considers that they do not have an open mind, in respect of any item on the agenda, should not participate in the meeting when the relevant item is to be discussed.

In respect of application CA/23/00178 Augusten, 5 Puckle Lane, Canterbury, Councillor Dan Smith made a voluntary declaration that he owned a property on that road but that he remained open minded.

251 **PUBLIC PARTICIPATION**

The public speakers for the meeting were heard immediately before the consideration of the relevant application below.

252 **MINUTES OF THE PLANNING COMMITTEE MEETING OF 21ST JULY 2026**

The minutes of the above meeting were agreed as a true record and signed by the Chair.

253 **LIST OF APPLICATIONS AND PROPOSALS**

The Committee considered the planning applications, received the observations thereon of interested parties, the reports and recommendations of the Head of Planning, and the comments at the meeting from the public speakers on the applications referred to below. At the commencement of the consideration of the applications, the Committee received a presentation about each application, which included a display of plans, drawings and photographs.

Planning Application No. / Site / Page Nos.	Speakers
Item 6 Application No. CA/25/01783 Land at Church Farm, Hoath, CT3 4LA	Item WITHDRAWN from agenda.
Item 7 CA/23/01371 Great Pett Farm, Pett Hill, Bridge	1. Nick Shirley (objector) 2. Matthew Blythin (applicant)
Item 8 CA/23/00178 Augusten, 5 Puckle Lane, Canterbury	

254 **APPLICATION NO. CA/25/01783 LAND AT CHURCH FARM, HOATH, CT3 4LA**

This item was withdrawn from the agenda and will be considered at a later date.

255 **APPLICATION NO. CA/23/01371 GREAT PETT FARM, PETT HILL, BRIDGE**

Erection of 9 dwellings together with access, landscape, parking and ancillary works and infrastructure following demolition of existing agricultural buildings

Recommendation: Section 101 grant, subject to safeguarding conditions

A proposal was put that planning permission be GRANTED as described in the above application with the addition of an informative that the condition of the footpath be maintained after the development is completed.

When put to a vote the proposal was AGREED.

A record of the vote was taken as follows:
For the proposal (8): Councillors Dixey, Edwards, Mellish, Moses, Prentice, Smith, Stockley, Thomas
Against the proposal (0): none
Abstained from voting (1): Councillor Bothwell

256 **APPLICATION NO. CA/23/00178 AUGUSTEN, 5 PUCKLE LANE, CANTERBURY**

Two detached bungalows following demolition of existing bungalow

Recommendation: Grant, subject to safeguarding conditions

A proposal was put that planning permission be GRANTED as described in the above application with the addition of a condition requiring a construction management plan to be submitted to the Council for approval.

When put to a vote the proposal was AGREED.

A record of the vote was taken as follows:
For the proposal (9): Councillors Bothwell, Dixey, Edwards, Mellish, Moses, Prentice, Smith, Stockley, Thomas
Against the proposal (0): none
Abstained from voting (0): none

257 **PLANNING APPEALS - DECISIONS**

There was no planning appeals report for this meeting

258 **ANY OTHER URGENT BUSINESS TO BE DEALT WITH IN PUBLIC**

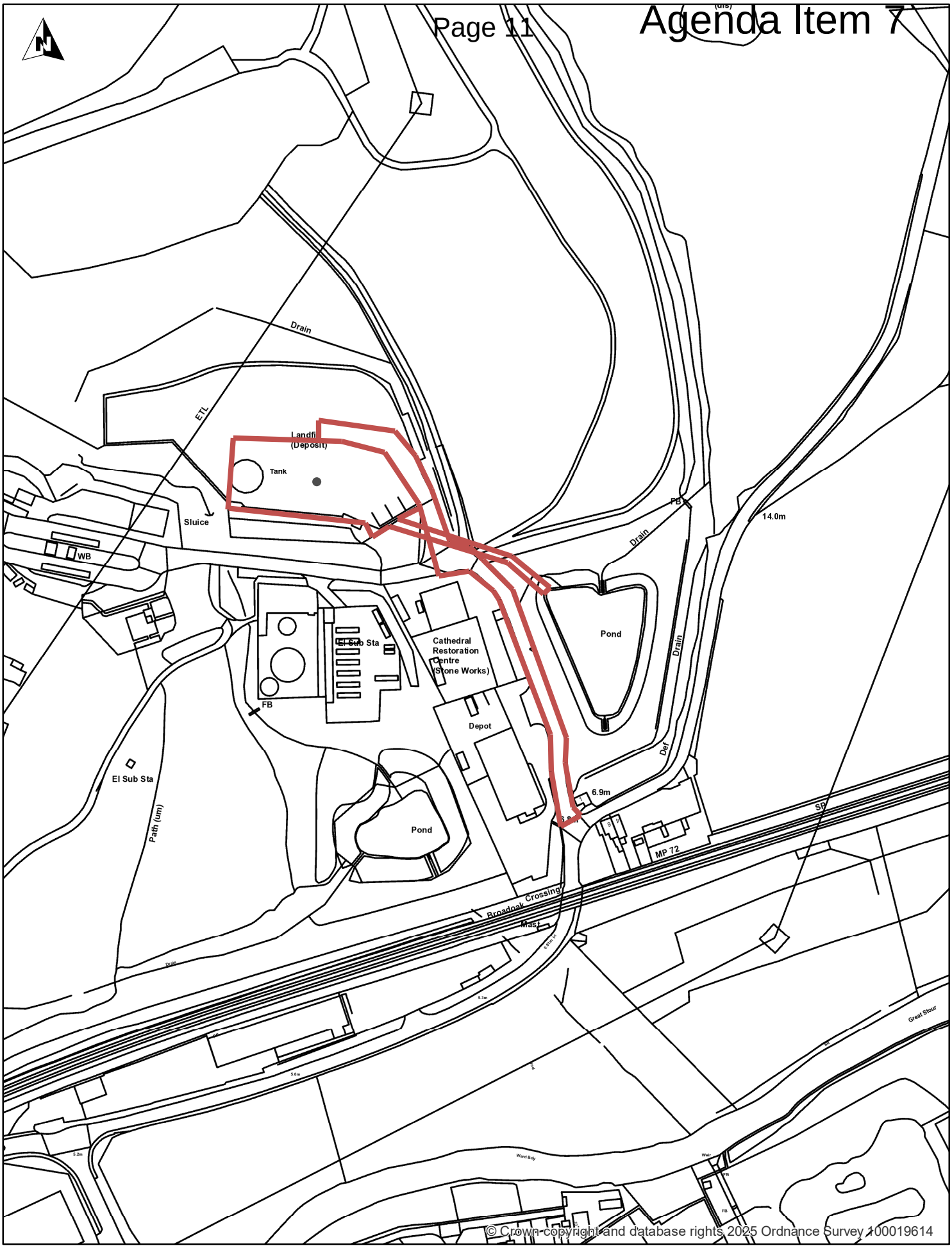
There was no business under this item.

259 **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**

There was no business under this item.

There being no other business the meeting closed at 7.45 pm

Agenda Item 7



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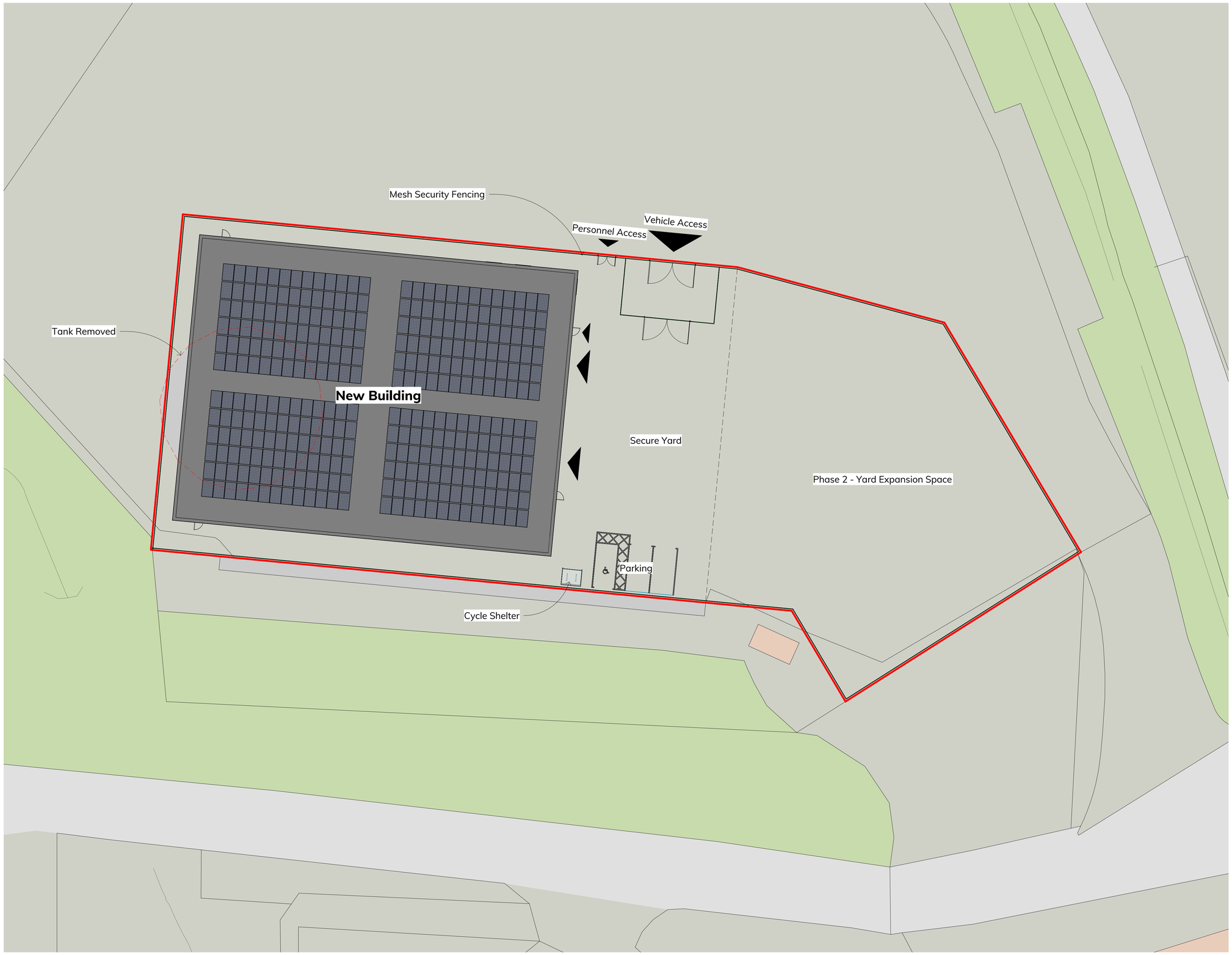
Title: CA/25/02094/FUL

Author: Canterbury City Council

Scale 1:2,500

Map Dated: 02/10/2026

canterbury city council
14 Rose Lane
Canterbury
Kent
CT1 2UR



Key Plan:

General Notes:

1. Do not scale off this drawing unless a scale bar is provided.
2. Any ambiguities, omissions and errors on this drawing should be notified immediately to the Architect before the commencement of works on site.
3. Dimensions are in millimetres unless otherwise stated.
4. Dimensions, unless otherwise indicated, are to the face of unfinished block walls or to the finished plaster face of stud partitions.
5. Dimensions are to be checked on site. Discrepancies are to be notified immediately to the Architect before the commencement of works on site.
6. All levels are in meters unless otherwise stated.
7. This drawing is to be read in conjunction with all other relevant drawings and specifications for this project.

Revision Notes:

Rev.	Date	Notes	Issuer	Checker
P01	2025-11-05	First Issue	IAT	OH

0 10m
1:200

VALENCIA WASTE
CANTERBURY

Job Number:
25-0056

Project Address:
Shalloak Road,
Canterbury,
CT2 0PU

Client Name:
Valencia Waste

Director / Associate:
Matthew Branton

Project Lead:
Oliver Higgins

Status:
A3 Planning

Functional Breakdown:
S1-Site

Sheet Size:
A1L

Scale:
1 : 200

Drawing Name:

Site Plan_Proposed Phase 2

Full Document Reference:

Identification / Location				Sheet Number		
Project	Originator	Function	Space	Form	Disc.	Number
VCY-FEA-S1-XX-DP-A-1202						

Autodesk Docs://25-0056-VCY-Valencia Waste Canterbury/VCY-FEA-B1-XX-M3-A-0101-Architecture.rvt

Document Number:
1202

Current Revision:
P01

Revision Date:
2025-11-05

FRANKLIN ELLIS ARCHITECTS

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PLANNING COMMITTEE

APPLICATION NUMBER:	**CA/25/02094**
SITE LOCATION:	**Shelford Farm Estate, Broad Oak Road, Canterbury, Kent**
PROPOSAL:	**Proposed data centre building and compound, engineering operations, fencing, parking and associated works**
APPLICATION TYPE:	Full planning application
DATE REGISTERED:	17th November 2025
TARGET DATE:	16th February 2026
LISTED BUILDING:	No
CONSERVATION AREA:	No
WARD:	Blean Forest
APPLICANT:	Mr Ben Hooton
AGENT:	-
CASE OFFICER:	Charlotte Meynell
WEBLINK:	CA/25/02094 | Proposed data centre building and compound, engineering operations, fencing, parking and associated works. | Shelford Farm Estate, Broad Oak Road, Canterbury, Kent
RECOMMENDATION:	**Grant, subject to safeguarding conditions**

SITE LOCATION AND DESCRIPTION

1. The application site comprises an area of hardstanding with a large storage tank and shipping containers, which are associated with the previous use of the site as a composting facility. The existing storage containers and tank would be removed to facilitate development.

2. The site is located within the Shelford Landfill site and is accessed via a private driveway from Broad Oak Road to the south. A Heavy Goods Vehicle (HGV) turning and parking/holding area associated with the landfill site is located directly to the north of the site, which together with the application site, is enclosed to all sides by a mature

tree line and dense vegetation. A Materials Recycling Facility building and gas engines and associated equipment of the Valencia Energy Centre, which produces renewable energy from landfill gas, border the site to the south.

3. The site is located within the Canterbury Area of High Landscape Value (AHLV) and the Stour Valley Slope Landscape Character Area. It is also located approximately 215m to the south-west of the Shelford/Beecham Woods Ancient Woodland and approximately 230m to the south-west of the West Blean and Thornden Woods Site of Special Scientific Interest (SSSI).

RELEVANT PLANNING HISTORY

An historic planning permission was granted for the landfill site by Kent County Council.

In 1997 KCC granted planning permission for an extension to existing landfill operation, incorporating materials recycling facility and restoration to public amenity, nature conservation, woodland and agriculture.

In 1999 further permission was granted for the construction and operation of green waste composting facility for the production of horticultural compost.

PROPOSED DEVELOPMENT

4. Full planning permission is sought for the erection of a data centre building and compound.

5. A 2.7m high high-security mesh fence and pedestrian and vehicular gates would be installed around the perimeter of the compound, with vehicle and cycle parking provided within the compound.

6. Engineering operations are also proposed to install a private wire connection to the neighbouring Valencia Energy Centre, which would provide to provide a source of electricity for the data centre from renewable energy generated from landfill gas.

7. The proposed data centre would deliver sovereign AI infrastructure for the UK. This proposed data centre would form part of the first phase of the proposed network of next generation modular and small purpose-built AI factories that are co-located with renewable energy sources. The data centre would operate continuously and would only be staffed by a security team and occasional maintenance/servicing visits.

8. The proposed data centre building would measure 30.8m in width by 40.9m in length, with a height of 11.7m to a flat roof. PV panels are proposed to be installed on the flat roof. The building would be clad in vertical PPC aluminium cladding, with steel roller shutters, doors and uPVC windows.

9. Additional information was submitted during the course of the application, to address comments raised by consultees with regards to drainage, noise, water usage, energy and sustainability and highways impacts.

CONSULTATIONS

KCC Highways – No objection, subject to conditions to install vehicle parking, cycle parking and EV charging and Construction Environmental Management Plan.

KCC Ecology – No objection, subject to conditions for external lighting and biodiversity enhancement plan.

KCC SUDS (Lead Local Flood Authority) – No objection following receipt of further information, subject to condition for submission and approval of Verification Report for surface water drainage system.

KCC Growth, Environment and Transport (Waste Planning Authority) – No objection, following receipt of further information relating to HGV movements within the landfill site.

KCC Archaeology – No objection.

CCC Environmental Health – No objection following submission of revised noise impact assessment, subject to condition for Construction Environmental Management Plan.

CCC Urban Design – No objection.

Environment Agency – No objection, subject to condition for unsuspected and contamination.

Natural England – No objection to development within SSSI impact risk zone.

South East Water – No objection, subject to conditions for limit of 20 cubic metres of water usage per day and for submission and approval of details of cooling system.

Southern Water – No objection.

The River Stour (Kent) Internal Drainage Board – No objection.

Health and Safety Executive – No comment as site does not fall within any HSE consultation zones.

Kent Fire and Rescue – Comment that emergency access requirements have been met.

REPRESENTATIONS

10. Letters were sent to neighbouring occupiers notifying them of the application. 3 representations were received, objecting to the application on the following grounds:

    - Insufficient technical information on energy and water usage

- Strain on water resources through high water consumption and competition for supply in a water-stressed area
- Potential for pollution in surface water drainage
- Potential for sewer network to be overwhelmed increasing risk of flooding ad pollution
- Noise pollution
- Inadequate energy from landfill gas energy centre to power data centre
- Long-term issues with reliability of renewable energy supply with landfill gas site closing in 2036
- Potential for subsidence from building on a landfill site
- Inappropriate location within an Area of High Landscape Value and near the West Blean and Thorden Woods SSSI
- Impact of additional traffic on surrounding roads
- Cumulative impact with proposed expansion of neighbouring Valencia waste facility to 500,000 tonnes/year
- Concerns with absence of track record of applicant for providing and operating data centre development
- Environmental Impact Assessment should be required

Hackington Parish Council - object to the application on the following grounds:

- Insufficient information to assess impact of development on energy usage
- Insufficient information to assess impact of development on economic growth
- Disruption to residents during construction of data centre
- Concerns with absence of track record of applicant for providing and operating data centre development

Campaign to Protect Rural England (CPRE) - object to the application on the following grounds:

- Potential adverse impacts on local ecology
- Additional demands on water supply
- Impact on local highway

DEVELOPMENT PLAN POLICIES

Canterbury District Local Plan 2017

SP1 - Sustainable Development
SP4 – Strategic Approach to Location of Development
CC2 – Reducing Carbon Emissions from New Development
CC4 – Flood Risk
CC11 – Sustainable Drainage Systems
CC13 – Water Resources
DBE1 – Sustainable Design and Construction
DBE3 – Principles of Design
DBE9 – Outdoor Lighting

EMP2 – Other Business Uses
EMP6 – Knowledge-Based Industries
HE11 – Archaeology
LB2 – Areas of High Landscape Value
LB4 – Landscape Character Areas
LB6 - Sites of Special Scientific Interest
LB8 – Landscape Scale Biodiversity Networks
LB9 - Protection, Mitigation, Enhancement and Increased Connectivity for Species and Habitats of Principal Importance
LB10 – Trees, Hedgerows and Woodland
LB11 – The Blean Complex
QL12 - Potentially Polluting Development
T1 – Transport Strategy
T9 - Parking Standards

Draft Canterbury District Local Plan to 2043

SS1 – Environmental Strategy for the District
SS2 – Sustainable Design Strategy for the District
SS3 – Development Strategy for the District
SS4 – Economic Strategy for the District
C31 – Land on the Eastern Side of Shelford Landfill
DS7 - Business and Employment Development
DS12 – Net Zero Carbon Ready and Water Efficiency
DS13 – Sustainable Drainage
DS14 – Digital Infrastructure
DS18 - Highways and Parking
DS21 – Habitats and Landscapes of National Importance
DS22 - Habitats, Landscapes and Sites of Local Importance
DS23 – Flood Risk
DS24 – Sustainable Drainage and Water Quality
DS25 – Supporting Biodiversity Recovery
DS26 – Landscape Character
DS27 – The Blean Woodland Complex
DS30 – Historic Environment and Archaeology
DM5 – Parking Design
DM12 – Non-residential Design
DM14 - Noise, Odour and Dust Pollution
DM15 – Light Pollution and Dark Skies
DM16 – Contamination and Unstable Land

Kent Minerals and Waste Local Plan 2024-39 (adopted March 2025)

DM8 - Safeguarding Minerals Management, Transportation, Production and Waste Management Facilities

ASSESSMENT

11. The application has been brought before the Planning Committee for determination at the request of Councillor McKenzie and Councillor Ricketts for Members to consider the impact of the proposed development on water demand and pollution, energy use and security, and increased traffic.

12. The main considerations in the assessment of this application are:

    - Principle
    - Energy and Water Usage
    - Character and Appearance
    - Living Conditions
    - Highways
    - Ecology and Biodiversity
    - Flooding and Drainage
    - Contaminated Land
    - Archaeology

Principle

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

14. Data centres are physical facilities which host and support digital infrastructure through housing servers, storage systems, and networking equipment essential for the storage, processing and distribution of information. The proposed data centre would be a small-scale, specialised AI data centre which is proposed to meet the existing demand for high-capacity AI processing power for UK businesses.

15. The Government classified data centres as part of the UK's critical national infrastructure in September 2024.

16. The National Planning Policy Framework (NPPF) 2024 requires planning polices to identify suitable locations for data centres, to facilitate development to meet the needs of a modern economy and to support the growth of data-driven and high-technology industries. The NPPF also requires planning decisions to address the specific locational requirements of data centres.

17. The site also benefits from high-speed and high-capacity fibre networks, is not located within an area of flood risk and is secure. These are additional specific locational requirements of data centres.

18. The site is therefore considered to be a suitable location for a data centre, and the proposed development accords with the NPPF.

Energy and Water Use

19. The Local Plan requires major developments to demonstrate how the proposal responds to the objectives of reducing energy usage and efficient water consumption and will incorporate proportionate measures to reduce carbon and greenhouse gas emissions as well as minimising water usage as far as practical.

Electricity use

20. The site is located within Shelford Landfill site and adjacent to the Valencia Energy Centre, which produces renewable energy from landfill gas. The site is proposed to be connected to the Valencia Energy Centre via a private wire connection, to provide a reliable and efficient source of energy to power the data centre. PV panels are also proposed to the roof of the data centre building to generate renewable energy to be used directly by the data centre.

21. The applicant states that electricity for the site will be principally provided by renewable sources from the Valencia Energy Centre and from the proposed PV panels. It is anticipated that the data centre will consume around 140MWh of power over a 24-hour period when fully utilised, which is understood to be within the amount of power generated by the Valencia Energy Centre on an average day. Any residual electricity required due to variation in the renewable power supply will be obtained from the National Grid. It is anticipated that the data centre will be run on renewable energy for a minimum of 75% of the time.

22. The Shelford Landfill site is due to cease operations in 2036. However, KCC's Growth, Environment and Transport team as the Waste Planning Authority have confirmed that gas production on site will continue for many years (sometimes decades) after the landfill ceases operations and is restored. As such, there are no long-term concerns with the reliability of the renewable energy resource once the landfill site ceases operation.

Water use

23. The applicants have submitted a supporting report that demonstrates that water usage for the site will be "minimal". This will be achieved using a closed-loop cooling system. Once the liquid cooling system has been filled and commissioned, it will not need to be regularly emptied and refilled and would only need to be emptied if there are maintenance issues. The applicant has confirmed that the system will be commissioned in stages and so there would not be a significant drawdown from the mains that would affect local water supplies.

24. The applicant has also agreed to a condition to require the submission and approval of details of the closed-loop cooling system and to limit the water usage of the data centre building to 20 cubic metres per day. However, the typical daily water usage is anticipated to be significantly lower than this amount. The applicant has confirmed that once operational, the data centre will only use water for the welfare facilities for the

security and maintenance staff on site and for adiabatic cooling. Adiabatic cooling is a method of cooling air by evaporating water rather than using a traditional refrigeration cycle and will operate for a limited number of days each year when temperatures exceed 25 degrees centigrade. When adiabatic cooling is in use, the water consumption is not anticipated to exceed more than half of the 20 cubic metres daily cap on water.

25. South East Water has confirmed that it has no concerns about supplying the facility with this volume of water.

26. On the basis that the proposed energy usage will be provided primarily from renewable sources, the proposal would comply with the objectives of the Local Plan and the NPPF in respect of water and energy usage.

Character and Appearance

27. The Local Plan requires new development to have sufficient regard for the character, setting and context of the site via high-quality design which reinforces and contributes to its local context.

28. Within Areas of High Landscape Value (AHLV), the impact on the local landscape character is important. Development which does not significantly adversely affect the landscape character of an area will normally be allowed.

29. The proposed data centre is located on the active landfill site and would be sited on a large area of existing hardstanding. The data centre would be positioned well within the landfill site and this, combined with the belt of tall established trees along the southern boundary and the immediately adjacent existing light industrial building, would ensure that the data centre is not visible to the south from Broad Oak Road. The data centre would be similarly screened from views from the east of the site by tall hedgerows running along the west of Shalloak Road. The proposed light warehouse typology for the building is considered to be suitable considering the location within the landfill site and adjacent to a similar light industrial building, and the proposed fence and cycle store details are also considered to be acceptable from a character and appearance perspective.

30. Overall, whilst the site is located within the Canterbury AHLV and the Stour Valley Slope Landscape Character Area, the impact of the proposed development on the wider landscape is considered to be minimal.

31. As such, the proposal is in accordance with policies DBE3 and LB4 of the Local Plan and the NPPF.

32. Policy DBE1 includes the requirement for non-residential developments to meet a ‘very good’ BREEAM rating and provide evidence as to why an ‘excellent’ rating cannot be achieved. Compliance with this requirement will be secured by condition.

Living Conditions

33. The Local Plan states that planning decisions should aim to secure a good standard of amenity for all existing and future occupants of land and buildings.

34. In terms of noise and disturbance, the revised Noise Impact Assessment states that it is proposed for the data centre to not exceed a background noise level of 37 dB LAr during the day and 36 dB LAr at night during typical non-emergency operation. This is 5 dB below the background noise level at the Shelford Landfill site. For emergency procedures, a higher limit of 46 dB LAr, 5 dB above background noise at night, is proposed. The Council's independent noise consultant advising the Environmental Health team advises that this emergency limit is acceptable, as the emergency noise would be only slightly louder than the existing acoustic environment and it would be temporary and infrequent. The proposed noise limits would be secured by condition.

35. The closest residential neighbours are located approximately 245m to the south-east of the site on Broad Oak Road. Given this separation distance, there would be no impact on neighbouring residential living conditions in terms of loss of light, outlook or privacy.

36. A Construction Environmental Management Plan (CEMP) will also be secured by condition, to limit disruption to neighbouring occupiers during the construction period.

37. Given the above assessment, the proposal is considered to be in accordance with policies EMP2, DBE3 and QL12 of the Local Plan together with the NPPF.

Parking and Highway Safety

38. The Local Plan states that when assessing design quality, safe movement within and around a proposed development must be a consideration.

39. The proposed development is located on an existing site with access via a private road which adjoins the highway on Shalloak Road. KCC Highways have reviewed the application and note that the day-to-day operation of the proposed data centre is not expected to generate large volumes of traffic, with the application form suggesting that the site will only have a full-time staffing level of 4. Post-construction, HGV visits will be limited to the minimal servicing needs for general deliveries akin to a Class B1 office use. As such, KCC Highways have confirmed that the low traffic volume likely to be associated with the data centre is not considered to be sufficient to raise any concerns on the ability of the local highway network to accommodate this.

40. KCC's Growth, Environment and Transport team initially objected to the proposed development, on the basis that insufficient information had been submitted to demonstrate that the location of the proposed development would not impact the turning and holding/parking area for HGV vehicles, which is in place to minimise congestion on the public highways leading to the landfill site. This was withdrawn following receipt of further information confirming that only a small area of the existing HGV holding area would be affected by the proposed development and that sufficient

space for turning and holding of HGVs would be retained directly to the north of the site.

41. Sufficient vehicular parking and cycle parking has been provided within the site. Both Kent Fire and Rescue and KCC Highways have raised no objection to the proposals, subject to the latter's request for the provision of vehicle parking spaces, EV charging points, and cycle parking facilities being secured by suitably worded conditions. A Construction Environmental Management Plan (CEMP) will also be secured by condition, to limit disruption to the highways network during the construction period.

42. In the view of the above and subject to the imposition of the recommended conditions, the proposed development is considered to have an acceptable impact on the movement of traffic within Shelford Landfill site and on the surrounding highway network. The proposal would therefore accord with policies EMP2, DBE3, T1 and T9 of the Local Plan in terms of access, parking and highways.

Ecology and Biodiversity

43. Policy LB9 of the Local Plan states that development should avoid a net loss of biodiversity and should actively pursue opportunities to achieve a net gain.

44. The directly, indirect or cumulative impacts on designated a Site of Special Scientific Interest (SSSI) or National Nature Reserve (NNR) must be considered.

45. The proposed development is located within 0.25km of the West Blean and Thornden Woods SSSI. Natural England have therefore been consulted on the application and have raised no concerns with the proposed development in terms of its impact on the SSSI.

46. The submitted Preliminary Ecological Appraisal (PEA) concluded that reptiles are unlikely to be present on site and that the proposed development has limited potential to impact roosted bats. KCC Ecology have confirmed that they are satisfied with the PEA and recommended conditions for the submission and approval of a sensitive external lighting strategy to minimise the impacts on foraging bats due to the surrounding grassland and woodland habitats. Another recommended condition for precautionary mitigation measures to be implemented is not required as any unsuspected protected species found on site during works would be protected by separate legislation.

47. With regards to Biodiversity Net Gain (BNG) provision, KCC Ecology have confirmed that as the development site consists of existing hardstanding and a small area of poor semi-improved grassland where the associated pipework would be laid, which would be able to recover to the same condition within 2 years, the development is classed as de minimis and is exempt from providing the mandatory 10% BNG under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

48. However, paragraph 193 of the NPPF requires all planning applications to pursue 'measurable' biodiversity gains, and policies LB8 and LB9 of the Local Plan require

all development to avoid a net loss of biodiversity/nature conservation value and actively pursue a net gain. KCC Ecology therefore recommend that ecological enhancements in the form of the planting of native trees and hedgerows and the provision of 2 bat and/or bird boxes are secured by condition.

49. Given the above, the proposed development is considered to be in accordance with policies DBE9, LB6, LB8 and LB9 of the Local Plan and the NPPF.

Flooding and Drainage

50. All development applications should include drainage provision so that the surface water is appropriately controlled within the development site, flood risk on-site and off-site is managed and not exacerbated in the locality.

51. The site is located within Flood Zone 1 but a full Flood Risk Assessment (FRA) was required to be submitted as the site is more than 1ha in area. A revised FRA and a Technical Note were submitted to respond to comments made by KCC SUDS regarding drainage, and these were sufficient to overcome their concerns.

52. The drainage scheme proposes to utilise the existing eastern attenuation basin, which outfalls into the Great Stour. KCC note that the Technical Note identifies that a build-up of silt has occurred within the eastern basin since the feature was constructed and it is therefore not possible to confirm the overall storage volume provided and the extent of any remedial works required to the basin. As such, a condition is recommended for the submission and approval of a Verification Report for the surface water drainage system prior to occupation of the data centre, to ensure that flood risk is minimised.

53. Separate consent for drainage of surface water would need to be obtained directly from Southern Water if planning permission is granted, and an informative would be attached to advise the applicant of this requirement.

54. Subject to the above, the proposed development accords with policies CC11 and CC13 of the Local Plan 2017 and the NPPF.

Contaminated Land

55. The NPPF advises that planning authorities are to have regard to land affected by contamination in plan making and decision taking. Policy QL12 of the Local Plan seeks to secure conditions or agreements to secure mitigation for pollution.

56. The application site is located within the Shelford landfill site. As such, a Phase 1 (Desk Study) Combined Contaminated Land and Geotechnical Ground Investigation Report has been submitted, and this report has been reviewed by the Environment Agency (EA) and the Council's Environmental Health Officer.

57. The EA have confirmed that subject to a condition to secure the submission and approval of further investigation and a remediation strategy if contamination not

previously identified is found to be present at the site, they have no objection to the proposed development. This condition will ensure that groundwater quality is protected.

58. Without these conditions the development may present an unacceptable risk of contamination that could be mobilised during site works and construction, potentially leading to pollution of controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a Secondary A aquifer.

59. The Council's Environmental Health Officer has confirmed that they are satisfied with this suggested condition, whilst he Environment Agency also recommend informatives to advise the applicant about contamination, emergency response and contingency planning for developments including Battery Energy Storage, and groundwater investigation consents for abstraction of water from boreholes in the event of a fire. These will be added to the decision notice.

60. Subject to this condition, the proposed development would accord policy QL12 of the Local Plan and the NPPF.

Archaeology

61. Policy HE11 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.

62. The Shelford Farm Estate has a high archaeological potential with prehistoric, Roman and Saxon remains including burials and buildings found in close proximity to this proposed development site. The site of the proposed data centre would be on an area that has been used for processing of composting material and includes a substantial slab base and a storage tank. This area has likely been partially terraced into the pre-existing landform of Shelford Hill.

63. KCC's Archaeology advise that the host site was assessed as part of the evaluation for the planning application for a green waste facility in 1999 (see Planning History above), and it was noted at the time that much of the area was severely truncated and that its development would not affect significant archaeological remains. KCC Archaeology are therefore satisfied that the proposed development would not affect archaeological remains and no conditions relating to the protection of archaeology are necessary.

Conclusion

64. Based upon the assessment above, the scheme complies with the policies of the adopted Local Plan and having regard to the relevant policies in the draft Local Plan and the weight of the draft Local Plan, it does not indicate that a decision should be made other than to approve the scheme based on the assessment above.

DRAFT CONDITIONS FOR DECISION NOTICE

Application No: **CA/25/02094**

Proposal: **Proposed data centre building and compound, engineering operations, fencing, parking and associated works.**

Location: **Shelford Farm Estate, Broad Oak Road, Canterbury, Kent**

1. The development hereby permitted shall be begun before the expiration of three 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.

2. The development hereby approved shall be carried out in accordance with the submitted drawings/documents:

   - 1001 P03 – Site Location Plan
   - 1201 Rev. P01 – Site Plan_Proposed Phase 1
   - 1202 Rev. P01 – Site Plan_Proposed Phase 2
   - 1203 Rev. P01 – Site Plan_Proposed Vehicle Movement Paths
   - 2200 Rev. P01 – GA Plan_00 Ground Floor
   - 3700 Rev. P01 – Elevations_GA_1 of 2
   - 3701 Rev. P01 – Elevations_GA_2 of 2
   - 6900 Rev. P01 – Assembly Detail_Perimeter Fence
   - 6901 – Assembly Detail_Cycle Shelter
   - Flood Risk Assessment Rev. C (prepared by Egniol, dated 11/03/2026)
   - Noise Impact Assessment Rev. 03 (prepared by E3P, dated 02/02/2026)
   - Phase 1 (Desk Study) Ground Investigation Report Rev. A (prepared by Egniol Consulting Ltd, dated 10/11/2025)
   - Preliminary Ecological Appraisal (prepared by Environmental Business Solutions, dated 13/11/2025)
   - Sustainability and Energy Statement (prepared by Carbon3.AI, dated February 2026)
   - Technical Note – Response to LLFAs Comments (letter dated 17/12/25) (prepared by Egniol, dated 17/03/2026)
   - Response letter from Carbon3.AI to KCC (dated 12/02/2026)

   REASON: To secure the proper development of the area.

3. The materials used in the external finishes of the development hereby permitted shall match those as set out in the application submission.

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

4. No development shall take place until a Construction Environmental Management Plan, which shall include the following details:

    a) Routing of construction and delivery vehicles to / from site.
    b) Parking and turning areas for construction and delivery vehicles and site personnel, which may require supporting vehicle tracking/swept paths.
    c) Timing of deliveries, avoiding network and school peaks where possible.
    d) Provision of wheel washing facilities.
    e) Measures to prevent the discharge of surface water onto the highway.
    f) Temporary traffic management / signage.
    g) Site operation times between 07:30 – 18:00 Monday to Friday, 08:00 – 13:00 Saturday and at no time on a Sunday or Bank Holiday unless in association with an emergency

    has 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 pollution prevention measures are in place for all potentially polluting activities during construction in accordance policy QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework and in the interests of highway safety.

5. Prior to the first use of the development hereby approved, the vehicle parking spaces shown on the approved plans shall be provided and thereafter permanently retained.

    REASON: In the interests of highway safety.

6. Prior to the first use of the development hereby approved, the cycle parking facilities shown on the approved plans shall be provided and thereafter permanently retained.

    REASON: In the interests of promoting increased cycling in accordance with policy T9 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

7. Prior to the first use of the development hereby approved, details of the EV charging facilities shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the charging facilities shall be provided prior to the first use and permanently retained thereafter.

    REASON: In the interests of highway and pedestrian safety and to improve the accessibility and sustainability of the site in accordance with Policy CC1 of the Canterbury District Local Plan 2017.

8. Prior to any works above slab level of the development hereby approved, sustainable

design measures demonstrating that 'very good' BREEAM standards can be achieved within the proposed development, shall be submitted and approved in writing by the Local Planning Authority. The measures proposed shall be incorporated in full and thereafter retained. If 'excellent' standard cannot be achieved, the evidence shall be provided as to why it cannot be achieved.

REASON: In the interests of sustainable development in accordance with policies DBE1, DBE3 and CC2 of the Canterbury District Local Plan 2017, and the National Planning Policy Framework 2024.

9. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any provision in any statutory instrument revoking and re-enacting that Order with or without modification, the data centre building hereby approved shall be used as a data centre only and for no other purpose whatsoever.

   REASON: In the interests of the safe and efficient operation of the strategic road network.

10. The level of noise emitted from all plant, machinery and equipment associated with the development hereby approved shall not exceed:

    (i) 36dB LAr during normal operation; and
    (ii) 46dB LAr during emergency operation

    when measured at the nearest noise sensitive premises, with all machinery operating together at maximum capacity.

    REASON: To ensure minimum disturbance from operations and to safeguard the amenities of neighbouring occupiers, in accordance with policies DBE3 and QL12 of the Canterbury District Local Plan 2017.

11. Prior to the installation of any data centre cooling systems within the development hereby approved, full details of the proposed cooling strategy shall be submitted to and approved in writing by the local planning authority. The submitted cooling strategy shall:

    (i) Demonstrate that total water consumption shall not exceed 20 cubic metres in any 24-hour period;
    (ii) Provide details of anticipated normal operational water usage and maximum emergency water usage of the data centre; and
    (iii) Provide details demonstrating how the closed-loop cooling system will operate and be maintained.

    The development shall not use more than 20 cubic metres/day of water and shall thereafter be implemented and operated in accordance with the approved cooling strategy.

REASON: To meet the challenges of climate change in accordance with policy CC13 of the Canterbury District Local Plan 2017 and to comply with paragraph 157 of the National Planning Policy Framework.

12. 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; 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 and subsequently maintained pursuant to the requirements of paragraph 182 of the National Planning Policy Framework.

13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

    REASON: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraphs 187 and 196 of the National Planning Policy Framework.

14. Prior to the installation of any external lighting, full details of an external lighting scheme to include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) as well as ISO lux plan(s) showing light spill shall be submitted to and approved in writing by the local planning authority. The external lighting scheme shall be designed following best practice guidance within the Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night' and shall clearly demonstrate that areas to be lit shall not impact protected species or their habitats.

    All external lighting shall be installed in accordance with the specifications and locations set out in the approved plan and be maintained thereafter.

    REASON: To ensure that light pollution is minimised in the interest of the visual amenities of the area, and to ensure the protection of wildlife species, in accordance with policies DBE9, LB8 and QL12 of the Canterbury District Local Plan 2017.

15. Prior to any works above slab level, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the local planning authority. The Plan shall include full details of the biodiversity enhancements to be implemented on-site. The Plan shall be based on the details contained in the Preliminary Ecological Appraisal (EBS, November 2025) and shall include:

    - The creation of native trees and hedgerows;
    - Provision of (2) suitably placed bat and/or bird boxes, with the exact locations, make and model and height from ground level shown on scaled plans suitable for construction. In the case of building mounted boxes, scaled elevation plans shall be provided. Boxes for breeding birds shall be targeted at S41 priority species and/or red/amber listed species as listed within the latest British Trust for Ornithology Birds of Conservation Concern report. Boxes shall be building integrated and/or constructed of woodcrete to ensure durability.

    The Plan shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

    REASON: To protect and enhance biodiversity in accordance with policies LB9 and LB10 of the Canterbury District Local Plan 2017 and paragraphs 187 and 193 of the National Planning Policy Framework 2024.

Informatives:

1. Your development has been identified as not liable for CIL charges, therefore will not be charged for CIL and there are no further required steps for this matter.

2. It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

3. Contamination:

    Where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner. Developers should:
    - Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination
    - Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
    - Refer to the contaminated land pages on gov.uk for more information

4. Emergency response and contingency planning for Battery Energy Storage developments:

    The proposed development potentially includes Battery Energy Storage (BESS). Should battery containers become exposed in the event of a fire, highly polluting

chemicals in batteries could enter groundwater through firewater or rainfall runoff potentially affecting groundwater quality.

Any development proposal utilising BESS should have emergency response/contingency plans which detail how those risks as detailed above will be managed and environmental impacts prevented, reduced, removed or contained. These plans should ensure that no polluted runoff enters groundwater under the site. The Department for Energy Security and Net Zero: Health and safety in grid scale electrical energy storage systems, provides guidance on emergency planning. Any plan for each site must include the Environment Agency Incident Number 0800 80 70 60 for prompt operator reporting so that the Environment Agency can risk assess the incident and risk to the environment.

5. Boreholes to abstract water in the event of a fire – Groundwater Investigation Consents:

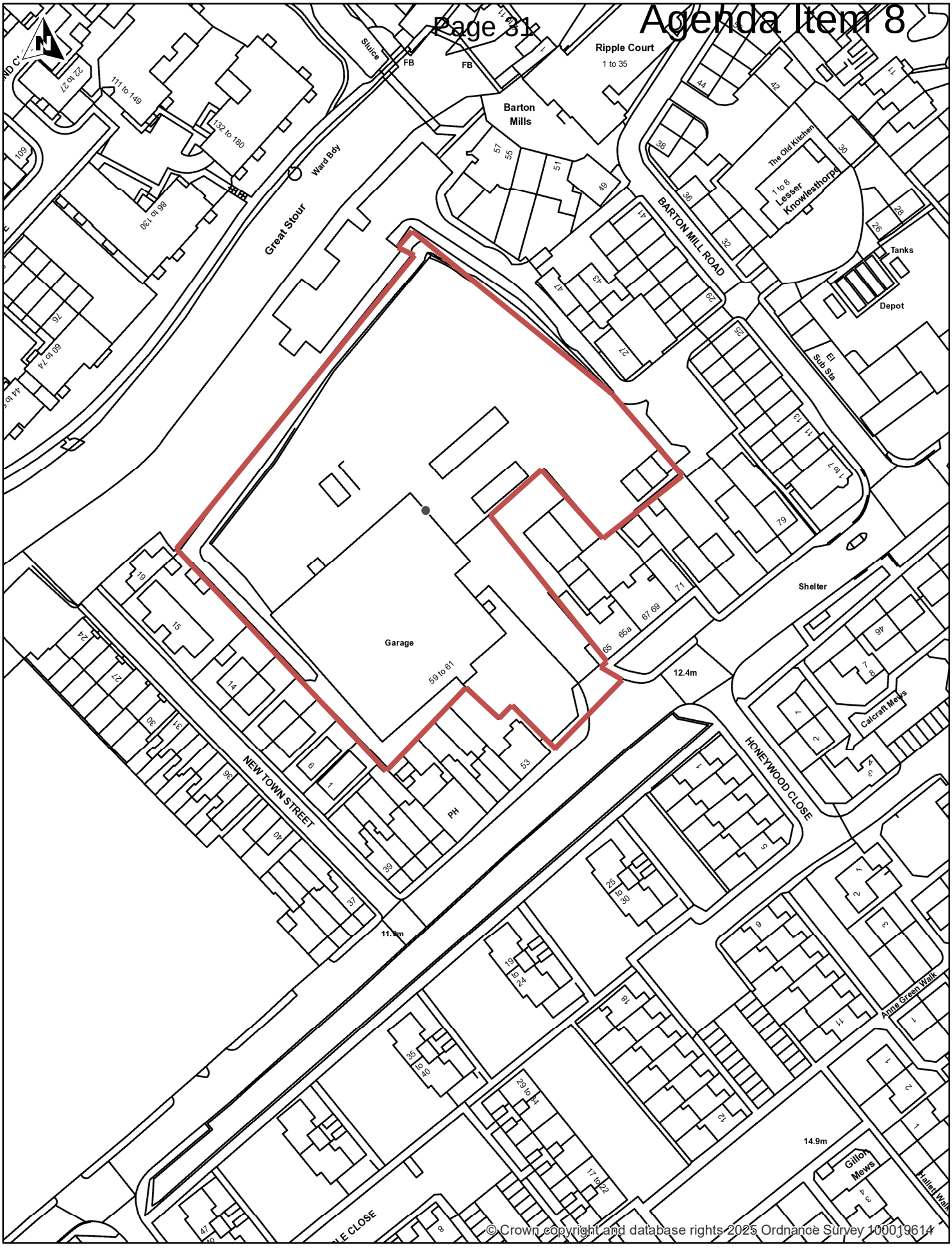
   The Environment Agency regulates the abstraction of water from surface water and groundwater. An abstraction licence is not needed to install and test a borehole solely for the purpose of firefighting (including training and testing). It is recommended the operator of the site obtains a groundwater investigation consent (under section 32/3 of the Water Resources Act 1991) so they can find out whether there is adequate water available. See Apply for consent to investigate a groundwater source - GOV.UK (www.gov.uk) for further information.

6. You are required to apply to The River Stour (Kent) Internal Drainage Board for Land Drainage Consent for approval in principle under their Byelaw 3, specifically with regard to the payment of a Surface Water/Treated Effluent Development Contribution for any increase in rates or volumes of discharge that may be directed into the District (directly/indirectly) from additional surface water or treated effluent.

   Any such contribution will be a one-off payment, and will serve to facilitate the management of the increased flows resulting from the development into the District.

   Please refer to the following website for further information on the SWDC/TEDC, policies and byelaws: https://rsidb.org.uk/consents-byelaws/

7. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119), email SouthernWaterPlanning@southernwater.co.uk or www.southernwater.co.uk.



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Title: CA/23/00788/FUL

Author: Canterbury City Council

Scale 1:1,250

Map Dated: 02/10/2026

canterbury city council
14 Rose Lane
Canterbury
Kent
CT1 2UR


Great Stour
BARTON MILL ROAD
STURRY ROAD
NEW TOWN STREET
T1
Ash (Fraxinus excelsior)
C1
T2
Ash (Fraxinus excelsior)
C1
T3
Sycamore (Acer pseudoplatanus)
B1
G6
Mixed group of Ash (Farxinus excelsior) and Leyland cypress (Cupressus x Leylandii)
B1
G1
Sycamore (Acer pseudoplatanus)
C1
G2
Silver birch (Betula pendula)
B1
T4
Unknown
U
H1
Unknown
C1
G5
Mixed group, Cherry plum (Prunus cerasifera) and Elder (Sambacus)
U
G4
Western Red Cedar (Thuja plicata)
C1
G3
Elderberry (Sambacus)
C1
T5
Cherry plum (Prunus cerasifera)
C1
Sub Sta
12.4m
Reception
Security
Parcel Store
Office
Refuse Store
Laundry Room
Kitchen
Lobby
Core A
Core B
Core C
Plant Room
Tank Room
Store
Sprinkler Tank
Pump Room
Booster Set
Refuse
Communal Kitchen
Plant Room
Lecture
Staff Office
Private Study
Accessible WC
Cycle Store
Social Space
Games
Cinema Room
Bin Store
Ensuite
Studio
Premium Studio
Accessible Studio
Communal Terrace
Roof Terrace
Void
Lift
Riser
Duct
Shaft
Store
Plant
Lobby
Core
Kitchen
Bathroom
Bedroom
Living Room
Dining Room
Utility
Cupboard
Wardrobe
Entrance
Hall
Corridor
Bed
Desk
Chair
Table
Sofa
Shower
Basin
WC
Bath
Fridge
Oven
Hob
Sink
Worktop
Cabinet
Drawer
Door
Window
Radiator
Light
Switch
Socket
Mirror
Rug
Curtain
Blind
Pillow
Duvet
Mattress
Headboard
Footboard
Nightstand
Lamp
Clock
Picture
Frame
Vase
Plant
Book
Shelf
Table
Chair
Stool
Bench
Couch
Coffee Table
Side Table
TV
Speaker
Remote
Phone
Laptop
Keyboard
Mouse
Monitor
Printer
Scanner
Camera
Microphone
Headphones
Tablet
Charger
Cable
Adapter
Battery
Power Bank
Flash Drive
Hard Drive
SSD
RAM
CPU
GPU
Motherboard
Fan
Heatsink
Power Supply
Case
Cooling
Overclocking
Benchmark
Stress Test
Temperature
Voltage
Frequency
Clock Speed
Multiplier
Base Clock
Turbo Boost
Hyper-Threading
Virtualization
Emulation
Simulation
Modeling
Rendering
Animation
Texture
Shader
Lighting
Shadow
Reflection
Refraction
Transparency
Opacity
Alpha
Blending
Compositing
Post-Processing
Filter
Effect
Transition
Keyframe
Timeline
Sequence
Scene
Shot
Take
Cut
Edit
Trim
Splice
Merge
Export
Import
Render
Preview
Playback
Loop
Speed
Slow Motion
Fast Motion
Time-Lapse
Stop Motion
Green Screen
Chroma Key
Matte
Mask
Layer
Group
Nest
Parent
Child
Link
Unlink
Lock
Unlock
Hide
Show
Solo
Mute
Volume
Pan
Balance
Equalizer
Compressor
Limiter
Gate
Reverb
Delay
Echo
Chorus
Flanger
Phaser
Distortion
Overdrive
Amplifier
Speaker
Microphone
Recording
Mixing
Mastering
Track
Clip
Region
Marker
Cue
Loop
Punch
Quantize
Groove
Swing
Humanize
Automation
Envelope
Curve
Node
Handle
Snap
Grid
Ruler
Guide
Zoom
Scroll
Pan
Tool
Brush
Pencil
Eraser
Fill
Gradient
Pattern
Stamp
Clone
Heal
Sharpen
Blur
Smudge
Dodge
Burn
Sponge
Lasso
Marquee
Crop
Transform
Rotate
Scale
Skew
Distort
Perspective
Warp
Puppet
Liquify
Vanishing Point
Content-Aware
Patch
Red Eye
Spot Healing
Clone Stamp
History Brush
Art History Brush
Eraser
Background Eraser
Magic Eraser
Paint Bucket
Gradient
Blur
Sharpen
Smudge
Dodge
Burn
Sponge
Pen
Freeform Pen
Curvature Pen
Add Anchor Point
Delete Anchor Point
Convert Point
Path Selection
Direct Selection
Rectangle
Ellipse
Polygon
Line
Custom Shape
Type
Horizontal Type
Vertical Type
Type Mask
Character
Paragraph
Warp Text
Create Work Path
Convert to Shape
Path Operations
Combine
Subtract
Intersect
Exclude
Align
Distribute
Hand
Rotate View
Zoom
Navigator
Info
Color
Swatches
Gradients
Patterns
Brushes
Brush Settings
Clone Source
Character
Paragraph
Glyphs
Tool Presets
Layer Comps
Measurement Log
Timeline
Actions
History
Properties
Libraries
Adjustments
Styles
Channels
Paths
Layers
Blend Mode
Opacity
Fill
Lock
Visibility
Link
Add Layer Style
Add Mask
Add Adjustment Layer
Create New Group
Create New Layer
Delete Layer
Duplicate Layer
Merge Down
Merge Visible
Flatten Image
Layer Via Copy
Layer Via Cut
Smart Object
Convert to Smart Object
Edit Contents
Export Contents
Replace Contents
Rasterize
Rasterize Layer Style
Clear Layer Style
Copy Layer Style
Paste Layer Style
Scale Effects
Create Clipping Mask
Release Clipping Mask
Group Layers
Ungroup Layers
Hide Layers
Show Layers
Select Layer
Deselect Layer
Select All Layers
Deselect All Layers
Find Layers
Isolate Layer
Lock Layer
Unlock Layer
Link Layers
Unlink Layers
Select Linked Layers
Duplicate Linked Layers
Merge Linked Layers
Merge Group
Rename Layer
Layer Color
Layer Properties
Layer Comp Options
Update Layer Comp
Apply Layer Comp
Delete Layer Comp
New Layer Comp
Layer Comp Properties
Export Layer Comps
Import Layer Comps
Layer Comp Playback Options
Layer Comp Transition
Layer Comp Preview
Layer Comp Thumbnail
Layer Comp Name
Layer Comp Description
Layer Comp Visibility
Layer Comp Position
Layer Comp Appearance
Layer Comp Blend Mode
Layer Comp Opacity
Layer Comp Fill
Layer Comp Lock
Layer Comp Link
Layer Comp Group
Layer Comp Nest
Layer Comp Parent
Layer Comp Child
Layer Comp Duplicate
Layer Comp Delete
Layer Comp Rename
Layer Comp Color
Layer Comp

PLANNING COMMITTEE

APPLICATION NUMBER:	**CA/23/00788**
SITE LOCATION:	**59-61 Sturry Road, Canterbury, Kent, CT1 1DR**
PROPOSAL:	**Erection of student accommodation complex with communal facilities, amenity areas and associated parking, access and landscaping works, following the demolition of the existing structures**
APPLICATION TYPE:	Full planning application
DATE REGISTERED:	27th April 2023
TARGET DATE:	27th July 2023
LISTED BUILDING:	No
CONSERVATION AREA:	No
WARD:	Northgate
APPLICANT:	Invicta Motors Ltd
AGENT:	DHA Planning
CASE OFFICER:	Charlotte Meynell
WEBLINK:	CA/23/00788 | Erection of student accommodation complex with communal facilities, amenity areas and associated parking, access and landscaping works, following the demolition of the existing structures. | 59-61 Sturry Road, Canterbury, Kent, CT1 1DR
RECOMMENDATION:	**Authority to be given to the Head of Planning to Grant, subject to legal agreement and safeguarding conditions.**

SITE LOCATION AND DESCRIPTION

1. The application site comprises a mostly C-shaped plot of previously developed land on the northern side of Sturry Road. The site is predominantly hardstanding, with a largescale and low-rise industrial building associated with the previous use of the site as a car dealership, servicing and MOT situated in the south-west of the site. Areas of grassland and mature trees line the boundaries of the site, particularly to the north and west. The main access to the site is via Sturry Road to the south, with a secondary vehicular access from Barton Mill Road to the east. The site has been vacant since 2023.

2. The site is bounded on three sides by existing low-rise dwellings to the west and east, and a mix of low-rise dwellings and commercial units with residential above bound the site to the south along Sturry Road. The northern side of the site is bounded by the Great Stour river and the River Great Stour Local Wildlife Site. In general, the site slopes from the south to the north, with graded banking to the boundaries to the west, north and east of the site.

3. The site is located within close proximity of the Grade II listed buildings at 3 and 4 Barton Mill Road (now part of a group numbered 49-57), Watermill and Lesser Knowlesthorpe to the north-east of the site. These early 19th century and late 18th century buildings form a group of historically and functionally interrelated structures as part of the historic Barton Mill site.

4. The site is also located within the setting of the Canterbury World Heritage Site and falls within the wider viewing corridor of views of the Cathedral as identified in the Canterbury Conservation Area Appraisal.

RELEVANT PLANNING HISTORY

5. CA//97/00664 - Extensions to building and external alterations in connection with use for car sales, workshops, storage and ancillary uses. Granted 26/11/1997

PROPOSED DEVELOPMENT

6. Planning permission is sought for the erection of purpose-built student accommodation comprising 402 student rooms with communal facilities, amenity areas and associated parking, access and landscaping works, following the demolition of the existing structures.

7. The proposed student accommodation would be provided within 6 linked blocks ranging in height from 2-storeys to 6-storeys arranged in a rough L-shape in the northern and western part of the site, and 1 3-storey detached rectangular-shaped block sited in the south-eastern corner. The accommodation would be made up of 82 private studio rooms and 320 en-suite cluster rooms with a shared kitchen.

8. The site would be accessed via the existing vehicular and pedestrian access from Sturry Road, with the existing secondary access from Barton Mill Road to the east retained as a gated and fob accessed pedestrian access.

9. Revisions were received during the course of the application, which included reductions to the overall height of the development, stepping back the massing from the side boundaries and introducing oriel windows to prevent overlooking to neighbours.

10. The number of student rooms has also been reduced from 443 to 402.

CONSULTATIONS

CCC Air Quality/Climate Change - No objection to submitted Air Quality Assessment and Energy Assessment.

CCC Environmental Health - No objection, subject to conditions to secure Construction Environmental Management Plan, installation of noise mitigation measures, and contaminated land intrusive investigation. The request to condition the submission of details of asbestos removal are not required as this is covered by Building Regulations.

CCC Open Space - No objection, subject to financial contribution to open space projects.

CCC Heritage - Conclude that proposed development would result in a low level of harm to the setting of the neighbouring Grade II listed buildings and a very low level of harm to the World Heritage Site.

CCC Urban Design – General support for development noting that it would be well-considered and would provide a good level of visual interest and variation, but notes that scale would be out of keeping with the area.

CCC Transport – No objections, but comments that development could provide an improved cycle crossing facility at the junction with Barton Mill Road to complete an existing gap in the cycle route.

CCC Trees – No objection to loss of 3 category C and U trees and removal and replanting with more appropriate landscaping along the northern boundary will be a medium-term improvement.

KCC Archaeology - No objection, subject to securing a staged programme of archaeological assessment, evaluation and mitigation.

KCC SUDS as Lead Local Flood Authority - No objection to revised Drainage Statement, subject to conditions for the submission of a detailed sustainable surface water drainage system and a verification report.

Environment Agency - No comment as planning application falls outside their remit as a statutory consultee.

KCC Ecology - No objection, subject to the conditions for a Construction Environmental Management Plan (Ecology), Landscape and Ecological Management Plan, and lighting scheme.

KCC Highways - No objection, subject to conditions requiring Construction Environmental Management Plan, Travel Plan, detailed Site Management Plan, completion of roads and footways within the site, provision and retention of vehicle parking, cycle parking, turning facilities, and financial contributions of **£206,000** towards cycle infrastructure works in the vicinity of the site (to be secured in s106 agreement)

KCC Growth, Environment and Planning – No comments received.

Kent Fire and Rescue - No objection, subject to condition to secure installation of firefighting lifts within all stair cores.

Kent Police – Advised on security design considerations.

Kent Wildlife Trust – Requested submission of further ecological information related to the neighbouring Local Wildlife Site and Biodiversity Net Gain.

Active Travel England – No comment, as application was validated before it became a statutory consultee.

Historic England – No comment.

Natural England - No objection, subject to mitigation measures set out in AA to be secured and AA adopted on this basis.

Southern Water - No objection and advises that Southern Water can facilitate foul sewerage disposal to service the proposed development and that the surface water flows are satisfactory.

REPRESENTATIONS

11. A site notice was placed in the vicinity of the area, a notification was published within the local newspaper, and letters were sent to neighbouring occupiers to inform them of the proposal.

12. Letters of representation from 50 separate individuals were received objecting to the application on the following grounds:

    - Proposed height, size and scale of proposed buildings is too large
    - Reduction in bedspaces by 10% from initial submission is insufficient
    - Flat roofs are uncharactistic of the area
    - Images in October 2024 AVr do not reflect the impact of the proposed development on houses along New Town Street
    - Impact on character and appearance of area
    - Proposed materials are unsympathetic
    - Development is not sympathetic to neighbouring listed buildings
    - Potential for loss of privacy to neighbouring residents due to height of proposed buildings

- Impact on light, views and outlook of neighbouring residents from height of development
- Increase in noise and disturbance to neighbouring residents
- Impact of construction noise, disturbance and air pollution on neighbouring residents
- Impact of light pollution form development on neighbouring residents
- Impact on water/sewage provision
- Insufficient security measures
- Potential for increased anti-social behaviour in area from students
- Already enough student accommodation in the area
- Accommodation will be unaffordable for students
- Question viability of and need for further student accommodation
- Question ability for buildings to be retrofitted for alternative uses when no longer required for student accommodation
- Proposal does not provide affordable housing
- Development should instead be for housing and affordable housing
- Development of site for homeless should instead be considered
- Development will exacerbate traffic issues along Sturry Road
- Insufficient car parking
- Site access onto Barton Mill Road should be removed
- Requirement for sufficient access to site for emergency services
- Requirement for sufficient access to site for refuse collection
- Impact of development on wildlife by the River Stour
- Mature trees along the river should be preserved to protect wildlife, ecology and the river and to retain shading and reduce noise and air pollution
- Question who will maintain landscaping
- Potential for contamination to the River Stour from wastewater
- Misleading drawings not showing Westwood Drive
- Insufficient community involvement prior to application submission

13. 1 letter of representation was received neither objecting to or supporting the application, with the following comments:

- Support development as an improvement compared to existing situation with car park used for anti-social behaviour
- Support view of development from Sturry Road
- Question viability of and need for further student accommodation
- Mature trees along the river should be preserved to protect wildlife and ecology
- Wildlife next to the riverbank could be disrupted by building works

14. **Canterbury Heritage Design Forum** – objection received to initial proposal on the following grounds:

- Excessive height and overdevelopment
- Overbearing and intrusive impact to existing residents
- Absence of need for additional student housing
- Site is suitable for a housing including social housing
- Impact on neighbouring houses, wider setting and harm to listed buildings

- Inaccurate and misleading elevation drawings which do not show neighbouring streetscenes
- Request Conservation Area Impact Assessment with CGIs of views and impacts and verified views
- Clarification on existing ground level required

15. **Kingsbrook Management Ltd** (resident's management company for Kingsbrook Park) – objection received to initial proposal on the following grounds:

- Proposed scale and massing to main block remain excessive and inappropriate following revisions
- Development will increase anti-social behaviour
- Mitigation is required to achieve nutrient neutrality
- Insufficient demand for student accommodation
- Detrimental impact on heritage assets
- Loss of amenity to existing residents
- Detrimental impact on light to neighbouring properties
- Detrimental impact on ecology and biodiversity
- Insufficient and misleading Biodiversity Net Gain figures
- Arboricultural assessment is limited
- Retention of trees is welcomed
- Insufficient community involvement

DEVELOPMENT PLAN POLICIES

Canterbury District Local Plan 2017

SP1 - Sustainable Development
SP4 - Residential development directed to urban areas
SP5 – Infrastructure Delivery Plan
CC2 - Reducing Carbon Emissions From New Development
CC4 - Flood Risk
CC11 - Sustainable Drainage Systems
CC12 - Water Quality
CC13 – Water Resources
DBE1 - Sustainable Design and Construction
DBE3 – Principles of Design
DBE4 – Residential Space Standards
DBE5 - Inclusive Design
DBE7 - Public Realm
DBE8 - Public Open Space
DBE9 - Outdoor Lighting
EMP4 – Protection of Employment Sites
EMP9 - Education Needs
HD6 – Housing in Multiple Occupation (HMO)
HD7 - Purpose Built Student Accommodation
HE1 - Historic Environment and Heritage Assets
HE2 – World Heritage Site and Buffer Zone

HE3 - Significant Views of the City and World Heritage Site
HE4 – Listed Buildings
HE6 - Conservation Areas
HE11 - Archaeology
LB5 - Sites of International Conservation Importance
LB7 - Locally Designated Sites
LB8 - Ecological improvements
LB9 - Biodiversity
LB10 - Trees, Hedgerows and Woodland
OS11 - Outdoor Space Provision
OS12 - Green Infrastructure
QL5 - Local Community Services
QL8 - Health and Social Care Facilities
QL11 - Air Quality
QL12 - Potentially Polluting Development
T1 - Transport Strategy
T9 - Parking Standards
T17 - Transport Assessments and Travel Plans

Draft Local Plan 2043

SS1 – Environmental Strategy for the District
SS2 - Sustainable Design Strategy for the District
SS3 - Development Strategy for the District
SS5 – Movement and Transportation Strategy for the District
SS6 – Infrastructure Strategy for the District
C9 – Canterbury Urban Area Strategy
DS2 – Housing Mix
DS5 – Specialist Housing Provision
DS12 – Net zero carbon ready and water efficiency
DS13 – Sustainable Design
DS15 – Infrastructure Delivery
DS16 - Movement Hierarchy
DS17 - Active and sustainable travel
DS18 - Highways and Parking
DS19 - Air Quality
Habitats of local importance
DS20 - Habitats of international importance
DS23 - Flood Risk
DS24 - Sustainable Drainage and Water Quality
DS25 - Supporting Biodiversity Recovery
DS28 - Publicly Accessible Open Space and Sports
DS30 - Historic Environment and Archaeology
DM3 – Housing in Multiple Occupation (HMOs)
DM4 - Reducing waste and supporting the circular economy
DM5 - Parking design
DM11 - Residential Design
DM14 – Noise, odour and dust pollution

DM15 – Light pollution and dark skies
DM16 - Contamination and unstable land

Supplementary Planning Documents/Guidance

- Housing Strategy 2012
- Canterbury Conservation Area Appraisal and Management Plan 2023

ASSESSMENT

16. This application has been brought before the Planning Committee for determination as it was called in by Cllr Alan Baldock for Members to consider the impact of the proposed development on the character and appearance of the area, the need for student accommodation, and the impact on the living conditions of neighbouring occupiers in terms of noise.

17. The main considerations in the assessment of this application are:

    - Principle
    - Character and appearance
    - Living conditions
    - Open space
    - Parking and highway safety
    - Ecology and biodiversity
    - Trees
    - Drainage
    - Sustainability and air quality
    - Archaeology
    - Community infrastructure
    - Contamination

Principle

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

19. Policy S4 of the NPPF requires development proposals within settlements to be approved unless the benefits of doing so would be substantially outweighed by any adverse effects.

20. Policies SP1 and SP4 of the Local Plan seek to direct development to sustainable locations, with the urban areas of Canterbury, Whitstable and Herne Bay being the primary focus for development. The application site is located within the urban area of Canterbury as defined within the proposal maps and has a variety of services, amenities and transport links within the vicinity of the site.

21. The site would result in the loss of an existing employment site which policy EMP4 of the Local Plan seeks to protect. The site has been vacant since 2023 when the car dealership, servicing and MOT centre relocated to an out-of-town location within the Stour Business Park on Ashford Road in Chartham. The relocation of the previous business was in response to increased competition and the benefits associated with its new location within close proximity of a number of other car dealerships. The site is not an allocated employment site within either the adopted Local Plan or the draft Local Plan, and the requirement for the previous business to relocate is considered to be sufficient to demonstrate that the safeguarding of the site for employment purposes is no longer appropriate, in accordance with policy S4 of the NPPF.

22. The proposal is for Purpose-Built Student Accommodation (PBSA) provided as a combination of 82 private studio rooms and 320 en-suite cluster rooms, together with communal ancillary student facilities. PBSA comprises accommodation specifically designed and managed for occupation by students, typically providing a mix of cluster flats and/or individual studio units together with communal facilities and ancillary support services.

23. Policy HD7 of the Local Plan and the Housing Strategy aim to reduce the pressure on the housing market and release family sized homes for occupation by families through encouraging the development of PBSA. Policy HD7 states that proposals for PBSA will be granted subject to a number of criteria, which include the accessibility of the site, highways considerations, the character and appearance of the proposed development, and confirmation that the proposal would not lead to a concentration of students in an otherwise residential area and therefore conflict with the purpose of HMO policy HD6.

24. The site is well-located for access to Canterbury Christ Church University and the University for the Creative Arts via pedestrian and cycle routes and public transport. The site is not allocated for general housing in either the adopted Local Plan or the draft Local Plan and so the proposed development of the site for PBSA would not impact the supply of sites for general housing.

25. The surrounding area is predominantly residential with some commercial units fronting Sturry Road to the front of the site, to the north-east along Sturry Road, and within the Riverside development to the south-west of the site along Sturry Road. Whilst not required by policy, evidence of the need for PBSA within Canterbury has been submitted. The reports by Colliers demonstrate high occupancy rates for PBSA within Canterbury as well as high pressure on family-sized housing in the private rented sector, due to the occupation of this housing by students.

26. The Planning Statement acknowledges that there are a number of HMOs within the immediate vicinity of the site and there is existing PBSH within the Riverside development located more than 100m from the site along Sturry Road. However, given the identified need for PBSA, the development of the site for PBSA would contribute to the required supply of student accommodation which would in turn help to reduce the number of HMOs in the City.

27. Furthermore, there is a clear need for housing in the District, as the Council cannot presently demonstrate an up-to-date five-year supply of housing when measured against its objectively assessed need. In recognition of the housing need met by student accommodation, its development contributes towards the District's Housing Delivery Test. The proposal would provide 320 en-suite cluster (shared) student rooms and 82 private studios, making a significant contribution to the area's housing provision. This should be afforded significant weight in the decision-making process.
28. On the basis of the above, it is considered that the application site represents a sustainable and suitable location for PBSH. This weighs in favour of supporting the principle of the development, subject to other relevant planning considerations.

Character and appearance

29. The Local Plan requires that new development has sufficient regard for the character, setting and context of the application site and that it preserves the setting of listed buildings and the character and appearance of conservation areas.

Massing

30. The proposed development will be arranged in 6 linked blocks in a rough L-shape to the northern and western parts of the site, fronting the proposed L-shaped access road into the site from the main entrance on Sturry Road. The blocks will range in height from 2-storeys to 6-storeys. A further 3-storey detached rectangular-shaped block (Block C) will be sited in the south-eastern corner of the site.

31. A tiered approach to building heights has been taken. The tallest six storey elements are located to the centre of the site, furthest away from site boundaries. The building heights then progressively tier down to four storeys at the peripherals. Communal and social spaces are located at the ground floor level, connecting all blocks of the development. Three enclosed private courtyard spaces are provided between the blocks.

32. The existing scale of development on Sturry Road is predominantly medium-density, 2 to 3 storey dwellings and commercial units. The height and density of development increases towards the west of Sturry Road where the height of the recent student residential /mixed-use Riverside development rises to 5 to 6 storeys.

33. The scheme originally proposed a 4-storey building fronting Sturry Road, stepping up to a 5-storey building 6m from the front building line. Following negotiation with Officers, the height of this 4-storey building has been reduced and the proposed fourth floor element has been significantly set back by over 14m from the front building line. The reduction in height of this block better relates to the immediate context along Sturry Road, and although the building would still be noticeable high point in views from the streetscene, it would not appear overly bulky and incongruous.

34. The site occupies a backland position and the highest 6-storey elements of the proposed development will be contained to the centre of the site, and will therefore

not be overly prominent in views from Sturry Road. The highest parts of the development would be of a similar scale to the Westwood Drive development on the opposite side of the River Stour to the north, which features blocks ranging in height from 3 to 6 storeys, with the tallest blocks adjacent to the northern bank of the river. The proposed height of the blocks is therefore not out of keeping with existing development within close proximity of the site, and it is considered that the scale of the development can be appropriately accommodated in this backland site.

35. Flat roof forms are proposed to all blocks. Whilst it is acknowledged that this differs from the pitched and hipped roof forms of the immediate neighbouring properties bounding the site, there are a number of examples of existing flat roofs within close proximity of the site, including the Riverside development to the west, the 3 to 5 storey Canterbury Student Manor development at Sargeants Parade to the east, and 3-storey blocks of flats along Sturry Road to the south-west of the site. The incorporation of flat roof forms within the development is therefore not considered to be entirely out of character with surrounding development.

Elevational Treatment

36. The proposed elevations feature a highly regularised façade treatment. Principally the elevations have been organised into a regular grid of vertical brick columns and horizontal brick beams, with repeating window modules set within recessed brick panels between.

37. The brick columns will provide an element of rhythm through the façade and unify the stepped massing of the blocks. The brick columns are proposed to be constructed in regular running bond, similar to the prevailing brick bond in the proposals. The horizontal beams are proposed to be used at setbacks at the upper levels, with a stacked soldier bond to these elements, which will help to further differentiate them from the vertical columns.

38. The bay elevations show a good level of variety and detail in their treatment. Projecting brick has been proposed to break up large blank brick facades, adding relief and variety across higher levels. Stepped brick panels are also proposed to the parapets to further emphasise the roofline. Ground floor bays have been denoted using black brick and feature angled brick reveals to further increase the stature of the ground floor.

Materiality

39. The proposed development would be constructed from London Stock brick forms the main material, with black brick used for contrast. Black brick will be used within the north and south facades of the lateral block, running parallel to the river and Sturry Road, which will visually break down the overall mass of the development. This will benefit long views towards the scheme from Sturry Road, providing an element of articulation to the connected accommodation blocks.

40. An anthracite grey colour has been proposed to window frames and associated architectural metalwork such as brise soleil and the oriel bay windows. This is in keeping with the proposed London Stock Brick and the black brick to the ground floor bays, and the proposed materials are well considered and harmonious, forming a cohesive visual palette.
41. There is varied palette of materials to buildings within the immediate surrounding context of the site. Whilst red brick is the predominant material in the roads surrounding the development, dark grey weatherboarding is featured on buildings within the Westwood Drive development on the opposite side of the river to the north, and a mix of cream, brown, grey and black brick has been used at the nearby Riverside development. The properties on the opposite side of Sturry Road to the south feature buff coloured brick and so the proposed use of buff brick will be in keeping with the existing materiality along Sturry Road and will complement the white render of the properties adjacent to the entrance to the site along Sturry Road.

42. Given the expanses of brick proposed, it is essential that a good quality brick stock with sufficient texture, detail and variation is used to ensure the overall built quality of the development and to provide visual interest. As such, a condition will be attached to secure the submission and approval of samples of brickwork to ensure the quality of the final materials. Further conditions will also secure details of windows and doors and samples of all external materials.

Development Entrance and Pedestrian Access

43. The principal access route is located on Sturry Road, situated between a take-away pizza restaurant and a funeral care provider. The overall form of the entrance block contrasts with the adjacent buildings in both its height, form and material treatment. By virtue of this contrast in form, the new development entrance will be well sign-posted from Sturry Road and will be highly legible in the context of the Sturry Road elevation.

44. The scheme's cycle store has been located at the ground floor at the front of the site and forms the main public facing entrance on Sturry Road. The hub will be accessible externally from ground level and occupies a double height space with floor-to-ceiling glazing. This cycle store will provide both cycle storage for students as well as repair / workshop facilities at first-floor mezzanine level. The placement of this cycling hub in such a prominent place is intended to increase passive surveillance for users storing their bicycles, deterring theft. However, it is acknowledged that Kent Police have raised concerns regarding the protection of this cycle store from theft, and so an informative will be added to advise the applicant to seek the input of Kent Police's Designing Out Crime team to ensure that appropriate measures to protect against crime are included in the development.

45. A secondary gated and fob-accessed pedestrian access will be retained to Barton Mill Road to the east. Whilst this would restrict the permeability of the site through limiting access to students, this is considered to be acceptable from a security perspective and it will ensure that there is not an unacceptable increase in pedestrian movements along Barton Mill Road as a result of the development.

Landscaping

46. The proposed soft landscaping includes additional tree planting to the northern and north-western boundaries of the site, a band of rough grass/wildflower meadow, pockets of shrub and herbaceous planting and a generous landscaped terrace to the rear of the site for use as a private outdoor amenity space for future students. The existing tree line to the north of the site is proposed to be retained.

47. Considered as a whole, the proposed landscaping will provide opportunities for improved wellbeing for students, improved biodiversity as well as climate resilience. The proposed pockets of shrub and herbaceous planting adjacent to the elevations would also soften the junction between the building and ground level and create defensible areas to student bedrooms and associated cluster living rooms / kitchens.

48. The submission and approval of full details of the proposed soft and hard landscaping and boundary treatments will be secured by conditions, to ensure that the proposed planting is suitable. Details of all external lighting will also be secured by condition.

Conclusion

49. Overall, it is considered that the proposed development is well considered in terms of its form and detailing and would provide a good level of visual interest and variation. Subject to conditions, the proposed development would be in accordance with policies DBE3, DBE4 and DBE5 of the Local Plan.

Heritage Impact

50. 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.

Significance

51. A group of early 19th century and late 18th century Grade II listed buildings at Nos. 3 and 4 Barton Mill Road (now part of a group Nos. 49-57), Watermill and Lesser Knowlesthorpe are located to the north-east and east of the site. These buildings form a group of historically and functionally interrelated structures as part of the historic Barton Mill site.

52. The site is also located within the proximity of the Grade II listed buildings at Jesus Hospital to the south-west on the opposite side of Sturry Road. Jesus Hospital is of historic and architectural interest as a well-preserved example of a 16th century

almshouse. The two storey brick building is arranged around central courtyard and enclosed by walls.

53. The site is also within the setting of the Canterbury World Heritage Site. The Outstanding Universal Value (OUV) of the World Heritage Site (WHS) is derived from its representation of the history of Christianity in Britain, and the reflection of Canterbury's importance as the historic (and present) seat of the spiritual head of the Church of England. An understanding of the Cathedral's role as a major place of pilgrimage can still be appreciated today in long views where the Cathedral tower rises up above a densely packed city within its medieval defensive walls. The site falls within the wider viewing corridor of views of the Cathedral as identified in the Canterbury Conservation Area Appraisal (CCAA). The Sturry Road approach is a historic approach, linking the city to the once important port at Fordwich, albeit very few historic buildings survive.

Impact on World Heritage Site

54. The submitted and updated Heritage, Townscape and Visual Impact Assessment (HTVIA) (March 2024) includes verified views of the site and proposed development from the surrounding area, including three strategic long-distance views as identified in the CCAA (view from St Stephen's Field, view from University Road and view from Sturry Footpath).

55. The prepared visualisation for Viewpoint 16 from Sturry Footpath demonstrates that the development will be visible above the treeline, and will sit in the foreground of the Cathedral. The revised HTVIA sets out that this will be relatively inconspicuous within the wider townscape context, and that the horizontal emphasis of the form, light coloured brickwork and ordered pattern of fenestration will read as more sympathetic to the historic forms and materiality of the city's historic core than much of the surrounding development.

56. The Council's Conservation Officer has raised concerns that the proposed buff coloured brickwork would not provide an obvious contrast to the stonework of the Cathedral in this long-distance view, and with the scale and horizontal emphasis of the proposed development with its flat roof form, which differs from the historic forms of the city's core where the roofscape character largely comprises a finer grain of pitched roofs with clay roof tiles.

57. As such, the proposals are considered to result in a very low level of harm to the OUV of the WHS, where the proposed development would partially screen the existing view of the Cathedral in an identified long distance view; and from where the roofscape character does not relate to the historic context, and where the proposed materiality does not offer a suitable contrast to the Cathedral.

Impact on Listed Buildings

58. Viewpoint 5 in the HTVIA, taken from the north bank of the river, shows that the development will be seen in conjunction with the listed buildings at Barton Mill, and it

will be visible in kinetic views around Barton Mill Road where there are gaps between buildings (such as between Nos. 41 and 49 Barton Mill Road). Whilst the existing trees will screen the development, there will still be shared views of the development, particularly in winter.

59. Given the scale of the mill building, and other new residential developments, the scale and massing of the proposed development will be comparable.
60. However, although there are a variety of materials used within the vicinity of the site, the use of red brick and weatherboarding is predominant to the properties along Barton Mill Road and the river, which reflect the materiality of the listed buildings at Barton Mill to the north-east and east of the site. The existing buildings in this area also feature pitched or hipped roof forms which respect the form of the historic buildings. The proposed materiality and roof form will therefore contrast with the established historic character of this area to the north-east and east of the site, and will result in a low level of harm to the setting of the Grade II listed buildings at Nos. 3 and 4 Barton Mill Road (now part of a group numbered 49-57) and Watermill.

61. The impact of the proposed development on Lesser Knowlesthorpe will be more limited due to separation distances and orientation, although there will still be views towards the development from its immediate setting through gaps between houses on Barton Mill Road. The access road between the blocks would soften the sense of enclosure in this view (Viewpoint 2); however, the contrast in scale and materiality will still be apparent, resulting in harm to its setting.

62. In terms of the impact of the proposed development on Jesus Hospital, the potential intervisibility between the buildings is captured in Viewpoint 9 of the HTVIA which demonstrates the view along Sturry Road looking east. From here, the development would be largely screened by interposing modern development. Given the extent of change within the setting of the listed buildings, the proposed development would be a neutral element of its setting.

Heritage Conclusion

63. A level of harm to designated heritage assets has been identified as a result of the proposed development, particularly related to the proposed materiality and roofscape character. The identified level of harm is not substantial.

64. Policy HE6 of the NPPF stipulates that in the event that harm arises, this should be weighed against the public benefits of the proposal. A low level of harm has been identified in the context of the setting of the neighbouring Grade II listed buildings, and a very low level of harm has been identified to the OUV of the WHS due to the part obstruction of the cathedral in wider long-distance views and the impact of the proposed roofscape and materials in these views. As specified above, the public benefits of the delivery of 402 units of student accommodation should be given significant weight, and this is likely to outweigh the identified low level of harm to the heritage assets.

Living conditions

65. 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.

Existing residents

66. The scheme has been revised during the course of the application to respond to concerns regarding the potential impact of the proposed development on neighbouring occupiers. This has included setting back the massing of the development from the eastern and western elevations and second floor level, a slight reduction in the overall height of the development, the introduction of a mansard roof along the western boundary, and oriel windows to soe bedrooms along the eastern, western and southern boundaries.

Scale

67. The proposed redevelopment of the site would result in increased scale and massing at the site compared to the existing situation. The development has been designed to minimise the impact on neighbouring properties in terms of loss of outlook and an increased sense of enclosure. The proposed buildings will be positioned well away from the site boundaries with soft landscaping buffers including existing and enhanced tree planting proposed adjacent to most boundaries. This will help to mitigate the impact of the development on the immediate neighbouring properties which are predominantly 2 to 3 storeys in height.

68. Furthermore, the existing car showroom and MOT centre building currently extends between 2.8m and 5m from the western and south-western boundaries of the site and therefore dominates views from the rear windows and rear gardens of Nos. 1 and 6-14 (even) New Town Street, which have particularly shallow rear gardens and are located at a lower level than the site during to the typography. Whilst the scale and massing of the proposed blocks would be greater than the existing building, it is considered that the positioning of the buildings further from the side boundaries would be an improvement on the existing situation in terms of the outlook for these properties.

69. The scale and massing has been reduced since the initial submission with the built form at second floor level and higher being set further in from the sides, with the massing at fourth and fifth floor levels contained to the central areas of the site. This will assist in reducing the overbearing impact of the development on neighbouring residential occupiers. Tree planting will also be retained and enhanced along the site boundaries, which will soften the impact of the development in private views. Overall, it is considered that sufficient outlook will be retained for all neighbouring residential properties.

Daylight and Sunlight

70. A Daylight and Sunlight Report (prepared by Delva Patman Redler, dated March 2024) was submitted to assess the impact of the proposed development on neighbouring properties and amenity spaces in terms of loss of light, and an Addendum Report (prepared by DPR, dated July 2025) was received following the revisions to the scheme in April 2025. The report assesses sunlight and daylight against the guidelines set out in the BRE Report "Site layout planning for daylight and sunlight: A guide to good practice" (2022).

71. The Daylight and Sunlight Report submitted by the applicant demonstrates that

72. 14 neighbouring properties along Barton Mill Road, Sturry Road and New Town Street would experience some impact in terms of loss of light although the impact will be very minor and isolated to a minimal number of windows or rooms within the properties. Therefore, it is considered that the reductions in daylight to 14 properties are acceptable, particularly given the location of the site within a denser area where light assessments will be more flexibly applied.

73. The proposed development will result in reductions in sunlight to the gardens of Nos. 43 and 45 Barton Mill Road however, this is considered acceptable given the minimal sunlight failure to No. 43 and given both gardens will likely received substantially more sunlight later in the spring and summer when they are most used.

74. On balance, it is therefore considered that the proposed development would have an acceptable impact on the living conditions of neighbouring occupiers in terms of daylight, sunlight and overshadowing of outdoor amenity spaces.

Privacy

75. The revised scheme has introduced oriel windows to the eastern elevations at first and second floor levels, which will filter views away from the rear elevations of neighbouring properties along Barton Mill Road. Oriel windows are also proposed along the western elevation at first floor level and the massing of the Blocks E and F at second and third floor levels has been set back from the western building line at first-floor level by 2m at Block F and 3m at Block E. This will prevent views of the rear elevations and gardens of neighbouring properties along New Town Street to the west from the bedrooms fronting the west at these levels.

76. Furthermore, the massing of Block B at third floor level would also be sufficiently set back from the eastern side elevation to prevent direct overlooking of neighbouring properties to the east from the proposed bedrooms.

77. Oriel windows have also been introduced to the southern elevation of the detached building Block C at first and second floor levels, which are sufficient to prevent a loss of privacy through overlooking to neighbouring occupiers directly adjacent to the site along Sturry Road.

78. Given the significant separation distance between the proposed northern building line of the development and the southern building lines of the existing blocks at Westwood

Drive on the opposite side of the Great Stour River, coupled with the existing and proposed landscaping and tree planting along the northern edge of the site, the proposal would not lead to overlooking to the occupiers of these neighbouring properties.

79. The proposals are therefore acceptable in terms of preventing an unacceptable loss of privacy to these neighbouring occupiers.

Noise and disturbance

80. In terms of noise impact, an Air Source Heat Pump (ASHP) enclosure would be located on the fifth floor level rooftop in the south-eastern corner of development. Full details of the proposed plant have not been confirmed and will therefore need to be secured by condition; however, the Council's independent noise consultant advising the Environmental Health team advises that the proposed plant noise emission limits based on existing background noise levels are appropriately defined within the revised Noise Impact Assessment and demonstrate that the proposed plant would not have an unacceptable impact on existing neighbouring residents.

81. The site will be actively managed and a condition for the submission and approval of a Site Management Plan will be required to detail the proposed measures that the management company will implement to reduce disturbance to neighbouring occupiers from the future students.

82. A Construction Environmental Management Plan (CEMP) will also be secured by condition, to limit disruption to neighbouring occupiers during the demolition and construction period.

Future occupiers

83. The proposed studios and cluster rooms have been positioned to achieve suitable light and outlook and the number of cluster rooms sharing a kitchen is considered to be appropriate. Whilst the bedrooms will be compact is size, all bedrooms will be ensuites and will be fit-for-purpose with suitable space for a bed, desk and storage. A good variety of communal space and facilities will be provided at ground floor level, including social spaces, a communal kitchen, games room, cinema room, study space, private study rooms, gym and laundry room. Outdoor amenity space for future occupiers will be provided to the rear of the site to the north and west, alongside three courtyards. The wider communal spaces and facilities would ensure a good standard of accommodation is provided for future occupiers.

84. The development will be accessible and inclusive, with wheelchair accessible studio and cluster rooms provided throughout the development. The provision of these rooms to meet the standards set out in Regulation M4(3) of the Building Regulations (as amended) will be secured by condition.

85. In terms of noise impact on future occupiers of the development, the revised Noise Impact Assessment considers the impact of the existing plant to the rear of No. 53

Sturry Road on the proposed development and suggests mitigation measures in the form of two 2.6m high noise barriers to ensure that the amenity areas adjacent to the existing plant do not exceed typical daytime sound levels. The installation and retention of these acoustic barriers will be secured by condition. Mitigation in the form of a combination of higher specification glazing and alternative ventilation for both bedrooms and communal spaces located on the southern, south-western and south-eastern facades of the blocks is also required to achieve suitable indoor noise levels. A condition will be attached to ensure that the development meets the internal noise levels as set out in the BS8233:2014 'Guidance on Sound Insulation and Noise Reduction for Buildings'. Details of all proposed windows will also be secured by condition.

86. Subject to the above conditions, the proposed development will not result in unacceptable harm to the living conditions of neighbouring occupiers and future occupiers. The proposal is therefore considered to be in accordance with policies DBE3 and DBE4 of the Local Plan and the NPPF.

Open space

87. New housing development results in more people living in the area, which in turn places additional demand on existing open space facilities. 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 at the new housing development.

88. Where the development does not allow for the provision of such open space on site, developers will be expected to make financial contributions 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. The Local Plan sets out Local Quantity Open Space Provision Standards for new residential development - open space typology requirements per 1,000 new residents.

89. The Council's Open Space Calculator sets out the required minimum quantity for each open space typology.

90. The scheme would also result in a 50% under-provision of on-site parks and gardens and a 63% under-provision of on-site amenity open space. Furthermore, no semi-natural open space is proposed on-site. As such, a financial contribution of **£460,507.21** is required towards local open space improvement projects identified by the Council. The open space contribution would be allocated as follows:

    - Parks and Gardens - **£49,577.76** for improvements to grounds and facilities at Westgate Park
    - Amenity Open Space - **£132,426.11** for improvements to grounds and facilities at Sturry Road Community Park

- Semi-Natural Open Space - **£116,853.36** for improvements to grounds, habitat and facilities at Canterbury riverside
- Outdoor sports facilities - **£161,649.98** for improvements to MUGA, football, skate park and other sports facilities at Sturry Road Community Park.

91. Given the nature of the development, no financial contributions are required towards fixed play areas.

92. The required financial contributions towards the off-site provision of open space will be secured via the s106 legal agreement. Subject to conditions and a legal agreement, the proposal is considered to be able to comply with policy OS11 of the Local Plan and the NPPF.

Parking and Highway Safety

93. The Local Plan states that when assessing design quality, safe movement within and around a proposed development must be a consideration.

94. The site would utilise the existing access onto Sturry Road and KCC Highways and Kent Fire and Rescue have confirmed that the proposed internal layout of the site would be acceptable in terms of fire tender tracking and refuse vehicle tracking. Tracking has also been submitted which demonstrates that a limousine will still be able to enter and exit the neighbouring funeral services site without obstruction. Conditions will be attached to secure the completion of the roads and footways within the site and turning facilities prior to first occupation of the development.

95. With the exception of 4 disabled parking spaces to serve the accessible student rooms and 3 car parking spaces along the access road to serve student drop off/pick at the beginning and end of the academic year, the proposed development would be a car-free scheme for students, and this will be secured via a s106 agreement.

96. KCC Highways have reviewed the submitted Transport Assessment which details the proposed student drop-off/pick up arrangements. It is proposed that this will take place over 2 weekends, Friday - Sunday, with a 10-hour period allowed each day. Each Student will be allocated an hour time slot to arrive and unload a vehicle, after which any vehicle would then need to move to nearby car parks. KCC Highways have confirmed that these arrangements would be acceptable; however, a detailed Site Management Plan will be secured by condition to include details of how the disabled parking spaces for students will be managed during the academic year to ensure they are used only by those with mobility issues.

97. Cycle parking will be provided within a secure cycle storage area fronting Sturry Road. Double stacking storage will be provided providing 88 cycle spaces, which meets the required provision of one space per 5 students. This will encourage the sustainability of the site and is acceptable.

98. Following discussions with KCC Highways and the Council's Transport Officer, a gap in the cycle route from the site towards Canterbury Christ Church University and the University for Creative Arts was identified. KCC Highways have agreed to accept a financial contribution of **£206,000** towards cycle infrastructure works to improve the cycle connections at the Barton Mill Road / Sturry Road junction. This would be secured via the s106 agreement.

99. The provision and retention of the proposed disabled parking and cycle parking spaces and refuse storage will be secured by conditions. A Travel Plan will also be conditioned so that the proposed methods to reduce dependency on the private car at the development can be secured.

100. A Construction Environmental Management Plan (CEMP) will also be secured by condition to limit disruption to neighbouring occupiers and on the highways network during the construction period.

101. Subject to the imposition of the relevant conditions and securing the financial contribution via a s106 agreement, the proposal is considered to be acceptable in terms of its impact on parking and highway safety, in accordance with policies DBE3, T1, T9 and T17 of the Local Plan and the NPPF.

Ecology and Biodiversity

102. 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.

103. The site lies within 25m of the River Great Stour Local Wildlife Site (LWS). As such, avoidance and/or mitigation measures are required during construction to avoid pollution of the LWS, alongside precautionary mitigation measures are also required for retained habitats and protected / priority species (including breeding birds, reptiles, hazel dormouse and beaver). This will be achieved through a pre-commencement condition for a Construction Environmental Management Plan (Ecology).

104. Given the location of the site close to the LWS habitat corridor, a sensitive lighting plan is required to be secured by condition to minimise the impact of artificial lighting on protected species including bats.

105. The application was submitted before the statutory Biodiversity Net Gain (BNG) of 10% was introduced for major sites in February 2024 and so this is not required to be secured as part of the development. However, opportunities to achieve a BNG at the site are still required to be explored and a BNG assessment has been submitted and updated during the course of the application.

106. Whilst the updated BNG assessment concludes a reduction in the proposed degree of net gain due to a significant reduction in the scale of proposed tree planting, the percentage net gain remains very high, with a minimum 20% BNG anticipated due

to the existing predominance of hardstanding at the site. KCC Ecology advise that long-term management will be required to achieve the proposed level of BNG and additional biodiversity enhancements, which will be secured by a condition for a Landscape and Ecological Management Plan (LEMP) to show how management will ensure that the proposed habitat types and target condition values are to be achieved and maintained.

107. Subject to the above conditions, KCC Ecology raises no objection. The proposed development is therefore considered to be acceptable with regards to the impact on biodiversity. The development is therefore in accordance with policies LB7, LB8, LB9 and LB10 of the Local Plan.

Stodmarsh

108. Under the provisions of the Habitats Regulations, the Council is required to consider the potential impacts of new development on European-designated sites including Special Protection Areas (SPA), Special Areas of Conservation (SAC) or Ramsar sites and where appropriate, mitigate the effect of proposal on such protected sites.

109. In November 2020, Natural England identified that the water quality in the Stodmarsh lakes has deteriorated and this is linked to the discharge of wastewater containing nitrates and phosphates from existing housing and agricultural sources into the wastewater treatment works within the Stour Valley River catchment area. The development has the potential to impact Stodmarsh SPA/SAC/Ramsar site and therefore must demonstrate nutrient neutrality in order to mitigate its potential impacts.

110. A Nutrient Neutrality Calculation has been submitted to establish the amount of nitrates and phosphates that the proposed development would generate. The impact of the development is to be offset by mitigation in the form of nutrient credits from DACE Environmental Ltd and the proposed installation and retention of water saving fittings within the development.

111. An Appropriate Assessment was undertaken and adopted by the Council, concluding that the development would not adversely affect the water quality at Stodmarsh. Natural England have raised no objection to the Appropriate Assessment.

112. In light of the above and subject to mitigation, the proposal is considered to not have an adverse effect on the Stodmarsh protected site, in accordance with policy LB5 of the adopted Local Plan and the NPPF.

Trees

113. Policy LB10 of the Local Plan states that development should be designed to retain trees, hedgerows and woodland that make an important contribution to the amenity of the site and the surrounding area and which are important to wild flora and fauna.

114. The proposed development would result in the loss of 2 Category C and U trees and 2 Category C tree groups, which are not considered to be of significant amenity value. The existing tree group of conifers along the northern boundary of the site was initially proposed for removal, but is now proposed to be retained. Although not native trees, this tree group has significant amenity and wildlife value, and its retention is welcomed. Details of the landscaping and proposed planting will be secured by conditions. The proposal is therefore considered to comply with policies LB10 and DBE3 of the Local Plan 2017.

Drainage

115. 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.

116. A Drainage Statement has been submitted detailing how surface water will be managed through green roofs, porous paving and an underground cellular attenuation tank, prior to restricted drainage into a surface water sewer. The Drainage Statement has been updated at the request of KCC SUDS to confirm that the connection to the surface water sewer and KCC SUDS have confirmed that this is acceptable.

117. Conditions to secure the submission and approval of a detailed sustainable surface water drainage scheme based on the principles of the submitted Drainage Statement and a verification report following construction of the drainage system will be attached to ensure that the proposed development will not exacerbate the risks of on- and off-site flooding.

118. Subject to the above conditions being secured, the proposed development is considered to accord with policy CC11 of the Local Plan and the NPPF.

Sustainability and Air Quality

119. The Local Plan requires new development to incorporate sustainable design and construction measures and measures to reduce carbon emissions from energy use.

120. 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.

121. An Energy Statement was submitted with the application. This demonstrates that the high levels of air tightness and insulation, the sole use of Air Source Heat Pumps (ASHPs) to provide space heating and domestic hot water along with an

extensive roof mounted PV array to offset electricity demand will significantly reduce CO2 emissions at the proposed development.

122. Brise soleil have been proposed to the south and west elevations to minimize overheating during summer whilst allowing some solar gain during winter months when the sun is lower.

123. Water-use reduction has been considered through the use of low flow rate fixtures, wastewater heat recovery and grey water recycling. Substantial areas of green roofs are also proposed to all blocks, which will enhance biodiversity and attenuate rainwater run-off. Permeable paving is proposed to the main shared pedestrian/vehicular route.

124. A condition is recommended to ensure the development is carried out in accordance with the submitted Energy Statement.

125. An Air Quality Statement was also submitted with the application. The proposed development will be car-free and will therefore not have a harmful impact on air quality in the area through contributing to significant additional transport emissions. In terms of heating emissions that could impact air quality, ASHPs will be used instead of gas-fired boilers which is acceptable. Given the above mitigation measures, the proposed development will not result in any adverse impacts on air quality.

126. On the basis of the above and subject to a condition securing a detailed Energy Strategy and the emissions mitigation being secured, the proposal development would be in accordance with policies QL11, CC2, CC4, DBE1 and DBE3 of the Local Plan and NPPF.

Archaeology

127. The Local Plan seeks to protect archaeological heritage assets. The application site falls within an area of archaeological importance just to the north of a Roman road leaving the historic city of Canterbury and running to Thanet, and also on the southern bank of the River Stour. As such, an Archaeological Desk-Based Assessment has been submitted with the application. This identifies potential for archaeology of Neolithic and Roman date as ‘low-moderate’ and ‘low’ for other periods. KCC Archaeology have reviewed this assessment and believe that the potential is higher than ‘low’ given the location and other nearby findings but agrees that there is nothing identified within the site that is a particular constraint. KCC Archaeology also agree with the desk study that potential for survival may be high across much of the site, especially as deposits are likely to have deepened nearer to the river. The proposed development would include foundations including piles that may impact at depth, services and new hard landscaping arrangements around the proposed buildings.

128. KCC Archaeology are satisfied that the potential impacts of the scheme on archaeology can be appropriately addressed through further assessment, evaluation and mitigation that can be secured by condition.

129. Subject to the above condition, the proposal is considered to be in accordance with policy HE11 of the Local Plan and the NPPF.

Community Infrastructure

130. 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.

131. The development is liable for the Community Infrastructure Levy (CIL) and a financial contribution will be secured to mitigate any pressure on community infrastructure arising from the development. Subject to the highways improvement works being secured via a s106 agreement, the proposal is considered to have an acceptable impact on community infrastructure and would comply with policies EMP9, QL5 and QL8 of the Local Plan and the NPPF.

Contamination

132. 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.

133. Due to the former and historical uses of the site, the application is accompanied by a Phase 1 Desk Study land contamination assessment, which recommends a Phase 2 site investigation is undertaken. The Council's Environmental Health Officer is satisfied with these recommendations, and conditions are recommended to secure the submission and approval of a remediation strategy and verification report, as well as a separate condition for a remediation strategy for any unknown contamination if found during the groundworks and construction phase.

134. As such, subject to safeguarding conditions, the development of the site to prevent any adverse risk from contamination on future occupiers of the site, in line with policy QL12 of the Local Plan and the NPPF.

Conclusion

135. Policy S4 of the NPPF requires development within settlements to be approved unless the benefits of doing so would be substantially outweighed by any adverse effects.

136. The proposed development is sustainably located within the urban area of Canterbury and would comply with the aims and requirements of policy HD7 of the Local Plan and the Housing Strategy to encourage the development of PBSA to

reduce the pressure on the housing market and release family sized homes for occupation by families.

137. The proposed scale of the buildings would be higher than the existing surrounding development and a low level of heritage harm has been identified to neighbouring listed buildings and a very low level of harm has been identified to the World Heritage Site due to the scale of the development in wider views towards the cathedral.

138. However, these harms must be weighed against the benefits of the scheme and the policies of the NPPF. The proposed development would provide 402 units of student accommodation, which would contribute towards the Council's housing land supply, and is afforded significant weight in favour of the proposed development. The proposed on-site biodiversity enhancements and positive contribution to the economy relating to increased expenditure in the area are afforded moderate weight in favour of the scheme. Financial contributions towards cycle infrastructure improvements and open space would be secured via a legal agreement.

139. Given the circumstances particular to this case, it is considered that the harm arising from the proposal would not be so significant such that it would outweigh the benefits of approving the development, for the reasons outlined above.

140. For the reasons given above, it is recommended that planning permission be granted for the proposal subject to safeguarding conditions and the completion of a legal agreement.

DRAFT CONDITIONS FOR DECISION NOTICE

Application No: CA/23/00788

Proposal:

Erection of student accommodation complex with communal facilities, amenity areas and associated parking, access and landscaping works, following the demolition of the existing structures.

Location: 59-61 Sturry Road, Canterbury, Kent, CT1 1DR

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   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.

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

   - STU-BPTW-S01-ZZ-DR-A-0101 Rev. C01 Site Location Plan
   - STU-BPTW-S01-00-DR-A-0103 Rev. C04 Proposed Site Plan
   - STU-BPTW-S01-00-DR-A-0120 Rev. C04 Ground Floor Plan
   - STU-BPTW-S01-01-DR-A-0121 Rev. C04 First Floor Plan
   - STU-BPTW-S01-02-DR-A-0122 Rev. C04 Second Floor Plan
   - STU-BPTW-S01-03-DR-A-0123 Rev. C04 Third Floor Plan
   - STU-BPTW-S01-04-DR-A-0124 Rev. C04 Fourth Floor Plan
   - STU-BPTW-S01-05-DR-A-0125 Rev. C04 Fifth Floor Plan
   - STU-BPTW-S01-06-DR-A-0126 Rev. C04 Roof Plan
   - STU-BPTW-S01-ZZ-DR-A-2020 Rev. C03 Street Elevations 1
   - STU-BPTW-S01-ZZ-DR-A-2021 Rev. C03 Street Elevations 2
   - STU-BPTW-S01-ZZ-DR-A-2022 Rev. C03 Street Elevations 3
   - STU-BPTW-S01-ZZ-DR-A-2023 Rev. C03 Street Elevations 4
   - STU-BPTW-ZZ-ZZ-DR-A-2101 Rev. C04 Bay Elevations – 1 & 2
   - STU-BPTW-ZZ-ZZ-DR-A-2102 Rev. C03 Bay Elevations – 3 & 4
   - STU-BPTW-ZZ-ZZ-DR-A-2103 Rev. C03 Bay Elevations – 5 & 6
   - STU-BPTW-ZZ-ZZ-DR-A-2104 Rev. C01 Bay Elevations – 7 & 8
   - LD-PLN-001 E Landscape General Arrangement
   - LD-SEC-600 B Landscape Proposals – Sections
   - LD-PLN-002 Rev. A Landscape Open Space Provision Plan
   - Arboricultural Impact Assessment, Method Statement and Tree Protection Plan (prepared by PJC Consultancy Ltd, dated 14/06/2023)
   - Air Quality Assessment C10812/AQA/1.1 (prepared by Omnia, dated April 2023)

- Energy Statement (prepared by Silcock Dawson & Partners, dated 10/06/2025)
- Noise Impact Assessment (prepared by Omina, dated May 2025)
- Nutrient Neutrality Assessment and Mitigation Strategy (prepared by Water Environment, dated 13/07/2026)
- Nutrient Neutrality Offset Scheme – Reservation Certificate (prepared by DACE Environmental Limited, dated 02/07/2026)

REASON: To secure the proper development of the area.

Highways

3. No development shall commence, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following details:

    - Routing of construction and delivery vehicles to/from site;
    - Parking and turning areas for construction and delivery vehicles and site personnel, which may require supporting vehicle tracking/swept paths;
    - Timing of deliveries, avoiding network and school peaks where possible;
    - Details of site access point(s) for construction;
    - Dust control measures;
    - Site operation times between 07:30 – 18:00 Monday to Friday, 08:00 – 13:00 Saturday and at no time on a Sunday or Bank Holiday unless in association with an emergency;
    - Demolition and construction waste - storage and removal;
    - Temporary traffic management/signage;
    - Details of wheel washing facilities prior to commencement of spoil removal on site and for the duration of spoil removal;
    - Measures to prevent the discharge of surface water onto the highway.

    The development shall thereafter be carried out in accordance with the approved details.

    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.

4. Prior to the first occupation or use of the development, a Site Management Plan (SMP) shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of:
    - the daily management of the 4 approved accessible parking spaces for any disabled students;
    - how the student drop-offs and pick-ups will be managed at the beginning and end of each term using the 3 approved parking bays;

- measures that the management company will implement to reduce disturbance to neighbouring occupiers from the future students.

The approved SMP shall then be implemented fully in accordance with these approved details.

REASON: To ensure that the development would not have an unacceptable impact upon the general amenity of the locality.

5. 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.

6. Prior to the first occupation or use of the development hereby approved, the area shown on the Proposed Site Plan STU-BPTW-S01-00-DR-A-0103 Rev. C04 for the parking and manoeuvring of vehicles shall be operational. The area 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.

7. Prior to the first occupation or use of the development hereby approved, the vehicle loading/unloading and turning facilities shown on the Proposed Site Plan STU-BPTW-S01-00-DR-A-0103 Rev. C04 shall be provided and thereafter permanently retained.

   REASON: In the interests of highway safety.

8. The development hereby permitted shall not 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 details of:

   - objectives and modal-split target;
   - 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 life of the development or that of the Travel Plan itself, whichever is 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 2017.

9. The cycle storage facilities, as shown on the Proposed Site Plan STU-BPTW-S01-00-DR-A-0103 Rev. C04 shall be provided prior to the first occupation of the development. The cycle storage facilities shall be thereafter retained as such.

   REASON: In the interests of promoting increase cycling in accordance with policies T1, T9 and DBE4 of the Local Plan 2017.

10. The refuse storage facilities as specified upon the Proposed Site Plan STU-BPTW-S01-00-DR-A-0103 Rev. C04 shall be provided prior to the first occupation of the development hereby approved and shall be kept available for that use at all times.

    REASON: To secure a satisfactory standard of development and in the interests of the amenities of the area in accordance with policy DBE4 of the Canterbury District Local Plan 2017.

Ecology/biodiversity

11. No development shall take place (including any ground works, site or vegetation clearance) until a Construction Environment Management Plan (CEMP) for biodiversity has been submitted to and approved in writing by the local planning authority. The CEMP (biodiversity) shall be based on the submitted Preliminary Ecological Appraisal, PJC, February 2024 and Arboricultural Impact Assessment (amended), PJC, June 2023 and shall include:

    a) Purpose and objectives for proposed mitigation works during construction;
    b) The identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs;
    c) Detailed design(s) and/or working method(s) necessary to achieve stated objectives
    d) Extent and location of proposed mitigation works shown on appropriate scale maps and plans, with reference to: pollution avoidance measures to avoid impacts on the Local Wildlife Site (noise, dust, lighting and run-off), protection of retained trees and hedgerows, and precautionary mitigation measures for protected and priority species including breeding birds, reptiles, hazel dormouse and beaver;
    e) Timetable for implementation, demonstrating that mitigation works are aligned with the proposed phasing of construction;
    f) Persons responsible for implementing the mitigation works, including any times during construction when specialist ecologists need to be present on site to undertake / oversee works;
    g) Initial aftercare and reference to a long-term maintenance plan (where relevant);
    h) Disposal of any wastes for implementing work.

    The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

REASON: To safeguard the neighbouring Local Wildlife Site from potentially polluting activities during construction, in accordance with policies LB7 and LB9 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

12. Prior to development above slab level, a lighting design plan for biodiversity shall be submitted to and approved in writing by the local planning authority.
The plan shall show how and where external lighting will be installed and shall include a baseline lighting assessment for the site/site boundaries. The plan shall detail the fittings and the expected vertical and horizontal light spill in Lux levels, so that it can be clearly demonstrated that areas to be lit will not increase lighting impacts on the Great Stour River Local Wildlife Site, or areas of retained vegetation, and will not impact on areas of proposed landscaping and biodiversity enhancement. The Lux contour plan shall incorporate any mitigation measures proposed to reduce impacts from external and internal lighting, including sensitive positioning / recessing of internal lighting, use of cowls, and/or tinted glazing treatments.

    All lighting shall be installed in accordance with the specifications and locations set out in the plan and be maintained thereafter. During occupation, no additional lighting shall be installed without prior written agreement from the Local Planning Authority.

    REASON: To ensure that light pollution is minimised in the interests of the visual amenities of the area and nature conservation, in accordance with policies DBE3, DBE9, LB9 and QL12 of the Canterbury District Local Plan 2017.

13. Prior to commencement of works (including site clearance), a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP shall be based on the Biodiversity Net Gain Assessment Report, PJC, February 2024 and Section 5.5 of the Preliminary Ecological Appraisal, PJC, February 2024, and shall include the following:

    - Description and evaluation of features to be managed, including details of a fully native landscaping scheme to maintain the ecological integrity of the Great Stour River Local Wildlife Site;
    - Constraints on site that might influence management;
    - Aims and objectives of management;
    - Appropriate management prescriptions for achieving aims and objectives;
    - Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period for the lifetime of the development);
    - Type, number and location of biodiversity enhancement features to be implemented, including building-integrated boxes for bats, birds and bees located at the appropriate height and aspect, and adjacent to lines of vegetation. Boxes for breeding birds will be targeted at S41 priority species / red/amber listed species likely to occur within the vicinity. All boxes included for wildlife will be Woodstone/woodcrete or similar to ensure durability;
    - Details of the body or organisation responsible for implementation of the plan; and
    - Ongoing monitoring and remedial measures.

The LEMP shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan shall be implemented in accordance with the approved details.

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.

Air quality/ sustainability

14. The development hereby approved shall be implemented in accordance with the measures contained within the Energy Statement (prepared by Silcock Dawson & Partners, dated 10/06/2025). The measures contained shall be implemented in full prior to the first use of the site and be permanently retained thereafter.

    REASON: In the interests of achieving sustainable development and to prevent pollution, in accordance with the aims and objectives and policies CC2, DBE1, DBE3 and QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

Archaeology

15. To assess and mitigate the impacts of development on significant archaeological remains:

    A. Prior to any development works 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. The evaluation works shall involve an initial stage of archaeological trial trenching.
    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:

i. a description and assessment of the results of all archaeological investigations that have been undertaken in that part (or parts) of the development;
ii. 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;
iii. 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 policy HE11 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

Drainage

16. No development shall commence except for demolition or site clearance works, 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 principles contained within the Drainage Statement prepared by DHA Planning (March 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.
    - 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: 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 Canterbury District Local Plan 2017.

17. No building 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 policy F8 of the National Planning Policy Framework.

18. Prior to the first occupation of the development hereby permitted, the water efficiency measures within the bathrooms and kitchens, as specified in the Nutrient Neutrality Assessment and Mitigation Strategy (prepared by Water Environment, dated 13/07/2026), shall be installed and made fully operational Once installed, the water efficiency measures shall be retained and maintained in perpetuity for the lifetime of the development. No alterations to the approved water saving measures shall be made without the prior written consent of the local planning authority.

REASON: In order to carefully manage water discharge from the site and potential impacts upon water quality at Stodmarsh SSSI, SAC, SPA and RAMSAR, in accordance with policies LB5 and QL12 of the Local Plan 2017.

Contamination

19. 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:

    1. A preliminary risk assessment, which has identified:
        - all previous uses
        - potential contaminants associated with those uses
        - a conceptual model of the site indicating sources, pathways and receptors
        - potentially unacceptable risks arising from contamination at the site.
    2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
    3. The results of the site investigation and the detailed risk assessment referred to in (2) 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.
    4. 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 (3) 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.

20. 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.

21. In the event that contamination is found that was not previously identified at any time when carrying out the approved development, it shall be reported in writing immediately to the local planning authority. An investigation and risk assessment shall be undertaken at that time in accordance with a site characterisation report that shall be submitted to and approved in writing by the local planning authority and where remediation is necessary, a remediation scheme shall be submitted to and approved in writing by the local planning authority. Prior to the first use of the approved development and following completion of measures identified in the approved remediation scheme, a verification report shall be submitted to and approved in writing by the local planning authority.

    REASON: To ensure that the proposed 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.

Design

22. Prior to the landscaping of the site, full details of both hard and soft landscape works, including:
    - species, size and location of new trees, shrubs, hedges and grassed areas to be planted;
    - the treatment proposed for all hard surfaced areas beyond the limits of the highway; and,
    - walls, fences, other means of enclosure proposed

    shall be submitted to and approved in writing by the local planning authority.

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.

23. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development, 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.

24. A landscape management plan (including long term design objectives), management responsibilities and schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

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.

25. Prior to their first use in the development hereby approved, samples of the materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved samples.

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

26. Prior to the first use of brickwork in the development hereby approved, a 1sqm sample of brickwork to show coursing, depth, profile, brick bond, the details of mortar mix and type and style of pointing, together with samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried in accordance with the approved samples and details.

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

27. Prior to their first use in the development hereby approved, details including cross-sections through glazing bars and frames, elevation, glazing, material, colour and finish at a scale of 1:10 of all new external windows and doors shall be submitted to and approved in writing by the local planning authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

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

28. The accessible student rooms within the development hereby permitted shall meet the accessibility and adaptable dwellings Regulation M4(3) of the Building Regulations (as amended) and shall be retained as such thereafter.

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

29. Prior to first use of the development hereby approved, firefighting lifts shall be provided to all stair cores.

    REASON: To ensure the intended level of fire service access and operational resilience is achieved in accordance with policy DBE3 of the Canterbury District Local Plan 2017.

Living Conditions

30. Prior to occupation of the development, details shall be submitted to and approved in writing by the local planning authority of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant/ machinery/ equipment will be lower than the typical background noise level and will not exceed the plant noise emission limits specified in the Noise Impact Assessment (prepared by Omina, dated May 2025).

    The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

    REASON: In the interests of the residential amenities of the occupiers of surrounding dwellings in accordance with policies DBE3 and QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

31. Prior to occupation of the development, details of the acoustic barriers specified in the Noise Impact Assessment (prepared by Omina, dated May 2025) shall be submitted to and approved in writing by the local planning authority. The approved acoustic barriers shall be installed and permanently retained thereafter.

    REASON: In the interests of residential amenity and in pursuance of policies DBE3 and QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

32. The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq,T daytime and of more than 30 dB LAeq,T in bedrooms at night.

REASON: In the interests of residential amenity and in pursuance of policies DBE3 and QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

33. The second and third floor windows serving corridors in the western Bay Elevation 8 in drawing no. STU-BPTW-ZZ-ZZ-DR-A-2104 of the development hereby approved shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall be installed before the first occupation of the development and permanently retained thereafter.

    REASON: To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy DBE3 of the Canterbury District Local Plan 2017.

34. Occupation of the residential accommodation hereby permitted shall be limited, during normal term times, to students registered with and pursuing a course of full time educational study, including graduate and post-graduate study, at any institute, college or university within the City of Canterbury; such accommodation shall be deemed to include any guest, partner or dependent of a student satisfying the above criteria and temporarily resident in the same unit of residential accommodation at the same time as the occupying student.

    REASON: In view of the nature of the accommodation approved, to ensure the accommodation is retained for student occupation only,

INFORMATIVES:

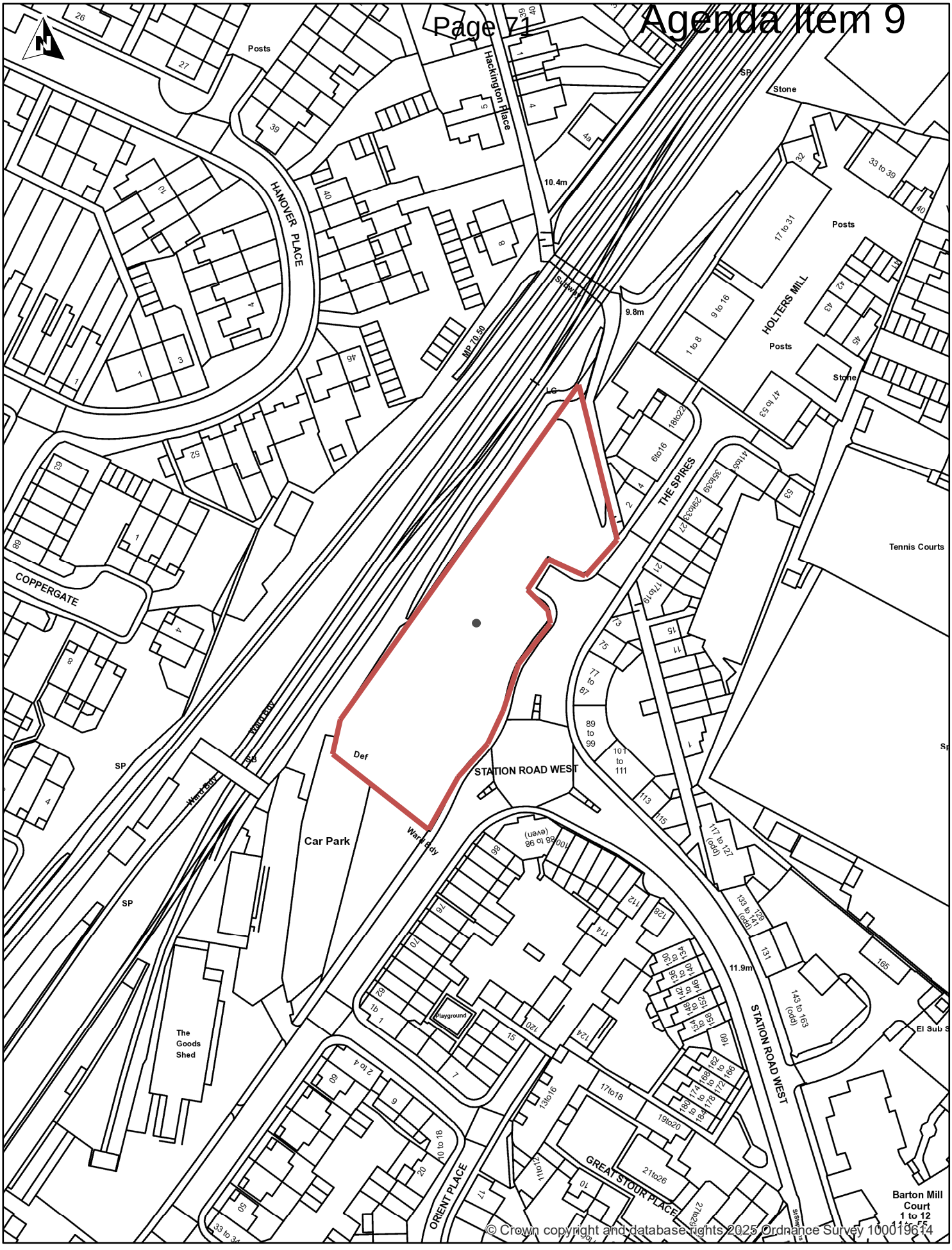
1. It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

2. It is possible that a sewer now deemed to be public could be crossing the development site. Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

3. It should be noted that, where asbestos may be present, a survey by a specialist company will be required to determine whether it is present. If asbestos is found, the specialist company will be required to submit a method statement to the Health and Safety Executive, with a copy to the Council's District Surveyor indicating how the asbestos is to be safely disposed of.

4. The applicant is advised to seek the input of the Kent Police Crime Prevention Design Advisors (CPDAs) to ensure that all efforts are made to incorporate the principles of Designing out Crime (A Kent Design Guide for Developers Designers and Planners) into the high quality design of any proposal.

Agenda Item 9



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Title: CA/23/02056/FUL

Author: Canterbury City Council

Scale 1:1,250

Map Dated: 02/10/2026

canterbury city council
14 Rose Lane
Canterbury
Kent
CT1 2UR

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Proposed Retirement Living Apartments at Temporary Station Car Park, Station Road West, Canterbury, CT2 8SD

REVISIONS

Rev.		Date	By
P1	Planning Issue	16/10/23	AS
P2	Parking Spaces adjacent to planting increased to 2.7m wide + Cycle Store increased to allow for 4 x Sheffield Stands as per KCC Highways & Transportation comments post planning submission ref : CA/23/02056	11/01/24	AS



N

PROPOSED FLAT MIX

	1BED	2BED
GF	06	05
1st	11	04
2nd	11	04
3rd	11	04
TOTAL	39	17

OVERALL - 56 units (30.4% 2Bed)

- 1 BED APARTMENTS
- 2 BED APARTMENTS
- COMMUNAL AREAS

KEY

- Site boundary
- Existing Trees
- Existing levels
- Proposed levels
- Proposed trees

BOUNDARY TREATMENT

A - B : 3m(h) C/B timber acoustic fence
B - C : 1.2m(h) Railing
C - D : Gated access with brick piers (vehicular & pedestrian)
D - E : 1.2m(h) Railing with gated access to dry riser (x2) & refuse store

0 2m 20m

Churchill Retirement Living
Churchill House * 6 Chertsey Road
Byfleet * Surrey KT14 7AG
www.churchillretirement.co.uk
Telephone: (01932) 338700 Fax: (01932) 338701

planningissues TOWN PLANNING AND ARCHITECTURE
Churchill House * Christchurch Road
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Project Title
PROPOSED RETIREMENT LIVING APARTMENTS
TEMPORARY STATION CAR PARK,
STATION ROAD WEST, CANTERBURY
CT2 8SD

Drawing Title
SITE PLAN
PLANNING

Scale	1: 200@ A1	Date	OCT'23
Drawn	AS	Checked	BS
Drawing No.			Rev.
20089CT_PL_002			P2

PLOT DATE: 11 January 2024

PLANNING COMMITTEE

APPLICATION NUMBER:	**CA/23/02056**
SITE LOCATION:	**Former Car Park at Station Road West**
PROPOSAL:	Four storey detached building for 56 retirement apartments together with communal facilities, access.
APPLICATION TYPE:	FULL
DATE REGISTERED:	30th October 2023
TARGET DATE:	29th January 2024
LISTED BUILDING:	NOT LISTED
CONSERVATION AREA:	Canterbury Station West Conservation Area
WARD:	Westgate
APPLICANT:	Churchill Retirement Living
AGENT:	Planning Issues
CASE OFFICER:	Stevie Andrews
WEBLINK:	CA/23/02056 | Four storey detached building for 56 retirement apartments together with communal facilities, access. | Former Car Park At Station Road West Canterbury Kent
RECOMMENDATION:	**Grant, subject to safeguarding conditions**

SITE LOCATION AND DESCRIPTION

1. The application site is located along Station Road West within the urban area of Canterbury. The site is well located with local amenities including transport links and shops being within walking distance. Canterbury West train station is located approx. 145m from the application site.

2. The site is bound by the railway line and associated Network Rail land to the north-west. To the south-west is a car park that is used in association with Canterbury West Train Station. The front of the site is bound by existing highway.

3. The site itself is located within the Canterbury West Conservation Area and there are Grade II Listed Buildings located to the south of the application site including the signalling box located approx. 21m to the southwest of the site and the Goods Shed located approx. 70m to the south.

4. The vicinity of the site is characterised by a variety of land uses including residential properties that are used for retirement living. Dwellings take a traditional form with a range of storey heights being present.

PROPOSED DEVELOPMENT

5. Planning permission is sought for the erection a four-storey detached building for 56 retirement apartments with communal facilities and access.

RELEVANT PLANNING HISTORY

6. There is no relevant planning history associated with this application.

CONSULTATION RESPONSES

Natural England- No objection subject to suitable mitigation being secured towards Stodmarsh SAC being secured via planning condition.

Network Rail - No objection subject to conditions

Southern Water - No objection, Southern Water can service both foul and surface water associated with the proposed development.

Kent Fire and Resue - No objection the emergency access provision is considered to be suitable.

KCC Highways - The applicant is widening the footway along the site frontage to create a shared cycle/ footway. This will need to be adopted by the highway authority to ensure that it is maintained. Existing lighting columns will need to be moved to the back of the foot way.

The requested changes to the Bellmouth Junction to a vehicle cross over to give priority to both pedestrians and cyclists have not been made. This is important as the existing shared cycle/ footway to the east of the site provide part of an off-road link up to the University. The proposed arrangement would also affect pedestrians, including disabled people, wheelchair and mobility-aid users, people with visual impairments and other vulnerable users.

The bicycle and scooter storage provision is acceptable.

KCC Public Rights of Way - No objection

KCC SuDs - No objection subject to conditions relating to the submission of detailed drainage scheme and associated verification reports.

KCC Ecology - No objection subject to conditions relating to lighting.

CCC Environmental Health - No objection subject to conditions relating to the imposition of a CEMP and associated conditions relating to contaminated land, air quality and noise.

CCC Heritage - A low level of harm to the designated heritage assets is identified.

Concerns were raised at the scale and massing of the building given its four-storey nature, which contrasts with the two and a half storey residential terraces immediately adjacent. Points were raised on the orientation and relationship of the building to the established street scene where buildings generally address the street.

The proposed design draws inspiration from the industrial warehouse buildings located to the north at Holters Mill. The use of red brick and a grey slate roof reflects materials commonly found within the local area. While the overall design approach is broadly supported, the proposal does not fully embody the characteristics typically associated with the historic warehouse typology, nor does it present a clearly contemporary interpretation of that architectural form. The stepped form of the design is incompatible to the typically more simplified rectangular plans of the warehouse typology, including buildings to the north (Holters Mill), as well as the Goods Shed building to the south. The consistent treatment across the whole of the building does not respond well to the stepped form. This does not reflect the varied character of development to Station Road West.

The proposed scheme has a ribbon of green, relatively formal landscaping to the front of the site, set back from the street by railings and a low-level hedge. This takes landscaping from adjacent lower density residential typologies in Station Road and applies it to a higher density warehouse typology; creating a confused street-scene as soft landscaping schemes for warehouse typologies are generally focused on the provision of a public realm.

In terms of Listed Buildings, the proposal would impact some views of the signal box and goods shed from Station Road West / The Spires as well as from the station platforms. This would challenge the dominance of these buildings and impact their local landmark value. In particular, the signal box would no longer be appreciable from the east / northeast. Existing tree planting would afford some screening in views from the south west of the site but the development would be a backdrop to these buildings and a significant change within their immediate context. The level of harm to these listed buildings is considered to be low.

The development also has the potential to impact the appreciation or legibility of the historic development and distinct group value of the buildings, particularly from the station platforms.

CCC Urban Design - In principle there is no issue with the use of a warehouse typology as a precedent in this location. However, wholesale replication of nearby buildings and their architectural forms and massing, without further consideration as to the immediate context of the proposals, is not deemed to be an adequately sensitive nor nuanced approach to local context.

The overall height of the proposals is unsympathetic to the immediate local context, and the roof form and roof height should be addressed.

CCC Trees - No objection to the proposal.

CCC Transportation - The site is well located to local amenities. 10% of parking spaces should benefit from EV chargers with the remaining 90% having passive provision. A cycle compound should be provided. The widening of the footway is a positive attribute of the scheme, the footway to the east of the site should also be widened to 5m as this cycle path is heavily used. Additional lighting should also be provided. The entrance to the site should be redesigned as per KCC Highways comments.

CCC Open Space - No objection subject to contributions being secured via legal agreement to mitigate the impacts of the proposal upon open spaces.

REPRESENTATIONS

7. One round of consultation has taken place in relation to this application. A site notice was put up, letters sent to neighbouring occupiers and press adverts issued. Comments have been received from 24 objectors, raising the following matters: -

    - The effect of the scale and massing of the proposal upon the locality
    - Associated highway impacts in terms of traffic congestion and a lack of parking
    - The construction works will be noisy and disruptive
    - Over development of the site
    - Lack of green space
    - Increased flood risk
    - Footpath is too narrow
    - Impacts on air pollution
    - Impacts on the living conditions of adjoining dwellings
    - Impacts on crime
    - Impacts upon the skyline of Canterbury
    - Impacts upon ecology

8. Seven comments were received in support of the application, for the following reasons: -
    - A good use of land
    - The site is well located
    - The amount of parking proposed is consistent with the proposed use

9. **Canterbury Design and Heritage Forum** made the following comments: -

    - Given the scale and massing of the building, it appears cramped within the plot with there being limited amenity space and car parking.
    - The site planning is not appropriate to the urban setting - the building should be pulled forward to the edge of the pavement to contain and form the space.

- In terms of the design, the success of major building of this size in a sensitive setting, depends very heavily on materials and detailing. Details of the specific window, roofing and masonry materials should be provided and Flemish bond brickwork would also help.

DEVELOPMENT PLAN POLICIES

Canterbury District Local Plan 2017

SP1 – Sustainable development
SP4 – Residential development directed to urban areas
DBE1 – Sustainable design
DBE3 – High quality design
DBE4 – Residential accommodation standards
DBE5 - Inclusive design
DBE7 - Public realm
DBE8 - Public open space
HE1 – Conservation of heritage assets
HE2 - World Heritage Site and Buffer Zone
HE4 – Development affecting setting of listed buildings
HE6 – Conservation Areas
HE11 - Archaeology
LB6 – Sites of Special Scientific Interest
LB9 - Biodiversity
LB13 - River Corridors
QL12 – Potentially Polluting Development
OS11 – Outdoor Space Provision
OS12 – Green Infrastructure
CC2 - Reducing Carbon Emissions From New Development
CC3 - Local/District Renewable and Low Carbon Energy and Heat Production Schemes
CC11 – Sustainable drainage systems
T1 –Transport strategy
T2 - Pedestrian and cycle routes
T9 – Applies KCC's vehicle parking standards
HD2 - Affordable housing

Draft Local Plan to 2040

SS1 - Environmental Strategy for the district
SS2 - Sustainable Design Strategy
SS3 - Development strategy for the district
DS1 - Affordable Housing
DS6 - Sustainable Design
DS7 – Infrastructure delivery
DS13 - Movement Hierarchy
DS14 - Active and sustainable travel
DS15 - Highways and Parking
DS16 - Air Quality

DS17 - Habitats of international importance
DS20 - Flood Risk and Sustainable Drainage
DS21 - Supporting Biodiversity Recovery
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
DM15 - Sustainable Drainage
DM16 - Water Pollution
DM17 - Noise pollution and tranquillity

ASSESSMENT

10. This application has been called in for the Planning Committee to consider as the site is Council owned land.

11. The primary matters for consideration as part of this application are: -

- Principle of development
- Character and appearance
- Living conditions
- Open space
- Affordable housing
- Highway safety
- Ecology
- Biodiversity
- Drainage/ Flood Risk
- Energy/sustainability

Principle

12. The application site is in a highly sustainable location with local amenities and transport links being within walking distance from the application site. The site itself is previously developed land within the defined urban area of Canterbury.

13. Taking this into account the principle of residential development in this location is considered to accord with policies SP1 and SP4 of the Local Plan 2017 and the NPPF.

Character and appearance

14. The Local Plan requires that new development has sufficient regard for the character, setting and context of the application site. The Local Plan also requires that new development preserves and or enhances designated heritage assets.

15. The application site is located within the Canterbury Station West Conservation Area. Listed Buildings nearby include the Goods Shed, Canterbury West Station and the signal box.

Impact on Conservation Area

16. The application proposes the erection of a four-storey apartment block, the neighbouring residential development is generally two/ two and a half storey but rises to three storeys at the junction of the roundabout facing the application site. The inclusion of a four-storey building in this location will result in a prominent feature. The character of the local area, however, is mixed with industrial buildings being located to northern and eastern side of Station Road West and the backdrop of the site being defined by the railway, which distinguishes the character and appearance of the site from the predominantly 2/3 dwellings to the south.

17. Therefore, in terms the industrial style there is no issue with the use of a warehouse typology and there a precedent in this location.

18. The elevational treatment has drawn heavily from Holter's Mill with windows and doors being distributed evenly in a grid across the principal elevation with further subdivision being achieved using bays and variation in sill heights. The windows on upper floors feature a good level of detailing.

19. Although the building would create a prominent feature, the top floor of the building would be set back and of a different architecture design that would have the effect of reducing the visual massing of the building when viewed from street level.

20. In relation to the landscaping of the scheme, low-level planting is proposed to the application site along Station Road West. As dwellings within this location typically front the footway or are enclosed by low railings that are painted black. This matter can be dealt with by way of condition should planning permission be forthcoming.

21. A car park has been incorporated into the scheme to the northern side of the site; it includes the provision of 19 car parking spaces. The car park is suitably landscaped to ensure that to ensure that the hard landscaping is broken up. The car park itself benefits from a good level of natural surveillance.

22. There is a public right of way that runs adjacent to the car park, while it has been commented that there is limited natural surveillance in this location. It is considered that this is no worse than the existing arrangement.

23. Taking the above into account, it is considered that the proposed bulk and mass of the building would cause harm to the conservation area as set out in NPPF policy HE5 (2c) and that the degree of harm would be low. The proposal is therefore considered to conflict with policies HE1, HE6 and DBE3 of the Local Plan 2017 and Section 20 of NPPF.

Listed Building

24. The proposed development would impact views of the signal box when viewed from Station Road West / The Spires as well as from the station platforms. In terms of the signal box, its setting is within the context of the railway line, and the proposal would not alter the visual connection between the railway and the signal box.

25. In terms of the goods shed, due to the distance of separation the development is suitably located to not affect the setting of this building, which is defined by its historic functional relationship with the railway and not the wider conservation area.

26. Taking this into account the proposal the proposal would amount to a very low level of harm to their settings in conflict with policies HE1 and HE4 of the Local Plan 2017.

Living conditions

27. 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.

28. Given the distance retained to existing neighbouring properties from the proposed development, it is not considered there would be any unacceptable impact on living conditions of neighbouring residents in terms of loss of daylight, overshadowing, loss of outlook, overbearing impact, loss of privacy or overlooking.

Future living conditions

29. Apartments within the site have been designed having regard for the nationally prescribed space standards and provide a good standard of accommodation, with sufficient refuse storage and scooter storage identified, along with sufficient levels of outdoor amenity space proposed. The proposed development would therefore provide a sufficient level of amenity for occupiers of the development.

Open Space

30. The Local Plan sets out that new 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.

31. There is some amenity lawn provided for within the application site, to address the shortfall in open space provision CCC Open Space have requested contributions towards outdoor sport and semi-natural open spaces. While the contribution towards outdoor sport is noted, given that the application is for the provision of retirement accommodation it is not considered that an outdoor sports contribution is needed to make the development acceptable.

32. A contribution of £24,318.29 should be secured towards the enhancement of semi-natural enhancements at Beverly Meadows.

33. Subject to securing this contribution via a legal agreement, the proposal is considered to have an acceptable impact upon open spaces. The application is therefore considered to accord with policy OS9 of the Local Plan 2017 and the NPPF.

Affordable housing

34. The Local Plan seeks to secure 30% affordable housing as part of new developments, however, where a lesser amount is agreed evidence by way of a financial appraisal to justify the reduced provision needs to be provided.

35. The applicant in this case has provided a Viability Assessment that sets out that 0% affordable housing provision can be provided. This has been independently reviewed by Council's viability assessor who concur with that the scheme cannot viably provide any affordable housing in the current market.

36. Taking this into account given the evidence led appraisal of the scheme, the application is considered to accord with policy HD2 of the Local Plan 2017.

Highways, access and parking provision

37. The Local Plan states that when assessing design quality, safe movement within and around a proposed development must be a consideration. Sufficient parking should also be provided as part of new developments, in accordance with Appendix 4 of the Local Plan.

38. The impact of the proposal upon the wider highway network is considered to be acceptable given the relatively low number of vehicle movements associated with the site.

39. The site is currently accessed via a bellmouth arrangement along The Spires, the applicant is proposing to reinstate this access as part of the proposal. While it is noted that KCC would like to see the access re-designed to a vehicle cross over to give priority to cyclists and pedestrians, the basis for this request relates to the opportunity to provide a continuous link up to the University. It is, however, accepted that a drop kerb arrangement at the entrance will assist with pedestrian and cycle access into the site, this can be dealt with by way of condition.

40. Nineteen car parking spaces have been provided to serve the development, given the highly sustainable nature of the location this is considered to be acceptable. In addition to this KCC Highways are satisfied that a suitable level of cycle and scooter storage have been provided.

41. Taking the above into account the application is considered to accord with policies T1, T9 and DBE3 of the Local Plan 2017 and the NPPF.

Air Quality

42. The Local Plan sets out that the Council will seek to mitigate pollution that us generated from new development.

43. An Air Quality Assessment has been submitted with this application, the AQA has been independently assessed by the Council's consultant.

44. It is advised that the overall air quality impacts from the proposal are not significant and that it will not introduce new exposure into areas of unacceptable air quality nor will development associated traffic emissions have a significant impact on air quality. In terms of the mitigation proposed it is advised that the applicant will be required to provide gas fired boilers meeting minimum standards and EV Charging. This will be provided as part of the Building Regulations.

45. In terms of the construction phase of development a Dust Assessment has not been provided. This can be secured as part of the CEMP.

46. Subject to condition the application is considered to accord with the Local Plan 2017 and the NPPF.

Ecology

47. Under the provisions of the Habitats Regulations, the Council is required to consider any likely adverse impacts of new development on special areas designated to protect rare and important habitats, plants, animals and birds.

48. With regards to Stodmarsh, the proposed development will be achieving nutrient neutrality through the purchase of off-site credits.

49. An Appropriate Assessment has now been adopted by the Council who are satisfied that any likely significant effect upon the European protected site of Stodmarsh can be mitigated subject to conditions requiring water usage to be limited to 120litres per person per day and associated verification reports to be submitted to the LPA.

Biodiversity

50. The Local Plan states that development should avoid a net loss of biodiversity/nature conservation value.

51. KCC Ecology have confirmed that sufficient survey work has been undertaken to ascertain the ecological credentials of the site. Accordingly, a lighting condition to ensure that the proposal does not negatively harm bats should be imposed upon this application.

52. In line with KCC comments the landscaping plan has been amended to include native vegetation. Further details of which can be secured via planning condition.

53. A BNG Assessment has been carried out in accordance with this application and it has confirmed that 10% BNG will be achieved. This can be secured via planning condition.

54. In line with the above, the proposed development is considered acceptable with regards to its impact on biodiversity. The application is considered to accord with policy LB8 of the Local Plan 2017 and the NPPF.

Drainage/Flood Risk

55. The Local Plan states that all development applications should include drainage provision. This will ensure that surface water is appropriately controlled within the development site, manage flood risk on-site and off-site, and not exacerbate any existing flood risk in the locality.

56. A Flood Risk Assessment and Drainage Report has been submitted to support this application. Based on the additional information that has been provided by the applicant including amended hydraulic calculations and the provision of further points of clarification. KCC SUDS have raised no objection to the application subject to conditions.

57. Taking this into account the application is in accordance with policy DBE3 and QL12 of the Local Plan 2017 subject to suitable safeguarding conditions.

Energy/sustainability

58. An Energy Statement has been submitted with this application, it sets out that a fabric first approach has been adopted. This will achieve a 10.42% improvement in energy efficiency over building regulations.

59. These measures are considered to be acceptable and can be secured via planning condition to ensure accordance with policies CC2, CC13 and DBE1 of the Local Plan 2017 and the NPPF.

Conclusion

60. The NPPF sets out that there is a presumption in favour of development in urban areas. This site is in a highly sustainable location with local amenities and transport links being in walking distance. Moreover, the district has a lack of housing supply, falling below 5 years, and therefore this presumption is strengthened in favour of sustainable development. At present the Council can only demonstrate a supply of 3.62 years. Taking this into account proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects.

61. Less than substantial harm to designated heritage assets has been identified albeit at the lower end of the scale. The NPPF requires considerable weight to be given to this adverse effect. This, however, needs to be balanced against the Council's under delivery of housing. Furthermore, the need for older people accommodation is identified in the Council’s Housing Needs Assessment, which recognises the need for 576 age

exclusive housing stock. This proposal will contribute to meeting this need and significant weight is given to the delivery of housing in this highly sustainable location.

62. Taking this into account, in my opinion is that the delivery of housing outweighs the less than substantial harm to the designated heritage assets. As such the proposal is considered to accord with the policies contained within the Local Plan 2017 and the NPPF. It is recommended that planning permission be granted subject to conditions including a condition to restrict the occupation of the dwellings to over 55's.

DRAFT CONDITIONS FOR DECISION NOTICE

Application No: CA/23/02056

Proposal: Former Car Park at Station Road West

Location: Four storey detached building for 56 retirement apartments together with communal facilities, access.

1. The development hereby permitted shall be begun before the expiration of three 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.

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

   - Site Location Plan, drawing number 20028CT_PL0001 Rev P1
   - Site Plan, drawings number 2008CT_PL0002 Rev P4
   - Ground Floor Plan, drawings number 20089CT_PL003 Rev P2
   - First Floor Plan, drawings number 20089CT_PL004 Rev P1
   - Second Floor Plan, drawing number 20089CT_PL005 Rev P1
   - Third Floor Plan, drawing number 20089CT_PL006 Rev P2
   - Roof Plan, drawing number 20089CT_PL007 Rev P1
   - Elevation 1, drawing number 20089CT_PL008 Rev P2
   - Elevation 2, drawing number 20089CT_PL009 Rev P2
   - Elevation 3, drawing number 20089CT_PL010 Rev P1
   - Elevation 4, drawing number 20089CT_PL011 Rev P1
   - Site Distance & Levels Plan, drawing number 20089CT_PL012 Rev P2
   - Site Section Sheet 1, drawing number 20089CT_PL013 Rev P1
   - Site Section Sheet 2, drawing number 20089CT_PL014 Rev P1
   - Site Section Sheet 3, drawing number 20089CT_PL015 Rev P1
   - Bicycle Store, drawing number 20089CT_PL016 Rev P3
   - Landscaping Strategy, drawing number JBA 23 260
   - Credit Certificate Reference 0039 dated 24th August 2026

REASON: To secure the proper development of the area.

3. The development hereby approved shall not be occupied by any person under the age of 55, other than a dependant family member or carer of an occupier aged 55 years or older.

   REASON: To ensure that the appropriate open space facilities are provided for the occupiers of the development.

4. Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a watching brief to be undertaken by an archaeologist approved by the local planning authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved in writing by the local planning authority.

   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.

5. Prior to their first use in the development hereby approved, details of the materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved samples.

   REASON: In the interests of the visual amenities of the area in accordance with policies DBE3, HE1 and HE6 of the Canterbury District Local Plan 2017.

6. Prior to their first use in the development hereby approved, details including cross-sections through glazing bars and frames, elevation, glazing, material, colour and finish at a scale of 1:10 of all new external windows and doors shall be submitted to and approved in writing by the local planning authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

   REASON: In the interests of the visual amenities of the area in accordance with policy DBE3, HE1 and HE6 of the Canterbury District Local Plan 2017.

7. All rainwater goods installed shall be constructed of cast iron or black aluminium.

   REASON: To safeguard the special character and appearance of the area as a Conservation Area in accordance with policies HE1 and HE6 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

8. Unless shown on the approved drawing reference 20089CT_PL008 Rev P2, no external meter cupboards, vents, flues or extract grilles shall be installed on any elevation fronting a highway.

REASON: In the interests of visual amenity in accordance with policy DBE3 of the Canterbury District Local Plan 2017.

9. Prior to the first use of the development hereby granted details of landscaping of the site, full details of both hard and soft landscape works, including:

- species, size and location of new trees, shrubs, hedges and grassed areas to be planted;
- the treatment proposed for all hard surfaced areas beyond the limits of the highway; and,
- walls, fences, other means of enclosure proposed. The fence located adjacent to the railway boundary shall be a minimum of 1.8m high and a low level railing painted black shall be provided to the Station Road West boundary.
- ecological enhancement measures

shall be submitted to and approved in writing by the local planning authority.

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, HE1,HE6 and LB10 of the Canterbury District Local Plan 2017.

10. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the first occupation of development. The works shall be carried out prior to the occupation of any part of the development, 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.

REAON: In the interests of the visual amenities of the area in accordance with policies DBE3, HE1, HE6 and LB10 of the Canterbury District Local Plan 2017.

11. Prior to the first occupation of the development hereby granted, details of lighting are to be submitted to an approved in writing by the local planning authority. The lighting shall: -

    - Be designed following best practice guidance within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night'
    - Downward facing and on motion sensors
    - Lighting switched off or dimmed over night when not required

REASON: In the interests of ecology in in accordance with policy LB10 of the Canterbury District Local Plan 2017.

12. 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:

1. A preliminary risk assessment, which has identified:
    - all previous uses
    - potential contaminants associated with those uses
    - a conceptual model of the site indicating sources, pathways and receptors
    - potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) 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.

4. 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 (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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.

13. 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.

14. In the event that contamination is found that was not previously identified at any time when carrying out the approved development, it shall be reported in writing immediately to the local planning authority. An investigation and risk assessment shall be undertaken at that time in accordance with a site characterisation report that shall be submitted to and approved in writing by the local planning authority and where remediation is necessary, a remediation scheme shall be submitted to and approved in writing by the local

planning authority. Prior to the first use of the approved development and following completion of measures identified in the approved remediation scheme, a verification report shall be submitted to and approved in writing by the local planning authority.

REASON: To ensure that the proposed 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.

15. No development shall take place until a Construction Environmental Management Plan, which shall include the following details:

    - Routing of construction and delivery vehicles to/from site
    - Parking and turning areas for construction and delivery vehicles and site personnel
    - Timing of deliveries
    - Details of site access point(s) for construction
    - Dust control measures
    - Site operation times between 0730 – 1800 Monday to Friday, 0800 – 1300 Saturday and at no time on a Sunday or Bank Holiday unless in association with an emergency
    - Demolition and construction waste - storage and removal
    - Temporary traffic management/signage
    - Details of wheel washing facilities prior to commencement of spoil removal on site and for the duration of spoil removal
    - Dust Assessment to be provided in line with the Institute of Air Quality Management (IAQM) Guidance on the Assessment of Dust from Demolition and Construction.

    has 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 pollution prevention measures are in place for all potentially polluting activities during construction in accordance policy QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework and in the interests of highway safety.

16. Prior to the commencement of development, a detailed sustainable surface water drainage scheme for the site shall be submitted to and approved in writing by the local planning authority.

    The detailed drainage scheme shall be based upon the Flood Risk Assessment and Drainage Strategy prepared by JNP Group (July 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.
- 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: 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. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development

17. Prior to the first occupation of the development hereby granted (or within an agreed implementation schedule) shall not 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 and subsequently maintained pursuant to the requirements of paragraph 175 of the National Planning Policy Framework.

18. Prior to the occupation of the development herby approved drop kerbs shall be provided at the site access.

    REASON: In the interests of highway safety and promoting sustainable transport modes in accordance with policies T1 and T9 of the Canterbury District Local Plan 2017.

19. Prior to the first occupation or use of the development, the area shown on the deposited plan for the parking and manoeuvring of vehicles shall be operational. The area 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.

20. Prior to the first occupation of the development, the secure cycle parking and scooter facilities as shown on the approved drawing shall be provided and thereafter maintained.

    REASON: In the interests of promoting increased cycling in accordance with the National Planning Policy Framework and in accordance with policy T1 of the Canterbury District Local Plan 2017.

21. The development hereby approved shall incorporate a bound surface material for the first 5 metres of the access from the edge of the highway.

    REASON: In the interests of highway safety.

22. The refuse storage facilities shall be provided prior to the first occupation of the development hereby granted and shall be kept available for that use at all times.

    REASON: To secure a satisfactory standard of development and in the interests of the amenities of the area, in accordance with policy DBE4 of the Canterbury District Local Plan 2017.

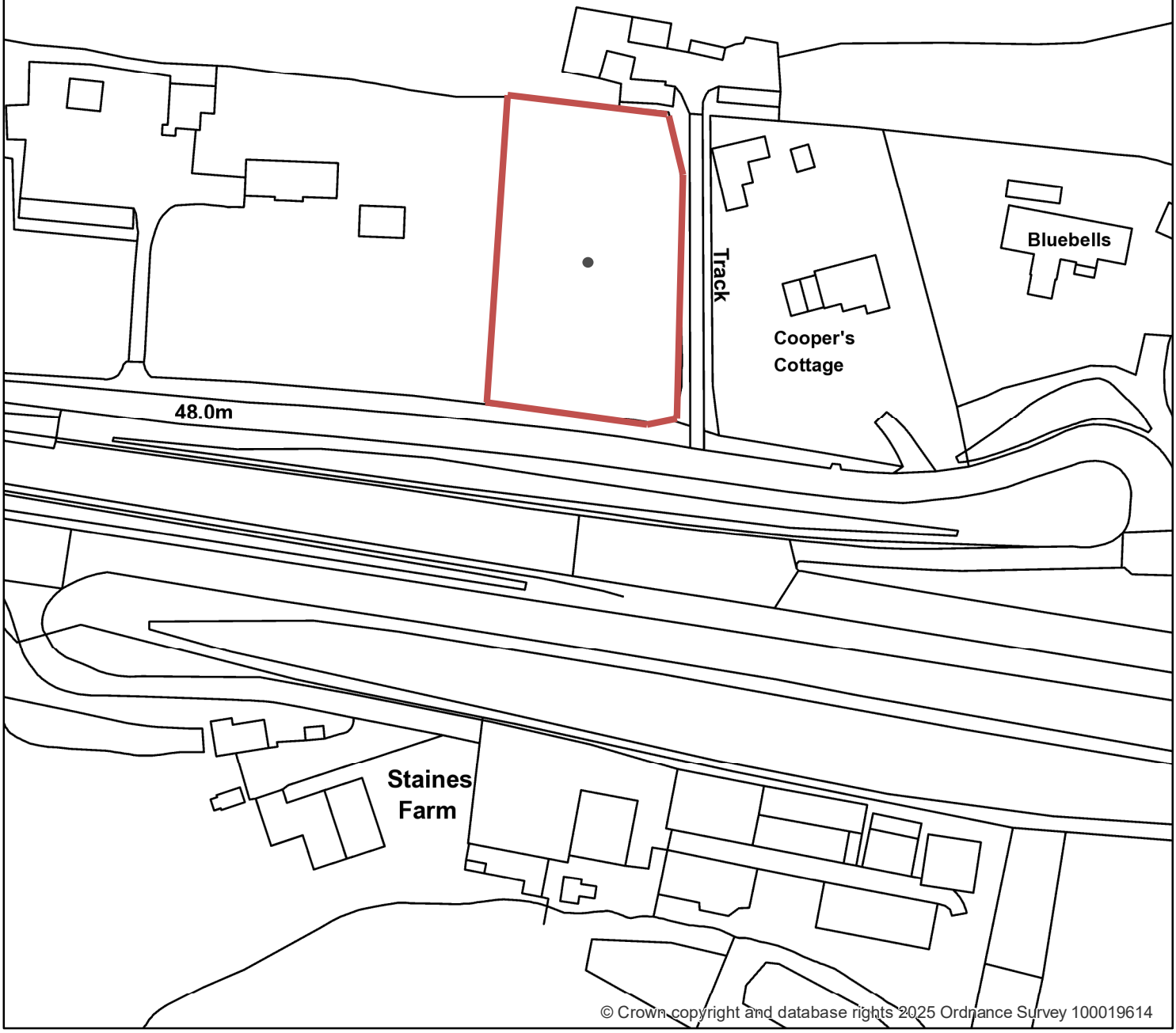
23. The development hereby approved shall incorporate sustainability measures contained in the Energy Statement, dated December 2023.

    REASON: To ensure sustainable development and to mitigate the impact of the proposal on air quality in the surrounding area, in accordance with policies DBE1, CC2, QL11 and QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

24. The dwellings hereby permitted shall achieve the minimum optional requirement set out in the Building Regulations for water efficiency that requires an estimated water use of no more than 120 litres per person per day

    Reason: In order to carefully manage water discharge to the Stour catchment from the development thus avoiding any adverse impact. In accordance with policy QL12 of the Local Plan 2017.

Agenda Item 10



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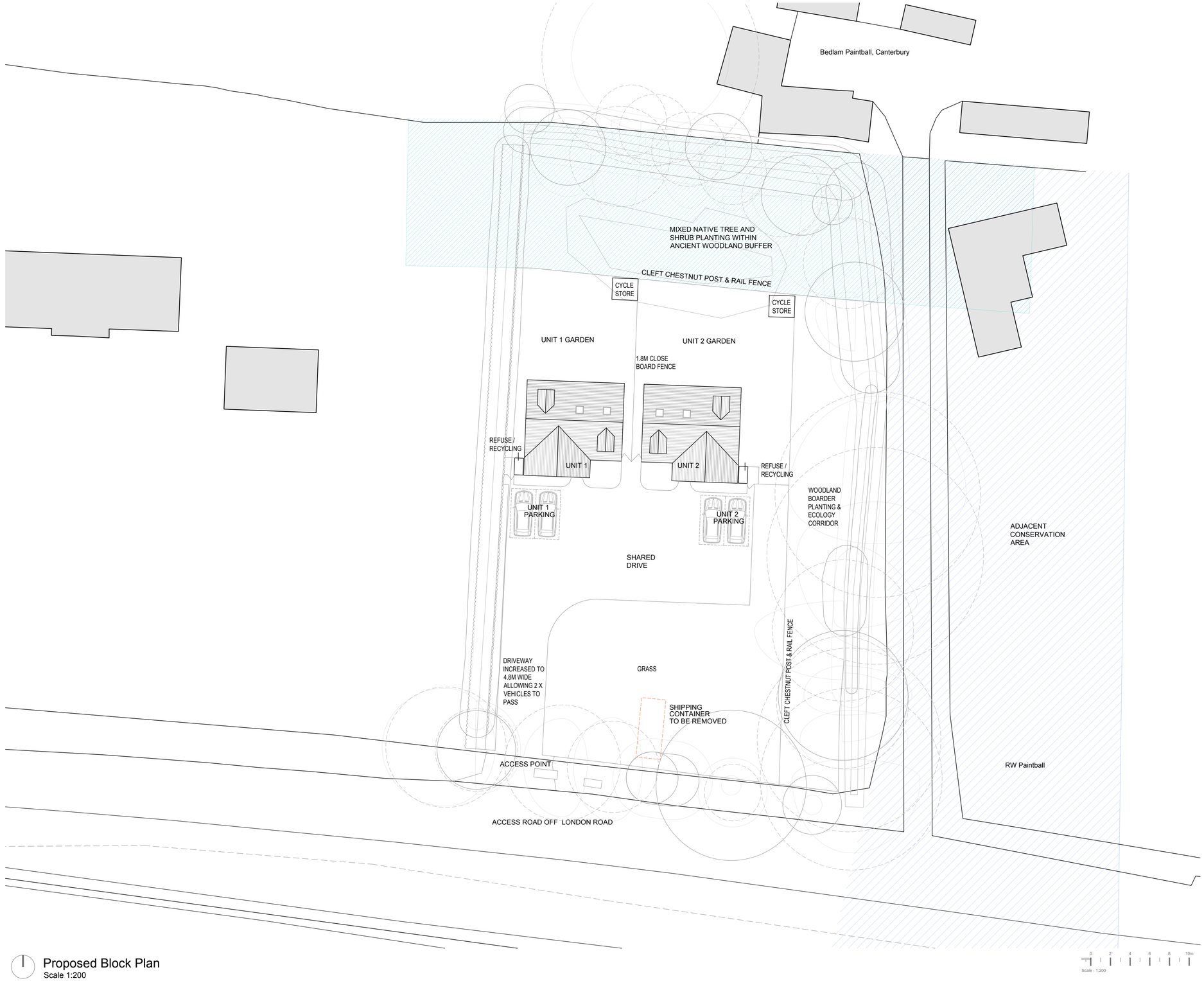
Title: CA/23/00811/FUL

Author: Canterbury City Council

Scale 1:1,250

Map Dated: 02/10/2026

canterbury city council
14 Rose Lane
Canterbury
Kent
CT1 2UR



Proposed Block Plan
Scale 1:200

Notes

Do Not Scale (unless for the purposes of planning).
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.
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CDM 2015

Under the CDM regulations 2015, the client will need to employ a principal designer and principal contractor to assist in the health and safety process and co-ordinate health and safety matters. Further advice with regards to the clients duties and the duties of the principal designer & principal contractor can be found on the Internet (such as CONIAC Industry Guidance & HSE website), or alternatively you should take advice from a suitably qualified company. This drawing, together with an asbestos survey or any other surveys and record drawings / information that the client has on the building or site such as service locations should be passed on to the contractor. Our brief does not extend to principal designer role, so the principal contractor will be responsible for developing health and safety file during construction and handing it over to the client as an as built health and safety file.

Rev	Date	Description

KENT DESIGN STUDIO
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Scale: As Noted @ A1
Date: MAR '23

PROPOSED

Project Title: Proposed 2 no. new dwellings at:

The Skip Field, Land adjacent to The Paddocks, Old London Road, Upper Harbledown, Canterbury. Kent CT2 9AY

Description: Proposed Block Plan

Drawing Number: 4308_02 F

Drawn By - PG

PLANNING COMMITTEE

APPLICATION NUMBER:	**CA/23/00811**
SITE LOCATION:	**The Skip Field, Land Adjacent to The Paddocks, Old London Road, Upper Harbledown, Canterbury, Kent, CT2 9AY**
PROPOSAL:	**Erection of 2 two-storey detached dwellings**
APPLICATION TYPE:	Full planning application
DATE REGISTERED:	12th June 2023
TARGET DATE:	7th August 2023
LISTED BUILDING:	No
CONSERVATION AREA:	No
WARD:	Chartham and Stone Street
APPLICANT:	Paul Baker and Maureen French
AGENT:	Mr Matt Judge
CASE OFFICER:	Charlotte Meynell
WEBLINK:	CA/23/00811 | Erection of 2 two-storey detached dwellings. | The Skip Field Land Adjacent To The Paddocks Old London Road Upper Harbledown Canterbury Kent CT2 9AY
RECOMMENDATION:	**Refuse**

SITE LOCATION AND DESCRIPTION

1. The application site comprises a skip yard falling on Old Harbledown Road in Upper Harbledown, located in the North Kent Downs Area of High Landscape Value (AHLV) and adjacent to the Upper Harbledown Conservation Area. The Church/Bossenden Ancient Woodland is to the immediate east and north. The site is also located to the south of the Blean Woods Local Wildlife Site and the consultation area for Sites of Special Scientific Interest (SSSI).

RELEVANT PLANNING HISTORY

2. **CA/21/02501 -** Lawful Development Certificate granted for existing use of land for open storage of skips and waste containers.

The Retreat, London Road, to west of application site:

3. **CA/22/01969 -** full planning application refused and dismissed on appeal 06/12/2023 for 'Erection of 2 dwellings and 1 garage, together with associated garaging to existing dwelling' on the following grounds:

    - Unsuitable location of site with regards to access to services, facilities and employment opportunities
    - Urbanising effect of the proposal to the character of the local landscape and countryside as a whole
    - Absence of confirmation that nutrient neutrality can be satisfied

PROPOSED DEVELOPMENT

4. Full planning permission is sought for the erection of 2 two-storey detached dwellings.

CONSULTATIONS

CCC Heritage - No objection.

KCC Ecology - No objection, subject to conditions re: woodland buffer establishment and management plan, biodiversity enhancements and lighting design.

KCC Archaeology - No objection, subject to a condition re: watching brief.

CCC Environmental Health – No objection following review of Noise Impact Assessment.

Southern Water - Comment that a formal application for a connection to the public sewer to be made by the applicant or developer.

CCC Transport - No objection.

Natural England - No objection, subject to mitigation measures set out in AA to be secured and AA adopted on this basis.

REPRESENTATIONS

5. A site notice was placed in the vicinity of the area, a notification was published in the local newspaper and neighbouring occupiers were notified of the proposed development. Letters of representation were received from 10 separate individuals were received, supporting the application on the following grounds:
    - Development would enhance this area of village

- Improvement to appearance of site, rather than existing commercial element
- Reduction in noise and traffic flow through village
- Proposal would contribute to local housing supply
- No impact on neighbouring woodland
- Proposal would enhance biodiversity

Harbledown Parish Council - No objection.

DEVELOPMENT PLAN POLICIES

Canterbury District Local Plan 2017

SP1 - Sustainable Development
SP4 - Strategic Approach to Location of Development
SP6 - Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites
DBE3 - Principles of Design
DBE4 - Residential Space Standards
HD4 - New Dwellings in the Countryside
HE1 - Historic Environment and Heritage Assets
HE6 - Conservation Areas
HE11 - Archaeology
HE13 - Historic Parks, Landscapes, and Gardens
LB2 - Areas of High Landscape Value
LB4 - Landscape Character Areas
LB5 - Sites of International Conservation Importance
LB6 - Sites of Special Scientific Interest
LB7 - Locally Designated Sites
LB9 - Biodiversity
LB10 - Trees, Hedgerow, and Woodland
T9 - Parking standards

Draft Canterbury District Local Plan 2043

SS1 - Environmental Strategy for the District
SS2 - Sustainable Design Strategy for the District
SS3 - Development Strategy for the District
DS12 - Net zero carbon ready and water efficiency
DS13 - Sustainable Design
DS18 - Highways and Parking
DS20 - Habitats of International Importance
DS26 - Landscape Character
DS30 - Historic Environment and Archaeology
DM5 - Parking Design
DM11 - Residential Design
DM14 - Noise, Odour and Dust Pollution
DM15 - Light Pollution and Dark Skies

ASSESSMENT

6. This application has been brought to the Planning Committee for determination at the request of Councillor Brady for Members to consider the impact of the change of use of the land from skip storage to residential.

7. The main considerations in the assessment of this application are:

    - Principle
    - Character and appearance
    - Living conditions
    - Parking and highway safety
    - Archaeology
    - Ecology and biodiversity

Principle

8. Policy SP4 of the Local Plan steers development to the urban areas of Canterbury, Whitstable and Herne Bay and supports appropriate new residential development in identified rural settlements subject to specific criteria.

9. Policy S5 of the National Planning Policy Framework (NPPF) August 2026 states that only certain forms of development should be approved outside settlements. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. This includes:

    d. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential);

    e. Limited infilling within groups of houses;

    j. Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test), and where the development would:

        i. Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure.

10. The application site is located within the countryside and outside of any defined settlement in policy SP4. The site has limited services or facilities to meet the day-to-day needs of future occupiers alongside restricted transport options. It is in the open

countryside and not part of the village core. There is a bus stop within 300 metres of the site, but there is no street lit pavement for people to safely walk to the bus stop from the site. Officers consider the future occupiers of the site would be heavily reliant on private transportation and as such, this would fail to represent sustainable development. The development also fails to fall within one of the 'exception' criteria listed within policy HD4.

11. As noted in the 'Relevant Planning History' section above, an appeal against the refusal of planning permission for 2 new residential dwellings and garages at The Retreat to the west of the application site under application CA/22/01969 was dismissed on 06/12/2023. This site was also previously developed land. The Inspector in that appeal determined that the site was unsustainably located in terms of access to services, facilities and employment opportunities, and concluded that the harm from the development of this unsustainably located site would not outweigh the benefits of the scheme, including the erection of two new dwellings which would boost the Council's provision of housing.

12. With regards to parts d. and e. of policy S5, whilst it is accepted that the site is previously developed land and would constitute limited infilling within groups of houses, given the aforementioned appeal history which concluded the unsustainable location of the site, it is considered that the benefits of the erection of two new dwellings at the site would be substantially outweighed by the adverse effects.

13. With regards to part j. of policy S5 of the NPPF, the Council cannot presently demonstrate an up-to-date five-year supply of housing when measured against its objectively assessed need and so part j of policy S5 is applicable. As discussed above, it is not considered that the site is well-related to the existing village of Upper Harbledown. As such, the presumption of sustainable development as set out by policy S5 part j does not apply.

14. Given the above, the proposed development conflicts with policies SP1, SP4 and HD4 of the Canterbury District Local Plan 2017 and policy S5 of the NPPF.

Character and appearance

15. The Local Plan requires new development to have sufficient regard for the character and context of the site through high quality, inclusive design which positively contributes to its local context. Proposals should also preserve the setting of Areas of High Landscape Value (AHLV), ancient woodland and the character and appearance of nearby conservation areas.

16. The proposal for permanent buildings on the site would erode the existing rural and open character of the area and, in turn, lead to an urbanisation of the open countryside. Notwithstanding this, some weight must be given to the effect of the proposed change of use of the land from skip storage to residential curtilages. However, taking both factors into account the overall effect of developing the site as proposed would fail to preserve the landscape setting of the AHLV due to its encroachment and urbanising impact on the countryside.

17. The development is therefore contrary to DBE3 and LB2 of the Local Plan, and the policies in the NPPF which require good design and seek to conserve and enhance the environment.

Living conditions

18. The NPPF states that planning decisions should aim to secure a good standard of amenity for all existing and future occupants of land and buildings.

Existing residents

19. It is considered that by virtue of the location of the proposed dwellings and their sufficient degree of separation distance from adjacent neighbouring occupiers, Coopers Cottage and The Paddock, by approximately 27m and 37m respectively, no unacceptable overbearing impact, sense of enclosure, loss of light or overshadowing shall occur for these properties. With regards to overlooking, it's acknowledged that a first floor side window for Unit 1's west flank elevation and Unit 2's east flank elevation are to be introduced, however, the block plan has confirmed that these openings shall primarily overlook the front garden areas of the adjacent dwellings (which are not private amenity spaces) and is therefore acceptable. First floor rear windows are also being introduced and are sufficiently separated from the cluster of buildings located north by approx. 27m which, in any case, serves as a paintball range.

20. As such, given the above, the proposed development would be in accordance with policy DBE3 of the adopted Canterbury District Local Plan 2017 and the NPPF.

Future occupiers

21. The Local Plan states that all new housing proposals should have an acceptable standard of accommodation in terms of its internal layout, room sizes and amenity space.

22. The proposed dwellings would meet the Government's internal space standards for new residential development. The submitted block plan shows an adequate external amenity space to be provided and suggests there would be sufficient space within the development for bin and cycle storage that can be accommodated in their rear gardens. The two dwellings are also constructed parallel with one another and, therefore, no unacceptable overbearing impacts, loss of light, or sense of enclosure or overshadowing is to be anticipated for their garden areas. Similarly, no first floor openings are proposed to the flank elevations directed towards each plot, thereby negating any overlooking or indeed loss of light for their windows.

23. Due to the location of the site within close proximity of the A2 Boughton Bypass, a major source of noise, a Noise Impact Assessment was submitted with this application. This has been reviewed by the Council's Environmental Health Officer who agrees with the recommendations and conclusions of the report, that the noise impacts of the A2 within the proposed dwellings would be sufficient subject to noise mitigation measures including the installation of upgraded glazing and ventilation systems. It is also

accepted that the private rear gardens of the proposed dwellings would not experience unacceptable noise levels due to their location within the north of the site and screened by the proposed dwellinghouses.

24. In light of the above, it is considered that the proposed development would offer future occupiers an acceptable standard of accommodation in accordance with policies DBE3 and DBE4 of the adopted Canterbury District Local Plan 2017 and the NPPF.

Parking and highway safety

25. The Local Plan states that when assessing design quality, safe movement within and around a proposed development must be a consideration.

26. Vehicular access to the proposed dwellings would be from Old Harbledown Road and facilitated by extending the existing formation of access to 4.8m which, given the low-key nature of the highway, is acceptable. Furthermore, the addition of two dwellings is not considered to add undue pressure to the surrounding highway network. Two parking spaces are proposed per dwelling, subsequently according to Appendix Four of our Local Plan Parking Standards.

27. Given the above, the proposal is considered to make adequate off-road parking provision and not be harmful to highway safety in accordance with policies DBE3 and T9 of the adopted Canterbury District Local Plan 2017 together with the NPPF.

Archaeology

28. The Local Plan seeks to protect archaeological heritage assets.

29. The application site falls within an area of archaeological importance and is directly adjacent to a Roman Road. The proposed groundworks associated with two dwellings are significant and, as such, there is a chance that archaeological remains could be encountered during the construction phase. Therefore, KCC Archaeology recommend the implementation of a watching brief which can be secured by condition to ensure features of archaeological importance are properly examined/recorded in accordance with policy HE11 of the adopted Canterbury District Local Plan 2017 and the NPPF.

Ecology and biodiversity

30. Policy LB9 of the Local Plan states that all development should avoid a net loss of biodiversity and should actively pursue opportunities to achieve a net gain.

31. The application site comprises a mixture of both grassland and hardstanding whilst operating as a moderately intensive skipyard. Considering this context, KCC Ecology are satisfied that protected species and habitats would not be compromised as a result of the proposal but would recommend that conditions relating to ecology enhancements and a lighting design plan be secured as part of any forthcoming decision notice. As the development was found to be unacceptable on other grounds, however, these conditions have not been secured.

32. In light of the above, the proposed development is considered to be in compliance with policy LB9 of the Local Plan together with the NPPF in this regard.

Site of Special Scientific Interest, Local Wildlife Site, and Ancient Woodland

33. Policy LB6 states that planning permission will not normally be granted for development which would materially harm the scientific or nature conservation interest, either directly, indirectly or cumulatively, of sites designated as a Site of Special Scientific Interest (SSSI). Policy LB7 states development that is likely to have an adverse effect on Local Wildlife Sites will be permitted if the justification for the proposal clearly
34. In light of the above and subject to mitigation, the proposal is considered to not have an adverse effect on the Stodmarsh protected site, in accordance with policy LB5 of the adopted Canterbury District Local Plan 2017 and the NPPF.
35. outweighs any harm to the intrinsic nature conservation and/or scientific value of the site. Finally, policy LB10 of the Local Plan requires that Ancient Woodland will be protected from damaging development.

36. The site is located to the south of the Blean Woods Local Wildlife Site, the Church/Bossenden Woods Ancient Woodland, and the consultation area for Sites of Special Scientific Interest (SSSI). The submitted site plan has demonstrated that a woodland buffer will be created between these ecological constraints and the proposed dwellings. Therefore, subject to a woodland buffer and management plan being secured by an appropriate condition, KCC Ecology have raised no objections to the submitted scheme.

37. Given the above, the proposed development is considered to be in accordance with policies LB6, LB7 and LB10 of the adopted Canterbury District Local Plan 2017 and the NPPF.

Stodmarsh

38. Under the provisions of the Habitats Regulations, the Council is required to consider the potential impacts of new development on European-designated sites including Special Protection Areas (SPA), Special Areas of Conservation (SAC) or Ramsar sites and where appropriate, mitigate the effect of proposal on such protected sites.

39. In November 2020, Natural England identified that the water quality in the Stodmarsh lakes has deteriorated and this is linked to the discharge of wastewater containing nitrates and phosphates from existing housing and agricultural sources into the wastewater treatment works within the Stour Valley River catchment area. The development has the potential to impact Stodmarsh SPA/SAC/Ramsar site and therefore must demonstrate nutrient neutrality in order to mitigate its potential impacts.

40. A Nutrient Neutrality Calculation has been submitted to establish the amount of nitrates and phosphates that the proposed development would generate. The impact of the development is to be offset by mitigation in the form of nutrient credits from DACE Environmental Ltd.

41. Appropriate Assessments were undertaken and adopted by the Council, concluding that the development would not adversely affect the water quality at Stodmarsh. Natural England have raised no objection to the Appropriate Assessments.

SAMMs

42. Policies SP6 and LB5 of the Local Plan state that no development will be permitted which may have an adverse effect on the integrity of SAC, SPA and Ramsar sites.

43. Under the provisions of the Habitats Regulations, the Council is required to consider the potential impacts of new development on European-designated sites including Special Protection Areas (SPA), Special Areas of Conservation (SAC) or Ramsar sites and where appropriate mitigate the effect of the proposed development upon such protected sites.

44. The site is located within the Thames, Medway and Swale SPA. Following a significant decline in important bird species in Kent, the Council have worked with Natural England to create SAMMS for this SPA and the recreational impacts on new residential development in this area can be offset by making a financial contribution towards SAMMS. The SAMMS contribution has been paid by the applicant.

45. Given the above, the proposed development is considered to be in accordance with policies SP1, SP6 and LB5 of the adopted Canterbury District Local Plan 2017 and the NPPF.

Conclusion

46. The site is not physically well related to an existing settlement. It is in the open countryside and not part of the village core. The proposal would erode the existing rural and open character of the area and, in turn, lead to an urbanisation of the open countryside. As such, the presumption of sustainable development as set out by policy S5 of the National Planning Policy Framework does not apply.

47. Although some weight is to be attributed to the visual impact of the change of use of the land from skip storage to residential curtilages, this does not outweigh the conflicts with planning policy, in terms of the unsustainable location of the site and in harm to the character of the Area of High Landscape Value.

48. On the basis of the assessment above, the proposed development conflicts with the relevant policies of the adopted Local Plan. The draft Local Plan 2042/3 is a material consideration in the assessment of this application. Having regard to the relevant policies in the draft Local Plan and the weight of the draft Local Plan, it does not indicate that a decision should be made other than to refuse the application on the basis of the assessment above.

DRAFT REASONS FOR REFUSAL FOR DECISION NOTICE

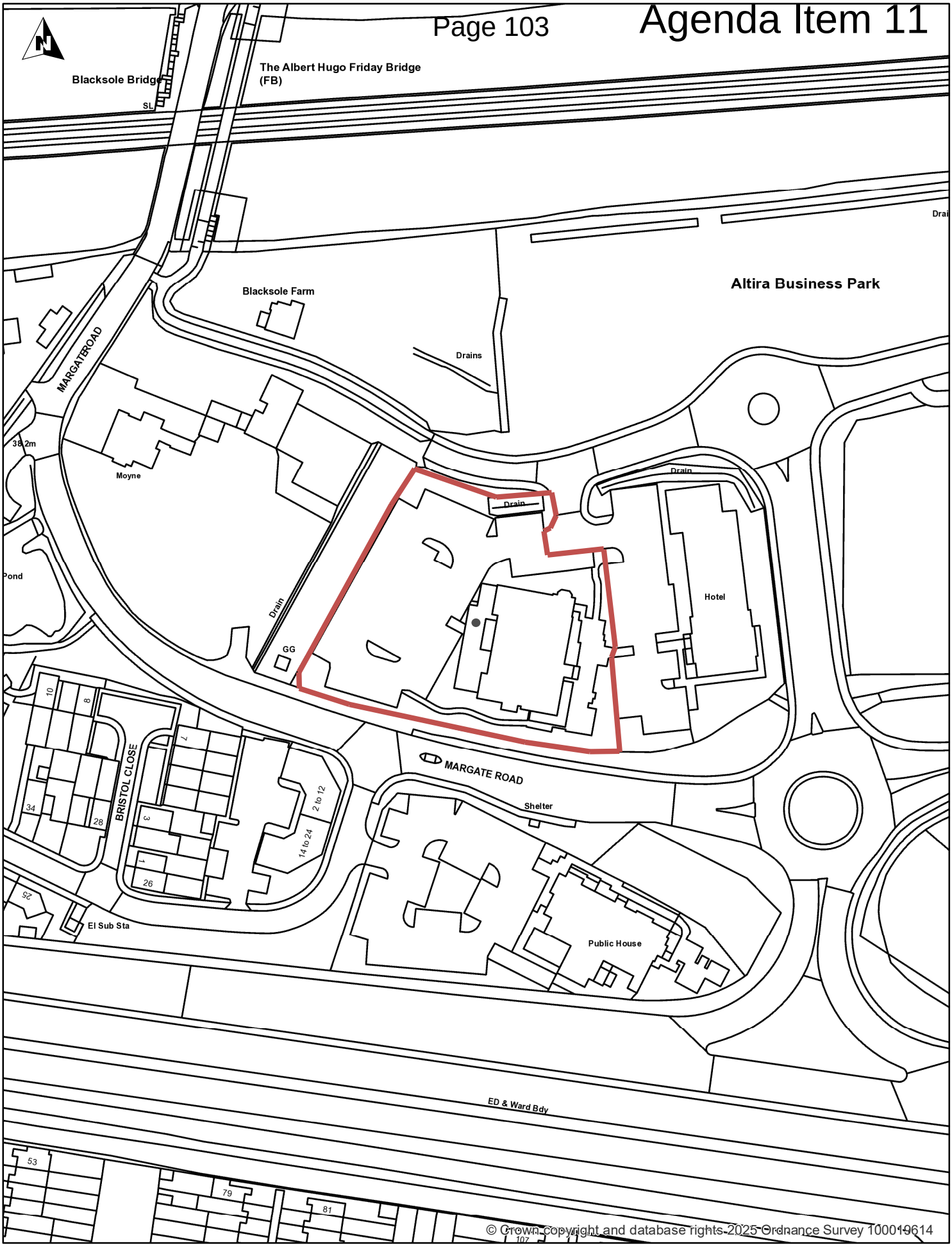
Application No: **CA/23/00811**

Proposal: **Erection of 2 two-storey detached dwellings**

Location: **The Skip Field, Land Adjacent to The Paddocks, Old London Road, Upper Harbledown, Canterbury, Kent, CT2 9AY**

1. The proposed development, by reason of its location within the open countryside and outside the confines of any defined settlement with limited access to services or facilities, would constitute an unsustainable location which would fail to meet the needs of future residents. Furthermore, the proposed development would result in the loss of open countryside, which would fail to preserve the landscape setting of the Area of High Landscape Value due to its encroachment and urbanising impact on the countryside. The adverse effects associated with the location of the proposed development would substantially outweigh the benefits of the proposal in terms of an increase in housing and the cessation of the use of the existing skip storage, and the proposed development would thus be contrary to parts d, e and j of policy S5 of the National Planning Policy Framework, and policies SP1, SP4, HD4, DBE3 and LB2 of the adopted Canterbury District Local Plan 2017.

Agenda Item 11



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Title: CA/26/00117/FUL

Author: Canterbury City Council

Scale 1:1,250

Map Dated: 02/10/2026

canterbury city council
14 Rose Lane
Canterbury
Kent
CT1 2UR

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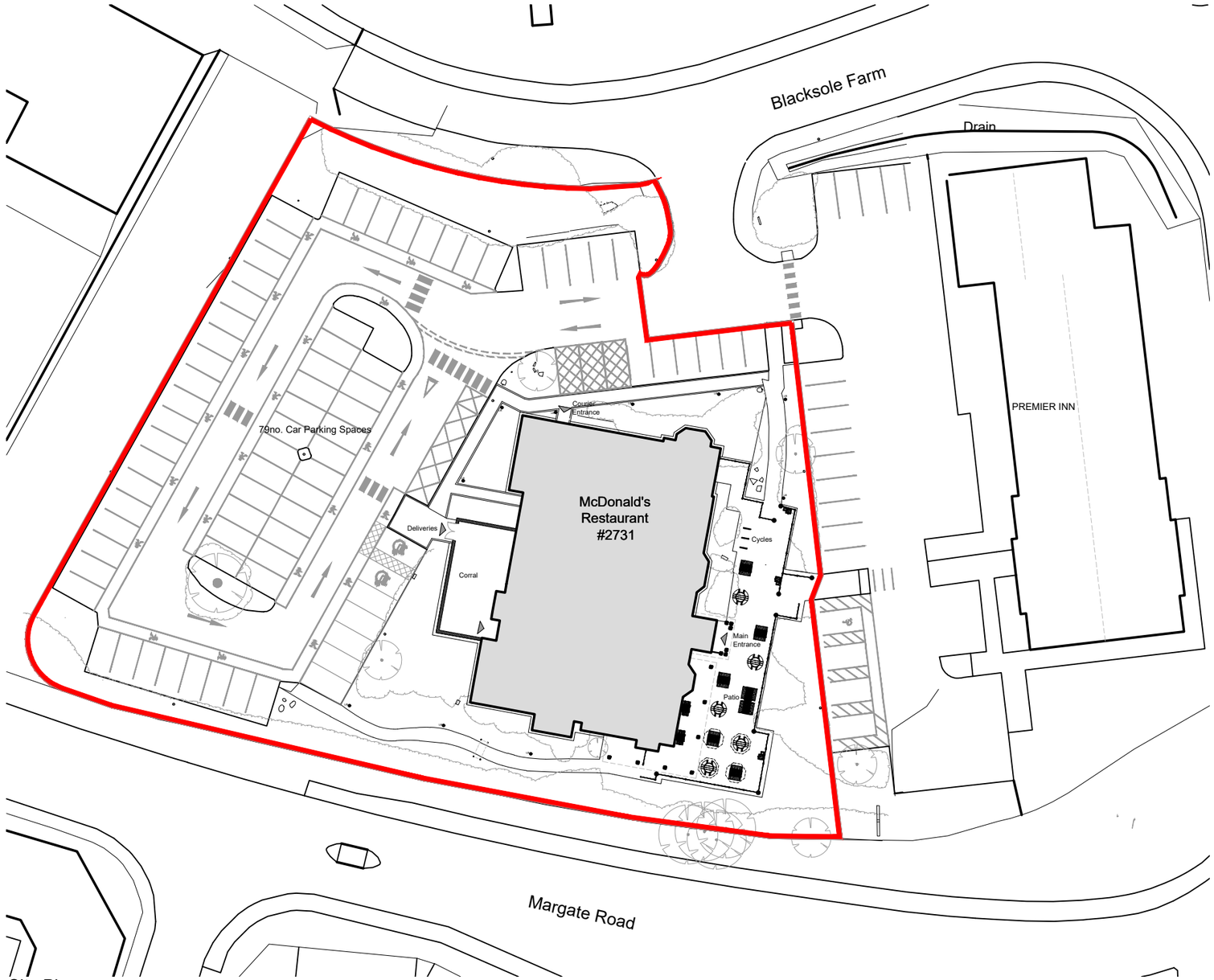
0 5 10 15 20 25m

Scale 1:500



Site Plan
Scale 1:500

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- Whilst information on this sheet is issued to scale, scaling directly from this drawing may result in inaccuracies. For precise measurements, refer to the stated dimensions or contact the Architect.
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- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

Project Notes

- All drawings to be read in conjunction with all other drawings as noted on issue sheet.
- Drawing based on OS Pro Map & Glanville Survey Drawing 4240315-4105

Application Boundary:

Block Plan

Planning

REV	Date	Drawn by: -	Checked by: -
-	15/01/2026	AJL	BSC

Initial Issue

Purpose of Issue: **For Approval**

drawing stage: **Planning**

client: **McDonald's Restaurants Ltd**

project: **Margate Rd, Herne Bay CT6 6LA**

store: **2731**

drawing title: **Block Plan**

date: **15/01/2026** drawn: **AJL**

scale@A3: **1:500** checked: **BSC**

Rev: -

Job No: **13939_AEW_2731_0002**

aew architects
0161 214 4370
www.aewarchitects.com

PLANNING COMMITTEE

APPLICATION NUMBER:	**CA/26/00117**
SITE LOCATION:	**Herne Bay Table Table, The Boulevard Herne Bay CT6 6GZ**
PROPOSAL:	**Installation of new and replacement plant to first floor flat roof following demolition of existing single storey rear extension**
APPLICATION TYPE:	Full planning application
DATE REGISTERED:	23 January 2026
TARGET DATE:	20 March 2026
LISTED BUILDING:	No
CONSERVATION AREA:	No
WARD:	Beltinge
APPLICANT:	Mcdonald's Restaurant Limited
AGENT:	Mr Matthew Carpenter - Planware Ltd
CASE OFFICER:	Vic Hester
WEBLINK:	https://pa.canterbury.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T9BGDPEAKOM00
RECOMMENDATION:	**Grant, subject to safeguarding conditions**

SITE LOCATION AND DESCRIPTION

1. The application site comprises an existing restaurant building, with car parking and servicing areas and access from The Boulevard. The access is shared with the Premier Inn Hotel and its parking area, located to the east. The building is finished in part facing brick and part render, under a grey tiled set of pitched roofs.

2. To the north and west of the site are two-storey houses (west) and blocks of flats, that have recently been constructed and occupied. Further east are the commercial uses

and buildings of (Altira Park) the former Blacksole Farm complex. Further south is Margate Road and another restaurant with car parking/servicing areas and block of flats on the former 'Talmead' land.

RELEVANT PLANNING HISTORY

3. **CA/07/00765 -** full planning application allowed on appeal for a 50 bedroom hotel and ancillary Brewers Fayre Family Restaurant on the site.

4. **CA/24/01012 -** Lawful Development Certificate granted for existing use as restaurant'.

PROPOSED DEVELOPMENT

5. Full planning permission is sought for the installation of replacement plant and equipment to the flat roof of the west facing single-storey part of the existing building.

6. The submitted plans include additional openings and closure of openings at ground floor level, a replacement fenced refuse compound (on the western side of the building), replacement cladding and alterations to the parking, landscaping and boundary treatments, which do not require planning permission and so are not subject of this application.

7. The proposed plant will consist of the kitchen extract fan E1, the kitchen supply air handling unit S1 (with three associated condenser units), the restaurant air handling units S2 (with its two associated condenser units), an ABS drinks machine cooler, a further three condenser units serving the manager's office, staff room and the door air curtain, plus a Chiller and a Freezer Condenser. There is also a small ASHP on the side of the Hot Water System (HWS) as well as Back of House (BOH) extract fan.

CONSULTATIONS

KCC Highways and Transportation - comment "As the current applicant is not applying for a change of use, and the restaurant use is already established, there is limited scope to request amendments to the quantum of car parking through this application. However, the distribution and availability of parking between the hotel and the proposed McDonald's restaurant raises operational concerns".

CCC Environmental Health - No objection.

Southern Gas Networks - comment that a high pressure pipeline is close to the application building and SGN seeks to ensure that there are building restrictions applied.

REPRESENTATIONS

8. A site notice was placed in the vicinity of the site, an advert was placed in the local press and neighbouring properties received letters informing them of the application. 73 representations have been received, objecting to the application on the following grounds

- Harm to highway safety (pedestrian and vehicular)
- Impact from noise and smell
- Loss of residential amenity, loss of privacy
- Harm to character and appearance
- Intensification of use
- Impact on infrastructure
- Anti-social behaviour, litter and crime
- Lack of need

Herne & Broomfield Parish Council - objects to the application on the grounds of increased traffic and the infrastructure is insufficient to support the traffic.

DEVELOPMENT PLAN POLICIES/GUIDANCE

Canterbury District Local Plan 2017

SP1 - Sustainable Development
EMP4 - Altira Park
DBE3 - Principles of design
QL12 - Potentially Polluting Development

Draft Canterbury District Local Plan to 2043

SS1 - Environmental Strategy for the district
DS7 - Altira Business Park
DM6 - Extensions and Alterations
DM14 - Noise, Odour and Dust Pollution

ASSESSMENT

9. The application has been called-in to be determined by the Planning Committee by Councillors Ian and Jeanette Stockley, for members to consider the impact of the proposal on the living conditions of the occupiers of nearby residential properties as a result of noise and odours.

10. The main considerations in the assessment of this application are:

    - Character and appearance
    - Living conditions

Character and appearance

11. The Local Plan requires new developments to be well designed and to have regard for the character of the site

12. The existing building on the site is modern, functional in appearance and in keeping with the prevailing character and appearance of the area. The proposed alterations to

the building (that require planning permission) are suited to the existing form, design and appearance of the existing building. The proposed plant and equipment is located, primarily, behind a mono pitch roof that is located forward of the flat roofed area (of the ground floor element) on the west facing elevation of the building. As such, this will be mostly hidden from views from the public highway, or only visible from a distance – beyond the site. What would be visible would be seen within the context of the built envelope of the existing building and so it would not stand out or appear innocuous.

13. In light of the above, it is considered that the proposal would preserve the appearance of the existing building and the prevailing visual quality of the street scene, in accordance with policy DBE3 of the adopted Canterbury District Local Plan 2017 and the National Planning Policy Framework (NPPF).

Living conditions

14. The Local Plan seeks to ensure that proposals have regard to the privacy and amenity of neighbouring buildings and existing occupiers, including from the impact from noise and odour pollution.

13. Firstly, the proposed development is sufficiently modest in scale and sufficiently separated from the nearest residential properties to avoid any adverse overbearing or visually intrusive impact on the occupiers of these properties.

15. The hours of operation of the building as a restaurant have not previously been conditions. This means that the use of the building as a restaurant could, in theory, operate without hours restrictions. However, as the submitted supporting documents only seek to justify operating hours for the plant and equipment between 0600 hours and 12 Midnight, conditions are attached to ensure that the restaurant use, in effect, does not operate outside these hours.

Noise

16. An Environmental Impact Assessment has been submitted with the application. CCC Environmental Health consider the predicted noise rating outputs to be acceptable and these should not have an adverse impact on the nearest residential properties. Subject to necessary conditions, it is considered that the living conditions of the occupiers of the nearest residential properties, as well as users of the hotel, would be preserved as a result of the proposed plant and equipment. As such, the objectives behind policies DBE3 and QL12 of the adopted Canterbury District Local Plan are met.

Odour

17. An Odour Control Assessment has been submitted, which has been reviewed by CCC Environmental Health. Subject to the recommended grease and odour control measures being conditioned, it is considered that the proposal would not result in harm to the living conditions of existing occupiers of nearby properties, in accordance with policies DBE3 and QL12 of the adopted Canterbury District Local Plan 2017 and the NPPF.

Other matters

18. A significant number of representations have been received regarding the use of the restaurant and the impact on the highway and pedestrian safety. However, these representations are not material to this application, as the application is solely for permission for external alterations to the existing restaurant.

RECOMMENDATION

19. For the reasons set out above, it is recommended that planning permission be granted subject to appropriate safeguarding conditions.

20. On the basis of the assessment above, the proposed development complies with the relevant policies of the adopted Local Plan. The draft Local Plan to 2045 is a material consideration in the assessment of this application. Having regard to the relevant policies in the draft Local Plan and the weight of the draft Local Plan, it does not indicate that a decision should be made other than to approve the application on the basis of the assessment above.

DRAFT CONDITIONS FOR DECISION NOTICE

Application No: **CA/26/00117**

Proposal: **Installation of new and replacement plant to first floor flat roof following demolition of existing single storey rear extension**

Location: **Herne Bay Table Table, The Boulevard, Herne Bay, Kent, CT6 6GZ**

1. The development hereby permitted shall be commenced not later than 3 years from the date of this planning 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.

2. The development hereby approved shall be carried out in accordance with the submitted documents:

   - 9798 M1001A - Ground Floor HVAC and Services Plan layout
   - 9798 M1002A - First Floor HVAC and Services Plan layout
   - 9798 M1003A - HVAC Section and Details layout
   - 9798 M1004A - First Floor HVAC and Services Builders Work layout

   received 11 February 2026

   - 13939-AEW-2731-0001 - Location Plan
   - 13939-AEW-2731-0002 - Block Plan
   - 13939-AEW-2731-0004 - Proposed Site Plan
   - 13939-AEW-2731-0005 - Proposed Building Elevations
   - 13939-AEW-2731-0006 - Proposed Building and Roof Plans
   - 13939-AEW-2731-0007 - Proposed Surface Finishes Plan
   - Odour Control Assessment,
   - Environmental Noise Assessment
   - Fence Details

   received 23 January 2026

   REASON: To secure the proper development of the area.

3. Prior to first use of the approved plant and equipment, the grease and odour control measures set out in the approved Odour Control Assessment shall be implemented in full and retained as such thereafter. The approved system shall be maintained in a manner that prevents the spread of food odours.

REASON: To ensure that the living conditions of the occupiers of nearby residential properties are suitably safeguarded, in accordance with Policy DBE3 of the Local Plan.

4. There shall be no cooking of food after 12 midnight and before 6am on any day.

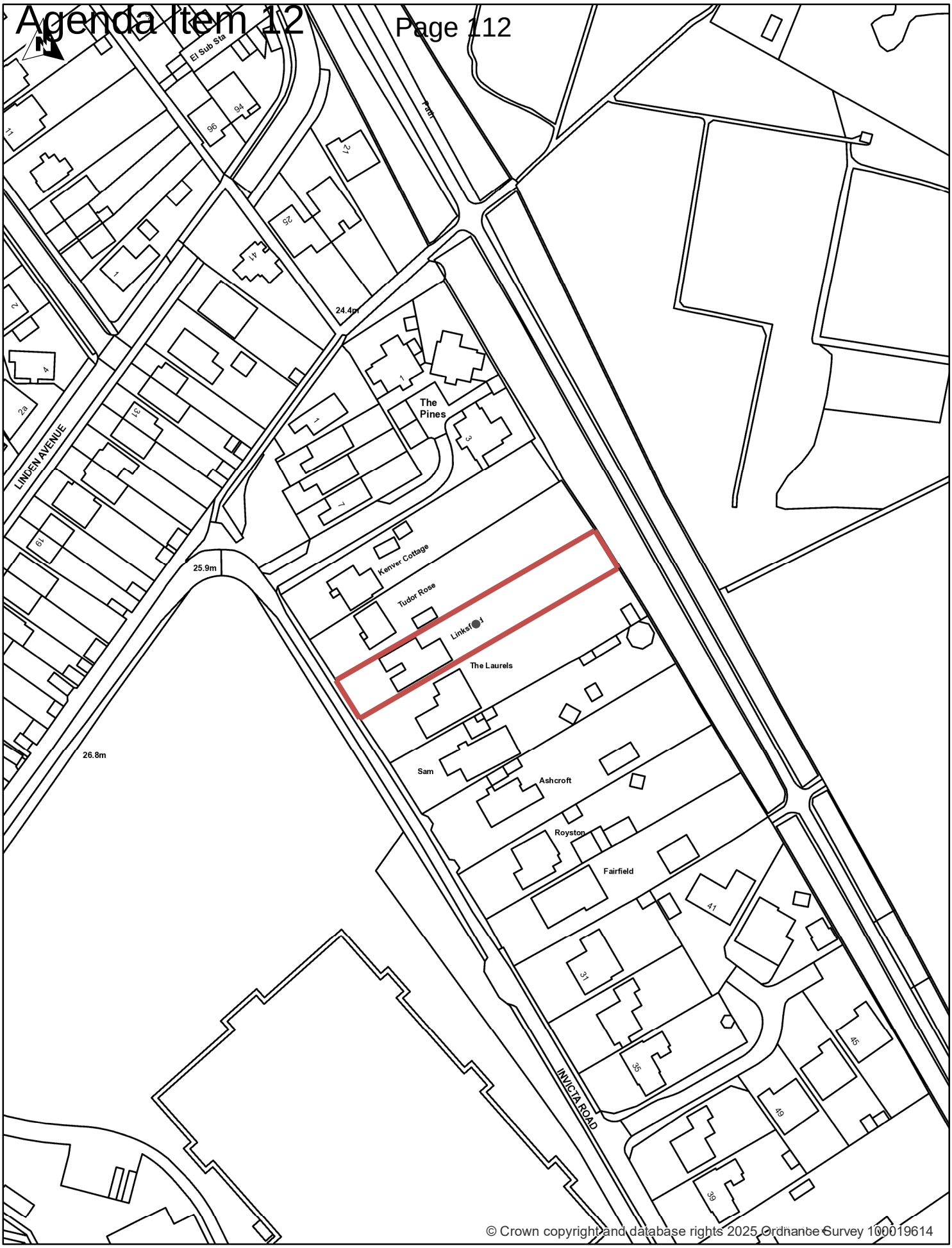
   REASON: To ensure that the living conditions of the occupiers of nearby residential properties are suitably safeguarded, in accordance with Policy DBE3 of the Local Plan.

5. All plant and equipment, other than the proposed chiller and freezer condensers, shall be switched off between 12 midnight and 0600 hours on any day.

   REASON: To ensure that the living conditions of the occupiers of nearby residential properties are suitably safeguarded, in accordance with Policy DBE3 of the Local Plan.

6. The noise rating outputs from the fixed plant and equipment hereby approved shall not exceed those set out in the approved Environmental Noise Assessment.

   REASON: To ensure that the living conditions of the occupiers of nearby residential properties are suitably safeguarded, in accordance with Policy DBE3 of the Local Plan.



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Title: CA/26/01300/FUL

Author: Canterbury City Council

Scale 1:1,250

Map Dated: 02/10/2026

canterbury city council
14 Rose Lane
Canterbury
Kent
CT1 2UR



Metres

0 5 10 20 30 40 50

PLANNING APPLICATION

Title	LINKSFIELD, INVICTA ROAD, WHITSTABLE, KENT, CT5 1PN
Description	BLOCK PLAN AS PROPOSED
Client	TAM & DAN WATKINS

drawn by	Scale	date	project	drawing	revision
SA	1:500@A3	MAY 2026	260402	P/09	

All dimensions to be checked on site. Any discrepancy between this drawing and other information to be referred to the Company. This drawing is copyright.

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unit 1, the warehouse, 12 ravensbury terrace,london sw18 4rl T. 020 8944 8095 F. 020 8946 9506 E. mail@pointthree.co.uk

PLANNING COMMITTEE

APPLICATION NUMBER:	**CA/26/01300**
SITE LOCATION:	**Linksfield, Invicta Road, Whitstable, Kent, CT5 1PN**
PROPOSAL:	**Porch to South West Elevation**
APPLICATION TYPE:	Full planning application
DATE REGISTERED:	10th August 2026
TARGET DATE:	11th September 2026
LISTED BUILDING:	No
CONSERVATION AREA:	No
WARD:	Gorrell
APPLICANT:	Mr & Mrs Dan Watkins
AGENT:	Point Three Design Ltd.
CASE OFFICER:	Isobel Goodchild
WEBLINK:	CA/26/01300 | Porch to South West elevation. | Linksfield Invicta Road Whitstable Kent CT5 1PN

RECOMMENDATION: **Grant, subject to safeguarding conditions**

SITE LOCATION AND DESCRIPTION

1. The application site is a detached two-storey dwelling located in Whitstable. The site falls within an Area of Archaeological Potential.

RELEVANT PLANNING HISTORY

2. There is no relevant planning history.

PROPOSED DEVELOPMENT

3. Full planning permission is sought for the erection of a porch to the south-west elevation.

CONSULTATION

KCC Archaeology - No objection.

REPRESENTATIONS

4. Letters were sent to neighbouring occupiers informing them of the application. No representations were received.

DEVELOPMENT PLAN POLICIES

Canterbury District Local Plan 2017

DBE3 - Principles of Design
DBE6 - Extensions and Alterations
HE11 - Archaeology
HE12 - Area of Archaeological Interest

Draft Canterbury District Local Plan to 2042/43

DM6 - Extension and Alterations to Existing Buildings
DM11 - Residential Design
DS30 - Historic Environment and Archaeology

ASSESSMENT

5. The application is brought before the Planning Committee to determine as the application is a Councillor.

6. The main considerations in the assessment of this application are:

    - Character and appearance
    - Living conditions
    - Archaeology

Character and Appearance

7. The Local Plan requires new developments to have sufficient regard for the context and character of the site.

8. The proposed porch is of a limited footprint, infilling the gap between the existing two-storey and the single-storey garage projections to the dwelling. It would be of a pitched roof design, constructed of painted render walls beneath a plain concrete tiled tiles with an oak front door and 'crittall-style' aluminium fenestration to match the existing dwelling.

9. The proposed porch is considered to represent a subordinate and appropriately designed addition to the dwelling, in accordance with policies DBE3 and DBE6 of the adopted Canterbury District Local Plan 2017 and the National Planning Policy Framework (NPPF).

Living conditions

10. The Local Plan states that planning decisions should aim to secure a good standard of amenity for all existing and future occupants of land and buildings.

11. Given its single-storey scale and separation distance from neighbouring properties, it is considered that the proposed porch would not have a harmful impact on the living conditions of neighbouring property occupiers, in accordance with policies DBE3 and DBE6 of the adopted Canterbury District Local Plan 2017 and the NPPF.

Archaeology

12. The Local Plan seeks to ensure that archaeological assets are protected and where possible enhanced. The site is located within an Area of Archaeology Potential (AAP).

13. Whilst the application site is located within an Area of Archaeological Potential, the proposed porch would be located in an area of existing ground disturbance. Given this, no further archaeological work or investigation is required and so the proposed development is in accordance with policies HE11 and HE12 of the adopted Canterbury District Local Plan 2017 and the NPPF.

<u>RECOMMENDATION</u>

14. For the reasons set out above, it is recommended that planning permission be granted, subject to appropriate safeguarding conditions.

15. On the basis of the assessment above, the proposed development complies with the relevant policies of the adopted Local Plan 2017. The draft Local Plan to 2042/43 is a material consideration in the assessment of this application. Having regard to the relevant policies in the draft Local Plan and the weight of the draft Local Plan, it does not indicate that a decision should be made other

than to approve the application on the basis of the assessment above.

DRAFT CONDITIONS FOR DECISION NOTICE

Application Number: CA/26/01300

Location: Linksfield, Invicta Road, Whitstable, Kent, CT5 1PN

Proposal: Porch to South West elevation

1. The development hereby permitted shall be begun before the expiration of three 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.

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

   a. Location Plan (received 4th August 2026)
   b. Ground Flor Plan As Proposed – Drawing No. P/01 (received 4th August 2026)
   c. First Floor Plan As Proposed – Drawing No. P/02 (received 4th August 2026)
   d. South East Elevation As Proposed – Drawing No. P/03 (received 4th August 2026)
   e. North East Elevation As Proposed – Drawing No. P/04 (received 4th August 2026)
   f. North West Elevation As Proposed – Drawing No. P/05 (received 4th August 2026)
   g. South West Elevation As Proposed – Drawing No. P/06 (received 4th August 2026)
   h. Sections AA + BB As Proposed – Drawing No. P/07 (received 4th August 2026)
   i. Block Plan As Proposed – Drawing No. P/09

(received 10th August 2026)

REASON: To secure the proper development of the area.

3. The materials used in the external finishes of the development hereby permitted shall match those as set out in the application submission.

   REASON: To ensure that the development achieves good design in accordance with policies DBE3 and DBE6 of the Canterbury District Local Plan 2017.

AGENDA ITEM NO

Subject:	**Planning Appeals - Decisions**
Director/Head of Service:	**Head of Planning**
Decision Issues:	These matters are within the authority of the Committee.
Decision:	Non-key.
Classification:	This report is open to the public.
Ward:	Chartham and Stone Street
Appellant:	Mr W Campbell
Application No:	CA/25/02065/FUL & CA/25/02066/LB
Proposal:	Porch to front elevation and Application for Listed Building Consent for external alterations including porch to front elevation.
Location:	Dane Cottage, Hogg Lane, Petham, CT4 5PJ
Application Decision Level:	Delegated
Planning Inspector:	A James
Appeal Decision:	Appeals dismissed

These applications for planning permission and listed building consent for a front porch to the listed building were refused by Officers, on the grounds that the proposed porch would represent a dominant, bulky and unsympathetic addition to the listed building.

The Inspector agreed, stating that the proposed porch would be larger in size than the existing early 21st Century porch it would replace and its size, roof form and extent of brickwork would be appear far more prominent. They also commented that its catslide roof would interrupt the buildings consistent eaves line and fail to respect the gradient of the main roof. They also said that it would partially obscure a section of the front elevation and erode the buildings simplistic form. The proposed porch was therefore considered to neither preserve nor enhance the special interest of the listed building, with insufficient public benefits to outweigh this harm.

For these reasons, the appeals were dismissed.

Ward:	Gorrell
Appellant:	Gary Bartlett
Application No:	CA/25/01821/FUL
Proposal:	Erection of single-storey outbuilding.
Location:	82 Island Wall, Whitstable, CT5 1EL
Application Decision Level:	Committee (Contrary to officer recommendation)
Planning Inspector:	Philip Willmer
Appeal Decision:	Appeal allowed

This application for a single-storey outbuilding in the rear garden, for use as a garden room and personal gym, was refused by the Planning Committee. This was on the grounds that the proposed outbuilding did not meet criteria of a) and e) of policy DBE3 of the adopted Local plan (Principles of design) and so would neither preserve nor enhance the character and appearance of the Conservation Area.

The Inspector disagreed, stating that the proposed outbuilding was modest and proportionate to the host property. They also commented that it would not appear as an unusual nor alien form development in the area, given the context of high density, urban development in this part of the Conservation Area and the overall garden area retained, limited height and choice of materials. They also said the use of the building could be conditioned to remain incidental to the main house. The proposed outbuilding was therefore considered to accord with the objectives of the adopted Local Plan in terms of the quality of the development and the preservation or enhancement of the character and appearance of the Conservation Area.

For these reasons, the appeal was allowed.

Ward:	Beltinge
Appellant:	Arthur Knowles
Application No:	CA/26/00307/FUL
Proposal:	Retrospective application for replacement of ground-floor front and rear windows and rear door from timber to uPVC.
Location:	Ground Floor Flat, 2 Douglas Road, Herne Bay, CT6 6AE
Application Decision Level:	Delegated
Planning Inspector:	A Knight
Appeal Decision:	Appeal allowed

This application to replace the existing timber ground floor front and rear windows and the rear door with UPVC was refused by Officers, on the grounds that the proposed ground floor front windows would appear chunkier and so would fail to preserve the character and appearance of the Conservation Area.

The Inspector disagreed, stating that the terrace in which the application site is located includes a mix of timber and UPVC windows and so the proposed ground floor front windows would not appear at odds with their surroundings. The proposed ground floor front windows was therefore considered to preserve the character and appearance of the Conservation Area.

For these reasons, the appeal was allowed.

Ward:	Seasalter
Appellant:	Stephen Prigg
Application No:	CA/25/02299/FUL
Proposal:	4 two-storey detached dwellings with associated access, parking and landscaping
Location:	69 Joy Lane, Whitstable, CT5 4DD
Application Decision Level:	Delegated
Planning Inspector:	Barry John Lomax
Appeal Decision:	Appeal dismissed

This application for 4 two-storey detached dwellings was refused by Officers, on the grounds that they would represent backland development out of character with the linear form of development along Joy Lane, along with failure to secure SAMMS.

The Inspector agreed that the proposed dwellings would depart from the established linear pattern of development along Joy Lane, but considered that the pronounced changes in land levels across the site would mean that the proposed dwellings would be perceived as single-storey and views of them from Joy Lane would be largely limited to their flat roofs, reducing their visual prominence. The proposed dwellings were therefore considered not to be harmful to the character and appearance of the area.

Notwithstanding this, the appeal was dismissed in the absence of a legal agreement securing SAMMS.

Ward:	Seasalter
Appellant:	Cosgrove Leisure UK Seasalter Ltd
Application No:	CA/23/00804/LUP and CA/23/01413/LUP
Proposal:	Application for lawful development certificate for proposed siting of 20no static caravans for year round occupation and Application for lawful development certificate for proposed use of caravan site as all year round holiday use.
Location:	400 Faversham Road, Seasalter
Application Decision Level:	Delegated
Planning Inspector:	Andrew Walker

Appeal Decision: Appeal allowed

The CA/24/00804 application for a Lawful Development Certificate (LDC) to establish whether the siting of caravans on the land for all year round occupation would be lawful or not was refused by Officers. This was on the grounds that the land (grassland used as a football pitch and playground) was distinct from the adjoining caravan site and previous LDC applications defined this area as being for recreation in connection with the adjoining caravan park - to site caravans on the land would amount to a material change of use that requires planning permission.

The Inspector disagreed, stating that the land forms part of the caravan site granted planning permission in the 1960s and with there being no conditions on that planning permission restricting where caravans are sited, it would be lawful to site 20 caravans on the land for all year round holiday use and this would not be a material change of use that required planning permission.

For these reasons, the appeal was allowed.

The CA/24/01413 application for an LDC to establish whether the all year round occupation of caravans at the caravan site would be lawful or not was refused by Officers. This was on the grounds that even though there weren't any conditions attached to the 1960s planning permission for the caravan site restricting the occupation of the caravans to seasonal use, the description referred to the occupation of caravans being seasonal and so does not permit permanent residential occupation.

The Inspector disagreed, stating that the word 'seasonal' is not defined and there are no conditions attached to the 1960s planning permission that restrict the use of the caravan park to certain times and so the all year occupation of the caravans would be lawful.

For these reasons, the appeal was allowed.

Contact Officer: **Stevie Andrews** **Direct Dial: 07720 946550**