

Agenda

Planning Sub-Committee

Wednesday

1 May 2024

at 7.00 pm

The Guildhall
St Peter's Place
Canterbury
CT1 2DB

Membership of the Planning Sub-Committee

Councillor Naomi Smith (Chair)
Councillor Peter Old (Vice Chair)
Councillor Keith Bothwell
Councillor Elizabeth Carr-Ellis
Councillor Tom Mellish
Councillor David Thomas

Quorum: 3 councillors

NOTES

1. The venue for the meeting is wheelchair accessible and has an induction loop to help people who are hearing impaired.

2. 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.

3. The information contained within this agenda is available in other formats, including Braille, large print, audio cassettes and other languages.

Contact Officer: Democratic Services, 01227 862009,
democracy@canterbury.gov.uk

AGENDA

Page (s)

1 APOLOGIES FOR ABSENCE

2 SUBSTITUTE COUNCILLORS

The Chief Executive will report any notifications received prior to this meeting regarding the attendance of substitute Councillors for the named members of the Sub-Committee.

3 DECLARATION OF ANY INTERESTS BY COUNCILLORS OR OFFICERS

TO RECEIVE any declarations for 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

Voluntary Announcements of Other Interests not required to be disclosed as DPI's or OSI's, ie 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 well-being of a Councillor, relative, close associate, employer, etc but not his/her financial position.

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

4 MINUTES

6 - 7

TO CONFIRM as a true record the minutes of the meeting of the Sub-Committee held on 4 March 2021

5 SOUTH CANTERBURY PLANNING UPDATE

8 - 58

TO NOTE the report of the Head of Planning and Health

6 EXCLUSION OF THE PRESS AND PUBLIC

TO RESOLVE – That under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following item of business on the grounds that there would be disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act or the Freedom of Information Act or both

7 PERIODIC REPORT ON PLANNING ENFORCEMENT

59 - 63

(This report is confidential because it involves information which reveals that the authority proposes - to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or to make an order or direction under any enactment which is exempt information under paragraph 6 of Schedule 12A of the Local Government Act 1972).

TO NOTE the report of the Head of Planning and Health

8 DATE OF THE NEXT MEETING

Thursday, 12 September 2024 at 7pm

CANTERBURY CITY COUNCIL**PLANNING SUB-COMMITTEE**

**Minutes of a meeting held on Thursday, 4th March, 2021
at 10.00 am in Online only**

Present: Councillor Spooner (Chair)
Councillor Clark
Councillor Eden-Green
Councillor Nolan

In attendance Councillor Glover

Officers: Steve Musk - Team Leader - Development
Management
Pippa Tritton - Democratic Services Officer

1 Apologies for absence

No apologies for absence were received.

2 Substitute Councillors

There were no substitute councillors for the meeting.

3 Declaration of any Interests by Councillors or Officers

No declarations of interests were made by councillors or officers.

4 Minutes

The minutes of the meeting dated 12 March 2020 were agreed as a true record.

5 Exclusion of the press and public

RESOLVED - That under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following item of business on the grounds that there would be disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act or the Freedom of Information Act or both.

A vote was taken to exclude the press and public and the record of the vote was as follows:

Record of voting:

For (4): Councillors Clark, Eden-Green, Nolan and Spooner.

Against/abstained from voting (0)

Before the next item, Councillor Glover joined the meeting as an observer. She made a voluntary announcement that one of the cases was in her Ward.

6 Periodic report on planning enforcement

(This report is exempt from publication because it involves information which reveals that the authority proposes to give under any enactment a notice under or by virtue of which requirements are imposed on a person: or to make an order of direction under enactment. As such the exemption under paragraph 6 of Schedule 12A of the Local Government Act 1972 applies).

The Sub-Committee considered the report of the Head of Planning which set out details regarding the progress on enforcement cases where there had been significant breaches of planning controls. The Team Leader reported the cases to the Sub-Committee and updated councillors on the current position regarding each case. The suggested approach to the cases referred to was supported by the Sub-Committee.

7 Date of the Next Meeting

10 am, Thursday 10 June 2021 (provisional date)

There being no other business the meeting closed at 11.20 am

PLANNING SUB-COMMITTEE

Subject	CA/16/00600 - South Canterbury update
Head of Service	Simon Thomas, Planning and Health
CCC Ward	Barton and Nailbourne

Background

Planning permission for this strategic site was granted in June 2023, following a committee resolution to grant in December 2022, subject to a Section 106 agreement and the imposition of suitable safeguarding conditions. At the committee meeting on the 1st December 2022, the Planning Committee requested that the development be referred to the Planning Sub-Committee so that its progress could be monitored, with particular attention paid to the triggers for obligations set out in the Section 106 and the requirements imposed on the developer through conditions.

The Planning Permission

The permission is for 4000 homes to be built as a sustainable urban extension to the City, in accordance with Local Plan policy SP1. The permission includes a strategic employment area for 70,000sqm of floorspace, open space, two primary schools and a community hub including shops and medical facilities. The delivery of the on-site infrastructure is secured primarily through the conditions of the planning permission. A copy of the planning decision notice which lists these conditions is annexed to the report (see Appendix 1).

The permission was granted by the planning committee subject to a legal agreement being made by the developer to commit to the funding and/or delivery of both on-site and also off-site infrastructure.

The main obligations within the Section 106 legal agreement are set out in Appendix 2.

Current update

The applicant is currently focussed on preparing technical design solutions for a range of matters, including the undergrounding of the overhead power lines and the construction of the on-site wastewater treatment works. Ecological surveys are ongoing and archaeological investigations are likely to commence mid-2024. The applicant is also in discussion with the NHS and affordable housing providers, as well as potential commercial operators for the community hub.

Next steps

Prior to commencing on site, the developer is required to submit details relating to the design, access and landscaping arrangements as part of Reserved Matters applications. These applications will be subject to statutory consultation and public notification.

The applicant has committed to engaging with the public regarding the design of the development prior to submitting Reserved Matters applications to the council for consideration through the design coding process.

An update report will be presented to the Planning Sub-Committee every 6 months and will include details of the progress made by the developer, including recording and monitoring the discharge of obligations under the s106 as and when they become due.

Appendices

Appendix 1 - CA/16/00600 - Decision notice

Appendix 2 – CA/16/00600 – S106 obligations

CANTERBURY CITY COUNCIL

DECISION NOTICE

Correspondence Address:

Mrs Cave
David Lock Associates
50 North Thirteenth Street
Central Milton Keynes
MK9 3BP

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

NOTIFICATION OF GRANT OF FULL/OUTLINE SPLIT APPLICATION PLANNING PERMISSION

Application Number: CA//16/00600

Location: Land North And South Of New Dover Road, Canterbury, Extending North To Canterbury-Dover Railway Line, West To Nackington Road And South To A2.

Proposal: Hybrid planning application for urban extension of up to 4,000 dwellings:

Full application:

- 140 dwellings;
- vehicular/cycle/pedestrian access via New Dover Road;
- internal vehicular/cycle/pedestrian routes;
- drainage/utilities infrastructure;
- public open space.

Outline application with all Matters reserved except Access (excluding internal circulation):

- Up to 3,860 dwellings;
- Up to 70,000sqm employment floorspace;
- Two primary schools;
- Community Hub: shops, financial/professional services, food/drink outlets, business, residential institutions (care accommodation), residential, non-residential institutions (medical/health services, creches, community centres & places of worship), assembly/leisure

- (indoor sports facilities) & petrol station;
- Local Centre: shops, financial/professional services, food/drink outlets, business, residential, non-residential institutions (medical/health services, creches, community centres & places of worship) & assembly/leisure (indoor sports facilities);
- Land reserved for potential relocation of the Kent & Canterbury Hospital (medical/health services) & energy centre; or if not required, business;
- Park&Ride: 1,000 parking spaces & bus interchange facilities;
- public open space: parks, gardens, green corridors, amenity green space, play areas, semi-natural/natural open space, outdoor sports pitches, associated community pavilions, allotments/community orchards, associated storage buildings, & civic spaces;
- vehicular access via A2: construction of replacement junction near Bridge & link road to New Dover Road;
- vehicular/cycle/pedestrian access via New Dover Road/Nackington Road/Pilgrims Way & bus-only access via Nackington Road;
- cycle/pedestrian access via North Downs Way;
- internal vehicular/cycle/pedestrian routes: green bridge for cyclists/pedestrians over New Dover Road;
- drainage/utilities infrastructure: wastewater treatment works, diversion of 132kV overhead electricity lines & removal of 7 pylons.

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

Phase 1A timing

1. The development hereby permitted, identified within the 'Phase 1A Boundary' (the full application boundary) on Site Boundaries drawing no. CLL001\145 shall be begun before the expiration of three years from the date of this permission.

REASON: Pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Outline timing

2. Approval of the details of the layout including internal access arrangements, scale and appearance of the development and landscaping of the site (hereinafter called the 'reserved matters') on land

identified within the 'outline planning application boundary' (the outline application boundary) on the site boundaries drawing no. CII001\145 shall be obtained from the local planning authority in writing before any development of any land parcels within a strategic phase is commenced. The development shall be carried out in accordance with the approved details.

REASON: As no such details have been submitted.

3. Plans and particulars of each reserved matters application submitted and referred to in Condition 2 above, for approval by the Local Planning Authority shall include:-

- In relation to access (other than that approved at Outline);
 - details of the access (including specification) for vehicles, cycles and pedestrians (including Access for all standards) and micro-mobility;
- In relation to layout;
 - details of the siting and orientation of the proposed buildings and any relevant roads, as well as the location of any landscaped or open space areas;
 - details of any necessary temporary layout associated with boundary treatment and condition between the parcels;
 - details of parking areas, servicing areas, and mechanical plant
 - details of cycle parking
 - details of any public rights of way affected by the proposal
 - details of play areas (where relevant)
 - details and specification (including cross sections if necessary) of proposed earth modelling, mounding, re-grading or changes of level to be carried out including spot levels
 - details of storing commercial refuse, including recyclable material and point of collection
- In relation to scale and appearance:

- details of building heights and massing
 - details of the internal layout of buildings
 - details of the external treatment and design of the buildings
 - details of finished floor levels
 - In relation to landscaping:
 - plans, drawings, sections, and specifications to explain full details of the hard and soft landscaping treatment and works including; materials (size, type and colour), proposed drainage arrangements, children's play equipment, street furniture, lighting columns/brackets, private and communal areas, open spaces, edges, boundary treatments, public rights of way and roads in broad accordance the Green Infrastructure Parameter Plan (CLL001/078 Rev F)
 - tree planting details and specification of all planting in hard and soft landscaped areas
 - details of the programme for implementing and completing the planting
 - Details of the powerline clearance maintained at 5.3m around the towers of 2Y017 and 2Y018 where relevant.
 - A statement of compliance with the relevant Strategic Phase Design Code required under condition 15.
 - A statement of conformity with the Strategic Phase Delivery Plan required under Condition 10 regarding housing mix (including the mix, tenure and location of affordable housing), which shall meet the local housing needs, as set out in the Council's Housing and Homelessness Prevention Strategy adopted at the time.
4. The development shall be carried out in accordance with the plans and particulars as approved in writing.

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

5. The first application for approval of reserved matters for each respective Strategic Phase of the development or part thereof shall be made to the Local Planning Authority in accordance with the Strategic Phasing Plan as approved under Condition 9 in accordance with the following timescales:

- Strategic Phase 1 (excluding Phase 1A) before the expiration of 4 years from the date of this permission
- Strategic Phase 2 before the expiration of 7 years from the date of this permission
- Strategic Phase 3 before the expiration of 10 years from the date of this permission
- Strategic Phase 4 before the expiration of 13 years from the date of this permission

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

6. Each Strategic Phase of the development as hereby permitted on land identified within the 'Outline Planning Application Boundary' (the outline application boundary) on Site Boundaries drawing no. CLL001\145 shall be begun before the expiration of 2 years from the date of approval of the final reserved matters to be approved for that Strategic Phase.

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

Phase 1A drawings

7. The development hereby permitted, identified within the 'Phase 1A Boundary' (the full application boundary) on Site Boundaries drawing no. CLL001\145, shall be carried out in strict accordance with the following approved plans and documents:

Landscape:

- 3625_DR_001 Rev C submitted 12 August 2016
- 3625_DR_002 Rev C submitted 12 August 2016
- 3625_DR_003 Rev C submitted 12 August 2016
- 3625_DR_004 Rev C submitted 12 August 2016
- 3625_DR_005 Rev D submitted 12 August 2016
- 3625_DR_006 Rev C submitted 12 August 2016

Highways:

- 2013-1749-118 Rev I New Dover Road Improvements dated 22/07/2016
- 2013-1749-155 Rev B Phase 1A - Adoption Plan
- 2013/1749/108 Rev C - Junction 1 - Signalised Junction Proposal

Phase 1A detailed drawings

- Site Plan Phase 1A Site Plan- No. A383_PL_002_00_Phase 1A_ Rev A
- Phase 1A Site Plan with context- A383_PL_003_00_Phase 1A_ Rev C
- Lower Ground Floor Plan- A383_PL_100_00_Block 01 Block 01 _ Rev E
- Ground Floor Plan- A383_PL_100_01_Block 01 Block 01 _ Rev G
- First Floor Plan- A383_PL_100_02_Block 01 Block 01 _ Rev G
- Second Floor Plan- A383_PL_100_03_Block 01 Block 01 _ Rev D
- Lower Ground Floor Plan- A383_PL_101_00_Block 02 Block 02 _ Rev C
- Ground Floor Plan- A383_PL_101_01_Block 02 Block 02 _ Rev C
- First Floor Plan- A383_PL_101_02_Block 02 Block 02 _ Rev C
- Second Floor Plan- A383_PL_101_03_Block 02 Block 02 _ Rev D
- Roof Plan- A383_PL_101_04_Block 02 Block 02 _ Rev C
- Ground Floor Plan- A383_PL_102_00_Block 03 Block 03 _ Rev C
- First Floor Plan A383_PL_102_01_Block 03 Block 03 _ Rev C
- Second Floor Plan- A383_PL_102_02_Block 03 Block 03 _ Rev C
- Roof Floor Plan- A383_PL_102_03_Block 03 Block 03 _ Rev C
- Ground Floor Plan- A383_PL_103_00_Block 04 Block 04 _ Rev C
- First Floor Plan- A383_PL_103_01_Block 04 Block 04 _ Rev C
- Second Floor Plan - A383_PL_103_02_Block 04 Block 04 _ Rev C
- Roof Floor Plan- A383_PL_103_04_Block 04 Block 04 _ Rec C
- Ground Floor Plan- A383_PL_104_00_Block 05 Block 05 _ Rev A
- First Floor Plan- A383_PL_104_01_Block 05 Block 05 _ Rev A
- Second Floor Plan- A383_PL_104_02_Block 05 Block 05 _ Rev A
- Roof Plan- A383_PL_104_03_Block 05 Block 05 _ Rev A
- Lower Ground Floor Plan- A383_PL_105_00_Block 06 Block 06 _ Rev C
- Ground Floor Plan- A383_PL_105_01_Block 06 Block 06 _ Rev D
- First Floor Plan- A383_PL_105_02_Block 06 Block 06 _ Rev C
- Second Floor Plan- A383_PL_105_03_Block 06 Block 06 _ Rev C
- Third Plan- A383_PL_105_04_Block 06 Block 06 _ Rev D

- Fourth Floor Plan- A383_PL_105_03_Block 06 Block 06 _ Rev C
- Roof Plan- A383_PL_105_06_Block 06 Block 06 _ Rev C
- Ground Floor Plan- A383_PL_106_00_Block 07 Block 07 _ Rev D
- First Floor Plan- A383_PL_106_01_Block 07 Block 07 _ Rev C
- Second Floor Plan- A383_PL_106_02_Block 07 Block 07 _ Rev C
- Third Floor Plan- A383_PL_106_03_Block 07 Block 07 _ Rev C
- Roof Floor Plan - A383_PL_106_04_Block 07 Block 07 _ Rev C
- Type A_2Bed 4People- A383_PL_200_00_Type A Rev A
- Type A_3Bed 6People- A383_PL_201_00_Type A
- Type A_3Bed 6People- A383_PL_201_01_Type A
- Type A_2Bed 4People- A383_PL_202_00_Type A
- Type A_2Bed 4People- A383_PL_202_01_Type A
- Type A_2Bed 4People- A383_PL_203_00_Type A
- Type A_2Bed 4People- A383_PL_203_01_Type A
- Type A1_3Bed 5People- A383_PL_204_00_Type A1
- Type A1_3Bed 6People- A383_PL_205_00_Type A1
- Type B_3Bed 6People- A383_PL_206_00_Type B Rev A
- Type B_3Bed 6People- A383_PL_206_01_Type B Rev A
- Type B_3Bed 6People- A383_PL_206_02_Type B Rev A
- Type B_3Bed 6People- A383_PL_207_00_Type B
- Type C_3Bed 6People- A383_PL_208_00_Type C Rev A
- Type C_3Bed 6People- A383_PL_209_00_Type C
- Type C_3Bed 6People- A383_PL_209_01_Type C
- Type C_3Bed 6People- A383_PL_210_00_Type C Rev A
- Type C_3Bed 6People- A383_PL_210_01_Type C Rev A
- Type C_3Bed 6People- A383_PL_211_00_Type C
- Type D_5Bed 10People- A383_PL_212_00_Type D Rev A
- Type D_5Bed 10People- A383_PL_212_01_Type D Rev A
- Type D_5Bed 10People- A383_PL_212_02_Type D Rev A
- Type D_5Bed 8People- A383_PL_213_00_Type D Rev A
- Type D_5Bed 8People- A383_PL_213_01_Type D Rev A
- Type D_5Bed 8People- A383_PL_213_02_Type D Rev A
- Type D_5Bed 9People- A383_PL_214_00_Type D

- Type D_5Bed 9People- A383_PL_214_01_Type D
- Type D_5Bed 9People- A383_PL_214_02_Type D
- Type E_5Bed 8People- A383_PL_215_00_Type E
- Type E_5Bed 8People- A383_PL_215_01_Type E
- Type E_5Bed 8People- A383_PL_215_02_Type E
- Type E_5Bed 8People- A383_PL_216_00_Type E
- Type E_5Bed 8People- A383_PL_216_01_Type E
- Type E_5Bed 8People- A383_PL_216_02_Type E
- Type E_5Bed 8People- A383_PL_217_00_Type E
- Type E_5Bed 8People- A383_PL_217_01_Type E Rev A
- Type F1_2Bed 4People- A383_PL_218_00_Type F1
- Type F2_2Bed 4People- A383_PL_219_00_Type F2
- Type F3_2Bed 4People- A383_PL_220_00_Type F3 Rev A
- Type F4_1Bed 2People- A383_PL_221_00_Type F4
- Type F5_2Bed 4People- A383_PL_222_00_Type F5
- Type F6_2Bed 4People- A383_PL_223_00_Type F6 Rev A
- Type F7_2Bed 4People- A383_PL_224_00_Type F7
- Type F8_2Bed 3People- A383_PL_225_00_Type F8
- Type F9_2Bed 4People- A383_PL_226_00_Type F9
- Type F10_3Bed 6People- A383_PL_227_00_Type F10
- Type F11_2Bed 4People- A383_PL_228_00_Type F11
- Type F12_1Bed 2People- A383_PL_229_00_Type F12
- Type F13_3Bed 6People- A383_PL_230_00_Type F13 Rev A
- Type F14_2Bed 3People- A383_PL_231_00_Type F14
- Type F15_2Bed 3People- A383_PL_232_00_Type F15 Rev A
- Type F16_2Bed 4People- A383_PL_233_00_Type F16 Rev A
- Type F17_2Bed 3People- A383_PL_234_00_Type F17 Rev A
- Type F18_2Bed 3People- A383_PL_235_00_Type F18 Rev A
- Type F19_2Bed 3People- A383_PL_236_00_Type F19 Rev A
- Type F20_1Bed 2People- A383_PL_237_00_Type F20 Rev A
- Type G_4Bed 8People- A383_PL_238_00_Type G Rev A
- Type G_4Bed 8People- A383_PL_238_01_Type G Rev A
- Type G_3Bed 6People- A383_PL_239_00_Type G

- Type G_3Bed 6People- A383_PL_239_01_Type G
- Type H_5Bed 8People- A383_PL_240_00_Type H
- Type H_5Bed 8People- A383_PL_240_01_Type H
- Type I_5Bed 10People- A383_PL_241_00_Type I
- Type I_5Bed 10People- A383_PL_241_01_Type I
- Type J_5Bed 8People- A383_PL_242_00_Type J
- Type J_5Bed 8People- A383_PL_242_01_Type J
- Type K_4Bed 7People- A383_PL_243_00_Type K
- Type K_4Bed 7People- A383_PL_243_01_Type K
- Type L_4Bed 7People- A383_PL_244_00_Type L
- Type L1_4Bed 7People- A383_PL_245_00_Type L1
- Type M_5Bed 9People- A383_PL_246_00_Type M
- Type M_5Bed 9People- A383_PL_246_01_Type M
- Type F21_5Bed 8People- A383_PL_247_00_Type F21
- Type F22_2Bed 4People- A383_PL_248_00_Type F22
- Type F23_1Bed 2People- A383_PL_249_00_Type F23
- Type F24_2Bed 3 People- A383_PL_250_00_Type F24
- Type F25_1Bed 2 People- A383_PL_251_00_Type F25
- Type C_3Bed 6People- A383_PL_252_00_Type C
- Type C_3Bed 6People- A383_PL_253_00_Type C
- Type F30_2Bed 4People- A383_PL_254_00_Type F30
- Type F29_2Bed 4People- A383_PL_255_00_Type F29
- Type A2_3Bed 6People- A383_PL_256_00_TypeA2
- Type F28_2Bed 4People- A383_PL_257_00_Type F28
- Type F26_2Bed 4People- A383_PL_258_00_Type F26
- Type F27_2Bed 4People- A383_PL_259_00_Type F27
- Type F31_3Bed 6People- A383_PL_260_00_Type F31
- Elevations AA, BB, CC and DD of Blocks 1, 2, 3, 4, 5, 6, 7- A383_PL_300_AA_BB_CC_DD
Rev F
- Elevations EE, FF, GG and HH of Blocks 2, 3, 4, 5, 6- A383_PL_300_EE_FF_GG_HH Rev
D
- Block 1 Internal Elevations AA and BB- A383_PL_301_AA_BB Rev B
- Block 1 Internal Elevation CC- Rev B

- Block 1 Internal Elevation CC + neighbouring property 149 NDR- A383_PL_301_CC extended Rev C
- Block 1 Section DD- A383_PL_301_DD Rev C
- Block 1 External Elevations North-East and North-West- A383_PL_301_NE Rev C
- Block 1 External Elevations North-West- A383_PL_301_NW_NWG Rev D
- Block 1 External Elevations South-West and South-East- A383_PL_301_SW_SE Rev D
- Block 2 Internal Elevations AA and BB- A383_PL_302_AA_BB Rev A
- Block 2 Internal Elevations CC and DD- A383_PL_302_CC_DD Rev B
- Block 2 Internal Elevations EE and FF- A383_PL_302_EE_FF Rev B
- Block 2 Internal Elevations GG and HH- A383_PL_302_GG_HH Rev A
- Block 2 Internal Elevation II- A383_PL_302_II Rev B
- Block 2 External Elevations North-East and North-West- A383_PL_302_NE_NW Rev C
- Block 2 External Elevations South-West and South-East- A383_PL_302_SW_SE Rev D
- Block 3 Internal Elevations AA and BB- A383_PL_303_AA_BB Rev B
- Block 3 Internal Elevations CC and DD- A383_PL_303_CC_DD Rev A
- Block 3 Internal Elevations EE, FF and GG- A383_PL_303_EE_FF_GG Rev A
- Block 3 Internal Elevations HH and II- A383_PL_303_HH_II Rev B
- Block 3 Internal Elevations JJ and KK- A383_PL_303_JJ_KK Rev A
- Block 3 External Elevations North-East and North-West- A383_PL_303_NE_NW Rev B
- Block 3 External Elevations South-West and South-East- A383_PL_303_SW_SE Rev A
- Block 4 Elevations North and AA- A383_PL_304_N_AA Rev C
- Block 4 Elevations South, West and East- A383_PL_304_S_E_W Rev A
- Block 4 Internal Elevation BB- A383_PL_304_BB Rev A
- Block 4 Internal Elevation CC- A383_PL_304_CC Rev A
- Block 5 Elevations North and East- A383_PL_305_N_E Rev C
- Block 5 Elevations South and West- A383_PL_305_S_W Rev A
- Block 5 Internal Elevation AA- A383_PL_305_AA
- Block 5 Internal Elevation BB and CC- A383_PL_305_BB_CC
- Block 6 Internal Elevation AA- A383_PL_306_AA Rev B
- Block 6 External Elevations North and East- A383_PL_306_N_E Rev E
- Block 6 External Elevations South and West- A383_PL_306_S_W Rev C
- Block 7 External Elevations- A383_PL_307_NE_NW_SE_SW Rev A

REASON: In pursuance of Section 92(2) of the Town and Country Planning Act 1990 as amended and to ensure that the development is carried out in accordance with the development as approved and the assumptions underpinning the Environmental Impact Assessment.

Outline drawings

8. The development hereby permitted shall be carried out in accordance with the following approved plans, in respect of those matters not reserved for later approval:

- CLL001/058 Rev N Parameter Plan
- CLL001/078 Rev F Green Infrastructure Plan
- CLL001/069 Rev E Building Heights Parameters
- CLL001/096 Rev D Open Spaces Typologies Plan

Outline Planning Drawings (Access):

- 2013/1749/004 Rev C Nackington Road Residential Access
- 2013/1749/034 Rev B Pilgrims Way Site Access
- 2013/1749/100 Rev M Proposed Junction Overview
- 2013/1749/116 Rev D Roundabout A - Proposed Design
- 2013/1749/117 Rev C Roundabout B - Proposed Design
- 2013/1749/118 Rev I New Dover Road Improvements
- 2013/1749/154 Park & Ride Access and Egress Arrangement

Outline Planning Drawings (Mitigation):

- 2013/1749/012 Rev E Nunnery Fields Highway Improvements
- 2013/1749/015 Rev G Bus Priority Measures - New Dover Road (Overview)
- 2013/1749/036 Rev H Old Dover Road / New Dover Road & Dover St Junction Improvements
- 2013/1749/037 Rev C New Dover Road/B2068 Junction Improvements
- 2013/1749/040 Rev A Proposed Pedestrian & Cycle Improvements (Sheet 1 of 3)
- 2013/1749/041 Rev B Proposed Pedestrian & Cycle Improvements (Sheet 2 of 3)
- 2013/1749/042 Rev A Proposed Pedestrian & Cycle Improvements (Sheet 3 of 3)
- 2013/1749/108 Rev C Junction 1 - Signalised Junction Proposal
- 2021/6057/005 Rev P1 - Dover Street/Upper Chantry Lane Mitigation

REASON: For the avoidance of doubt and in the interests of achieving sustainable development, in accordance with and the principles within the National Planning Policy Framework.

Phasing

9. Subject to the provisions of Condition 12, no development shall take place until a Strategic Phasing Plan, which shall be broadly in accordance with the Indicative Phasing Plan dated March 2016 (CLL001/068 Rev F), has been submitted to and approved in writing by the Local Planning Authority. The Strategic Phasing Plan shall show the four Strategic Phases of the development and shall:-

- Include the quantum of development within each of the proposed Strategic Phases and justification for the proposed Strategic Phases,
- Demonstrate that community facilities and public open space will be made available to future residents
- Include an indicative timescale for the delivery of the development of each Strategic Phase broadly in accordance with the most up-to-date Housing Trajectory as set out in the Local Plan or draft Local Plan,

The phasing of the development shall not be carried out otherwise than in accordance with the approved Strategic Phasing Plan unless otherwise approved in writing by the Local Planning Authority. All subsequent reserved matters submissions shall accord with the Strategic Phasing Plan as approved by the Local Planning Authority. Any references to a Strategic Phase of the development within this permission shall be taken to be a reference to phases as identified on the approved Strategic Phasing Plan submitted under this condition.

REASON: In the interests of achieving sustainable development.

10. Prior to the approval of the first reserved matters application within each of the defined Strategic Phases (as approved under condition 9), a Strategic Phase Delivery Plan shall be submitted to and approved in writing by the Local Planning Authority. Each Strategic Phase Delivery Plan shall:-

- Show the planned development parcels, including their extent, locations, timetable for delivery and their relationship with the other Strategic Phases and any approved reserved matters consents;

- Set out the sequence of the development within the relevant Strategic Phase which should be compliant with the obligations set out in the Section 106 obligations associated with this permission, and all other safeguarding conditions and triggers set out in this decision notice.
- Include the following details:-
 - a. Details of the provision and mix of housing (including the mix and broad location of affordable housing),
 - b. Details of the delivery of community infrastructure (including school, childcare facilities, community facilities, healthcare and medical facilities)
 - c. Details of the delivery of open space (including fixed play areas, green bridge, civic space, outdoor sports provision including sport pitches), in accordance with the Green Infrastructure Plan
 - d. Indoor sports facilities,
 - e. Employment delivery
 - f. Details for the delivery of Community Hub and Local Centre, including retail space, public realm, infrastructure, leisure, services; and
 - g. Infrastructure Delivery

The development shall not be carried out otherwise than in accordance with the Strategic Phase Delivery Plan.

REASON: In the interests of achieving sustainable development.

11. The development hereby approved shall be carried out in broad accordance with the Illustrative Masterplan, ref. CLL001/077/D, December 2021.

REASON: To ensure the high-quality design and coordinated development against which to assess reserved matters applications and to ensure a satisfactory appearance to the development.

12. Where it is necessary to bring forward infrastructure in advance of a relevant Strategic Phase yet to be approved, a Reserved Matters application shall be made prior to its commencement and where relevant, shall be accompanied by the following information:

- Justification Statement explaining the reason for the exception and the relationship with the relevant Strategic Phase and Reserved Matters;
- Delivery Programme

- Archaeological Evaluation, in relation to condition 16
- A Programme of Archaeological Excavation, in relation to condition 17
- Surface Water Drainage Scheme, in relation to condition 18
- Measures to protect any public foul sewer, in relation to condition 25
- Scheme to deal with the risks associated with contamination, in relation to condition 29
- Construction Environmental Management Plan, in relation to condition 32
- Landscape and Ecological Management and Monitoring Plan, in relation to condition 36
- Lighting Design Strategy, in relation to condition 37
- Mitigation Planting, in relation to condition 39

The forward infrastructure shall be carried out in accordance with the approved details and where Reserved Matters applications are brought forward outside of an approved Strategic Phase, they shall address all relevant requirements as specified in Condition 3.

REASON: To ensure the timely delivery of necessary infrastructure in accordance with the triggers established through the S106 legal agreement.

Zero Carbon Plan

13. Prior to the submission of the first Reserved Matter for each Strategic Phase of development, a Zero Carbon Plan for that Strategic Phase shall be submitted to and approved in writing by the Local Planning Authority. The Zero Carbon Plan shall be prepared in accordance with the principles established in the Sustainability Strategy Addendum (2021) and shall relate to all built development including on-site and off-site infrastructure for that Strategic Phase. The Zero Carbon Plan shall inform the Design Codes required under condition 15 and shall:

- Define the energy and embodied carbon targets for the Strategic Phase, in accordance with the targets set out in the Local Plan;
- Establish the means by which embodied carbon targets will be met during construction;
- Shall demonstrate that fossil-fuel heating systems are avoided in the proposed homes;
- Establish the means by which operational energy use will be minimised; and,
- Set out the level of off-setting to address any residual carbon impact and the means by which this will be delivered.

Each Strategic Phase of Development shall propose targets/measures that at least meet but preferably exceed those set out in the current planning policy at the time, including National Planning Policy and the Local Plan (at the time) and shall be implemented in accordance with the approved Zero Carbon Plan for that Strategic Phase.

REASON: In the interests of achieving sustainable development, in accordance with policy DBE1 of the Canterbury District Local Plan 2017 and the principles within the National Planning Policy Framework.

14. Prior to the commencement of the development within Phase 1A, a Zero Carbon Plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The Zero Carbon Plan shall be prepared in accordance with the principles established in the Sustainability Strategy Addendum (2021) and shall relate to all built development including on-site and off-site infrastructure for Phase 1A. The Zero Carbon Plan shall:

- Define the energy and embodied carbon targets for the Strategic Phase 1A, in accordance with the targets set out in the Local Plan/draft Local Plan policies;
- Establish the means by which embodied carbon targets will be met during construction;
- Shall demonstrate that fossil-fuel heating systems are avoided in the proposed homes;
- Establish the means by which operational energy use will be minimised; and,
- Set out the level of off-setting to address any residual carbon impact and the means by which this will be delivered.

Phase 1A shall propose targets/measures that at least meet but preferably exceed those set out in the current planning policy at the time, including National Planning Policy and the adopted Local Plan (at the time) and shall be implemented in accordance with the approved Zero Carbon Plan for Phase 1A.

REASON: In the interests of achieving sustainable development, in accordance with policy DBE1 of the Canterbury District Local Plan 2017 and the principles within the National Planning Policy Framework

Design Code

15. Prior to the submission of the first reserved matter for each Strategic Phase of development, a Design Code for that Strategic Phase shall be submitted to and approved in writing by the Local Planning Authority. The Design Code shall be prepared in accordance with the principles and parameters established by the Design and Access Statement (including any addenda), parameter plans secured in condition 8, Strategic Delivery Plan approved under condition 10 for that Phase and

in broad accordance with the Illustrative Masterplan as approved under condition 11. The Design Codes shall be informed by the 10 characteristics of good places as set out in the National Design Guide and the National Model Design Code and shall address the following as appropriate:

a. Context:

- including character types; and,
- demonstration of how the surrounding urban, heritage and rural context has informed the design.

b. Identity:

- including local character, legibility and design and materials of buildings (palette of wall and roof finishes, windows, doors, porches, heads, cills, chimneys, eaves, rainwater goods and roof verges).

c. Built Form:

- including density, types and forms, building line and height; and,
- demonstration through 3D visualisation of how the proposed build form would affect the heritage assets from within key views, where appropriate.
- details of heritage measures to be incorporated along North Downs Way

d. Movement:

- including tree-lined movement corridors within the site, street network and hierarchy, Fastbus link, replacement Park & Ride, Public transport corridors, footpaths, cycleways and green corridors;
- car and cycle parking (on and off street) and services and utilities; and,
- mobility hubs.

e. Nature:

- network of green spaces;
- street trees; and,
- design principles for the incorporation of SuDS and biodiversity net gain.

f. Public Space:

- hierarchy and function of spaces;
 - lighting;
 - demonstration how the spaces respond to Secured by Design, counter-terrorism and public and community safety;
 - demonstration how and where public art will be located; and,
 - the details of design approach for areas within the public realm, including landscaping, structural planting, hard surface treatment, boundary treatment, street furniture and play equipment.
- g. Uses:
- mix of uses and functions of spaces; and,
 - achieving active frontages.
- h. Homes and Buildings:
- demonstration that approved dwelling will meet space standards;
 - accessibility, light and lighting, aspect, privacy, security, gardens and balconies; and,
 - waste and recycling, mitigation of noise from traffic and active uses.
- i. Resources:
- to maximise energy efficiency and in conjunction with the requirements of the Local Plan and details to be approved under condition 13 related to the Zero Carbon Plan.
- j. Lifespan:
- Management Plan; and,
 - Participation and community.
- k. Each Design Code shall also set out a vision for that Strategic Phase, demonstrating how Garden City principles will be achieved by the development. The vision should be illustrated to convey key frontages.
- l. Principles of landform topography as existing and proposed shall also be submitted as part of the Design Code.

Where the development is within 30 metres of the New Dover Road boundary, the Design Code shall also include details of:

- Principles for buildings adjacent to the route including heights, form and scale
- Way finding features
- Landscaping measures including planting
- Any structures
- Any setbacks, boundary treatments, surface treatments including materials;
- All points of crossing including pedestrian, cycle and vehicular;
- Lighting

Where the development is to be situated within 30 metres of the North Downs Way, the Design Code shall be produced in consultation with Historic England and the Kent Downs Area of Outstanding Natural Beauty Unit, and should also include:

- Principles for buildings adjacent to the route including heights, form and scale
- Way finding features
- Landscaping measures including planting
- Any structures
- Any setbacks, boundary treatments, surface treatments including materials
- All points of crossing including pedestrian, cycle and vehicular;
- Lighting
- Protection of key views

All reserved matters submissions shall thereafter be submitted in accordance with the approved details and shall include a compliance statement with the approved Design Code. The development shall be carried out in accordance with the approved Design Code.

REASON: To ensure a high-quality design and coordinated development against which to assess reserved matters applications and to ensure a satisfactory appearance to the development, in accordance with policy DBE3 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework, National Design Guide and the National Model Design Code.

Archaeology

16. No development shall take place within a Strategic Phase as approved under condition 9 (including Phase 1A) until the applicant, or their agents or successors in title, has secured the implementation of

a programme of archaeological evaluation for that Strategic Phase to be undertaken in accordance with the approved written specification (CGMS Consulting September 2016), including the potential impact upon archaeology arising from construction of on-site WwTW and the resulting drainage connections and including any safeguarding measures to ensure preservation in situ of significant archaeological remains and/or further archaeological investigation. A programme of post-excavation assessment, analysis, publication and archiving shall be undertaken in accordance with a programme of work and timetable that has first been agreed in writing with the Local Planning Authority.

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.

17. No development shall take place within a Strategic Phase as approved under condition 9 (including Phase 1A) until the applicant, or their agents or successors in title, has secured the implementation of:

A programme of archaeological excavation for that Strategic Phase to be undertaken in accordance with the approved written specification (CGMS Consulting October 2016) and including the potential impact upon archaeology arising from construction of on-site WwTW and the resulting drainage connections; and, following on from the excavation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation, post-excavation assessment, analysis, publication and archiving in accordance with a specification and timetable 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 policy HE11 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

Drainage

18. No development within a Strategic Phase as approved under condition 9 (including Phase 1A) shall commence, other than enabling works, until a surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development for that Strategic Phase, has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme should demonstrate the surface water runoff generated up

to and including the 100 year plus climate change (e.g. 30% increase in intensity) critical storm will not exceed the runoff from the Strategic Phase prior to the development following the corresponding rainfall event and should prevent surface water from the Strategic Phase discharging onto the highway.

The scheme shall include bespoke calculations for the nutrient removal efficiency of the mitigation wetland, which shall include seasonal hydraulic rates and not only rely on median values.

The strategy shall include details of the design, location and capacity of all such SUDS features and shall include ownership, long-term management/maintenance and monitoring arrangements/responsibilities. The scheme shall subsequently be implemented in accordance with such details as approved in writing and thereafter maintained.

REASON: To ensure adequate drainage provision and to prevent pollution, in accordance with policies DBE3, CC11, CC12, CC13, SP5, LB5, LB9 and QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

19. No development within a Strategic Phase as approved under condition 9 (including Phase 1A) shall commence, other than enabling works, until details of the proposed water infrastructure plans for that Strategic Phase have been submitted to and approved in writing by the Local Planning Authority. The Strategic Phase shall be carried out in accordance with such details as are agreed and thereafter maintained.

REASON: To ensure adequate drainage provision and to prevent pollution, in accordance with policies DBE3, CC11, CC12, CC13 and QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

20. Water efficiency devices, appliances, fittings and other measures to reduce water use shall be installed in each new dwelling prior to its first occupation (and thereafter retained) in accordance with a specification to first be submitted to and approved in writing by the Local Planning Authority. The specification shall include the measures set out in planning application which are designed to achieve an improvement in the Building Regulations targets which limit water consumption to not exceed 100 litres per person per day.

REASON: To minimise water usage and to prevent pollution, in accordance with policies DBE3, CC11, CC12, CC13 and QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

21. No development, other than enabling works, within a Strategic Phase as approved under condition 9 (including Phase 1A) shall commence until a foul drainage strategy (which shall include details of the connection to the proposed on-site foul sewer network and to the Wastewater Treatment Works ((WwTW)) as approved under condition 23 together with a programme for its implementation) in respect of that Strategic Phase has been submitted to and approved in writing by the Local Planning Authority [in consultation with Natural England and the Environment Agency]. Each Strategic Phase shall be constructed and thereafter maintained in accordance with the agreed strategy in respect of that Strategic Phase. No occupation of premises within each Strategic Phase shall take place before the approved connections are made to the on-site sewer network in respect of that Strategic Phase in accordance with the approved foul drainage strategy.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework.

22. No development shall commence until a scheme for temporary nutrient neutrality mitigation measures to deal with wastewater from: (i) the first 150 dwellings; and (ii) the construction of the development prior to the proposed onsite WwTW becoming operational has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- the proposed location of the first 150 dwellings;
- the detailed design, size and siting of the onsite foul water storage facility to accommodate wastewater prior to the proposed onsite WwTW becoming operational;
- the arrangements for the temporary tankering of foul sewage to be treated in a WwTW outside the [Stodmarsh catchment];
- details of the monitoring, management and maintenance of the onsite foul water storage facility prior to the proposed onsite WwTW becoming operational; and
- a programme for its implementation.

The development of the first 150 dwellings shall be implemented in accordance with the approved scheme and thereafter retained until the proposed onsite WwTW becomes operational. A verification report that demonstrates compliance with the approved scheme shall be provided to the Local Planning Authority upon written request. The temporary nutrient neutrality mitigation measures set out in the approved scheme shall cease upon the proposed onsite WwTW

becoming operational in accordance with condition 23, at which point the wastewater from the first 150 dwellings shall be treated at the WwTW.

REASON: In the interest of preserving protected and qualifying features of the Stodmarsh SPA, SAC and Ramsar from foul water pollution associated with the occupation phase of development in accordance with policies SP1, LB5 and LB6 of the Canterbury District Local Plan 2017 and the NPPF

23. Prior to the commencement of construction of the 100th dwelling, further details of the design, management, maintenance and monitoring of the onsite WwTW and mitigation wetland to treat the foul sewage originating from the development, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the wastewater will be passed through the constructed wetlands hereby approved, in accordance with the details approved pursuant to condition 24. No premises other than the first 150 dwellings shall be occupied until the WwTW has been constructed and is operational in accordance with the approved details and a valid Environment Agency permit granted under the Environmental Permitting (England and Wales) Regulations 2016 (or any relevant updates as may be in place at the time). Thereafter, the WwTW shall be retained and maintained in accordance with the approved details.

REASON: In the interest of preserving protected and qualifying features of the Stodmarsh SPA, SAC and Ramsar from foul water pollution associated with the occupation phase of development in accordance with policies SP1, LB5 and LB6 of the Canterbury District Local Plan 2017 and the NPPF

24. Prior to the commencement of construction of the 151st dwelling, confirmation shall be submitted to the Local Planning Authority to demonstrate that the on-site Wastewater Treatment Works (WwTW) hereby permitted shall discharge treated water to the Lampen Stream (itself a tributary of the River Stour). No more than 150 dwellings hereby permitted shall be occupied until the submitted details have been approved in writing by the Local Planning Authority.

The final discharged water shall meet or better the CSMG (Common Standards Monitoring Guidance) water quality targets (0.049mg/l for P, and 1.5mg/l for N).

REASON: In the interest of preserving protected and qualifying features of the Stodmarsh SSSI, SPA, SAC and Ramsar from foul water associated with the development in accordance with policies SP1, LB5 and LB6 of the Canterbury District Local Plan 2017 and NPPF.

25. Prior to the commencement of development in each Strategic Phase, other than enabling works, details of measures to protect any public foul sewer affected within that Strategic Phase shall be submitted to and approved in writing by the Local Planning Authority. Each Strategic Phase shall be carried out in accordance with the approved details for that Strategic Phase.

REASON: To prevent pollution in accordance with the advice contained within the National Planning Policy Framework

26. No infiltration of surface water drainage into the ground at this site is permitted other than in accordance with the express written consent of the Local Planning Authority.

REASON: To prevent pollution of controlled waters and comply with the National Planning Policy Framework.

27. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON: To prevent pollution of controlled waters and comply with the National Planning Policy Framework.

28. Prior to the commencement of any petrol filling station, a scheme to manage the pollution risks associated with the operations of the proposed petrol filling station shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include and address the following components:

- The location and design of groundwater monitoring boreholes comprising at least one up hydraulic gradient and two down gradient boreholes, one of these to be located down gradient of the underground fuel tanks. The information must include the proposed frequency of monitoring and reporting to the relevant regulatory authority and the suite of substances that will be tested in each groundwater sample from the site. These boreholes must be constructed in a manner that ensures they do not provide a pathway for spillages to enter the ground or groundwater from the site surfacing
- Details of the double skin tanks and concrete base with lip and sump
- Details of fuel delivery pipework
- Drainage details for the forecourt and drainage within the tanker off-loading area

- A management plan detailing how traffic will be directed onto and off-site, including how fully laden delivery tankers will avoid fuel delivery pipework between pumps and tanks
- Information relating to the proposed third party leak detection system
- A site-specific staff training manual that explains to site staff specific environmental risks associated with the petrol filling station, and actions to be taken in the event of an incident

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

REASON: To protect the underlying groundwater from potential pollution in line with planning policy in the National Planning Policy Framework and Groundwater protection: principles and practice GP3.

Contamination

29. No works within a Strategic Phase as approved under Condition 9 (including Phase 1A) shall commence, other than enabling works, until the following components of a scheme to deal with the risks associated with contamination of that Strategic Phase shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
 - a. all previous uses
 - b. potential contaminants associated with those uses
 - c. a conceptual model of the site indicating sources, pathways and receptors
 - d. potentially unacceptable risks arising from contamination at the site
2. Where identified to be necessary through 1. above, a site investigation scheme, based on 1 above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
3. Where identified to be necessary through 2. above, the results of the site investigation and the detailed risk assessment referred to in 2 above 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. Where identified to be necessary through 9. above, 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 above are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

30. Prior to the first occupation of development in any Strategic Phase as approved under condition 9 (including Phase 1A), where shown to be necessary through condition 29, a verification report demonstrating completion of the works set out in the approved Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Environment Agency). 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 prevent harm to human health and pollution of the environment, in accordance with policy QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

31. If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted to and obtained written approval from the Local Planning Authority details of how such contamination should be dealt with.

REASON: To prevent harm to human health and pollution of the environment, in accordance with policy QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

32. Development within any Strategic Phase approved under condition 9 (including Phase 1A) shall not commence until a Construction Environmental Management Plan (CEMP) for that Strategic Phase

has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures to achieve the following:

- management of traffic and routing during construction: to address site access, routes within site kept free from obstruction, wheel washing, travel plan for construction workers, loading and unloading, vehicle parking and turning areas, a scheme for prevention of surface water discharges onto the highway;
- Any refuelling of mobile plant and machinery will be undertaken in a designated area away from watercourses and surface drains, and supplied with appropriate spill kits and bunded bowsers;
- All mobile plant will have drip trays or the equivalent under them to prevent any leaks getting to the ground;
- The handling and storage of potentially hazardous liquids on site e.g. fuels and chemicals are to be controlled and best practice guidance from the Environment Agency will be applied;
- Biodegradable hydraulic oil will be used for machinery/plant where possible;
- Operational outlets to public sewers to be protected from debris and filters/screens/sumps will be employed;
- All drums and barrels will be fitted with flow control taps and will be properly labelled;
- Portable toilets (for initial site set up works only) and good quality temporary toilet facilities will be provided for construction worker use to prevent water pollution resulting from worker-generated sewage effluents. The wastewater from these facilities will be tankered off site and disposed of at an OFWAT registered wastewater treatment works outside the Stour catchment;
- The placing of any wet concrete or cement in or close to any water body including culverts will be controlled through temporarily bunding the area of works to separate the wet concrete or cement and water to prevent leaks into the water body;
- No concrete wash outs will be permitted on site. Contractors using concrete wagons must employ the use of a concrete sock for each wagon. Manholes and catch pits will be covered to prevent concrete-cement ingress;
- Haul roads and hardstanding on the Application Site and approaches to the water body (or drains leading to a water body) will be regularly cleaned using water bowsers and/or road sweepers to prevent the build-up of mud, oil and dirt that may be washed into a water body or drain during heavy rainfall;
- The use of water sprays to reduce dust or wash down within construction areas will be carefully regulated to avoid washing substantial quantities of silt etc., into surface water drains;

- Spill kits will be located on sites near to water bodies, within the works compounds and at any location where fuel, oil or other chemicals are in use;
- Where the works footprint is located adjacent to the ponds, ditches and stream, propped temporary Heras fencing fitted with debris netting will be maintained for the duration of works at a distance of at least 5m (where practicable) from the bank toes of the waterbodies. The fencing will be removed once all the development works have been completed. The fencing will minimise the risk of damage to the bankside habitats and the risk of materials or debris entering the water bodies;
- Waterbodies will be desilted where it is felt to be ecologically appropriate; and
- Suitable mitigation against any potential adverse impacts on the Stodmarsh designated sites during construction.

The approved CEMP and measures contained therein shall be adhered to throughout the construction period.

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

Noise

33. Prior to the commencement of development, other than enabling works, for the Strategic Phase of the development as approved under condition 9 which includes residential properties at the South West of the site along the boundary of the A2, details of noise insulation and mitigation measures in accordance with the Environmental Statement Chapter on Noise, shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be carried out in accordance with the approved details and shall be completed prior to the occupation of any residential dwelling within the Strategic Phase concerned.

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

34. No development (including any ground works, site or vegetation clearance) will commence until a site-wide Ecological Mitigation and Enhancement Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy will be informed by up-to-date ecological surveys and assessments (as necessary), will accord with the construction and operational mitigation and enhancement measures identified in the Environmental Statement and will set out the principles for ecological mitigation and enhancement, for all ecological receptors including farmland birds and including the delivery of 15% biodiversity net gain. The strategy will include a programme for implementation, prescriptions for and details of the approach to the phasing of site-wide mitigation, compensation habitat (including for skylark and yellowhammer) and enhancement delivery, including measures to protect biodiversity during construction, habitat creation, green infrastructure provision and ecological enhancement measures. The overarching Ecological Mitigation and Enhancement Strategy shall be implemented in accordance with the approved details, unless varied by a European Protected Species Mitigation Licence subsequently issued by Natural England.

REASON: In the interests of preserving protected species and their habitats in accordance with policy LB9 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

35. No development (including any ground works, site or vegetation clearance) shall commence in any Strategic Phase (other than Phase 1A) until a detailed Ecological Mitigation and Enhancement Plan for that Strategic Phase has been submitted to and approved in writing by the Local Planning Authority. The Plan will be based upon the approved site-wide ecological mitigation and enhancement strategy, and the content of each detailed Plan will be informed by updated specific species surveys (as necessary) and will include:

- a. Purpose and objectives for the proposed mitigation works;
- b. Detailed design(s) and/or working method(s) necessary to achieve stated objectives;
- c. Extent and location of proposed mitigation works (including "biodiversity protection zones"/all necessary receptor sites) shown on appropriate scale maps and plans;
- d. Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e. Persons responsible for implementing the works, including provision for specialist ecologists to be present on site to undertake/oversee works;
- f. Use of protective fences, exclusion barriers and warning signs;

- g. Details of temporary management measures to be put in place prior to full implementation of the landscape and ecological management and monitoring plan; and,
- h. Detailed strategy for Monitoring of further works and mitigation.

The Ecological Mitigation and Enhancement Plan shall be implemented in accordance with the approved details unless varied by a European Protected Species Mitigation Licence subsequently issued by Natural England.

REASON: In the interests of preserving protected species and their habitats in accordance with policy LB9 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

36. No development beyond the construction of foundations shall take place in any Strategic Phase until an overarching Landscape and Ecological Management and Monitoring Plan (LEMMP) for the entire site has been submitted to, and been approved in writing by, the Local Planning Authority. The LEMMP shall accord with the principles contained in the submitted Environmental Statement and Green Infrastructure Parameter Plan and the content of each LEMMP shall include the following:

- a. Description and evaluation of features to be managed
- b. Ecological trends and constraints on site that might influence management
- c. Aims and objectives of management
- d. Appropriate management proposals and options for achieving aims and objectives
- e. Prescriptions for management actions, together with plan(s) of management compartments
- f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period in perpetuity)
- g. Details of the body(ies) or organisation(s) responsible for the implementation of the plan and how they will be funded
- h. Ongoing species and habitat monitoring in relation to ecological mitigation and delivery of biodiversity net gain
- i. Provision for the implementation of remedial measures
- j. Timetable for management plan review.

The LEMMP shall also 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 plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

The LEMMP will be updated at each Strategic Phase to incorporate and review approved management plans for earlier phases and, upon the development of the last phase will provide a single LEMMP for the entire development.

REASON: In the interests of preserving protected species and their habitats in accordance with policy LB9 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

37. No development shall take place until a site-wide 'lighting design strategy for biodiversity' has been submitted to and approved in writing by the local planning authority. The site-wide lighting strategy will:

- a. Identify those areas/features on site that are particularly sensitive for badgers and bats and demonstrate how the lighting strategy will be adapted to minimise the impact on those areas;
- b. Identify areas in which 'dark corridors' for biodiversity will be maintained;
- c. Provide specifications for external lighting to minimise biodiversity impacts;
- d. Set out measures that will be implemented to minimise the impact of lighting upon the Area of Outstanding Natural Beauty.

All external lighting shall be installed in accordance with the approved strategy.

REASON: In the interest of preserving protected species and their habitats and the Kent Downs Area of Outstanding Natural Beauty, in accordance with policies DBE8, LB9 and LB1 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

38. Prior to the first occupation of any Strategic Phase, a detailed lighting plan for biodiversity for that Strategic Phase shall be submitted to, and approved by, the local planning authority. The detailed

lighting plan shall be in accordance with the approved site-wide 'lighting design strategy for biodiversity' and:-

- a. will show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications)
- b. Demonstrate that areas to be lit will not disturb or prevent badgers and bats using their territory or having access to their breeding sites and resting places.
- c. Demonstrate that the lighting strategy has minimised the impact of lighting upon the Area of Outstanding Natural Beauty.

All external lighting will be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy

REASON: In the interest of preserving protected species and their habitats and the Kent Downs Area of Outstanding Natural Beauty, in accordance with policies LB9 and LB1 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework

Landscaping

39. Structural planting, as shown on the 'Mitigation Planting 'Triggers' Plan' dated 09/11/2016 (CLL001_139_A), shall be commenced upon the commencement of construction and be in place by the occupation of 800th unit and 1600th unit respectively, in accordance with the approved Mitigation Planting Plan

REASON: To provide mitigation screening to the development in accordance with the Environmental Assessment and in the interests of the amenity of the area, in accordance with guidance within the National Planning Policy Framework.

40. No Strategic Phase of development shall be commenced (including Phase 1A) unless and until a Soils Resources Management Plan for that Strategic Phase, has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- Areas of soil to be protected from earthworks and construction activities;
- The areas and types of topsoil and subsoil to be stripped, haul routes, stockpile locations; and,
- The methods for stripping, stockpiling, re-spreading and ameliorating soils.

The development shall be carried out in accordance with the approved Soils Resources Management Plan.

REASON: To achieve good soil management across the site and protect soils, in accordance with the National Planning Policy Framework.

41. Prior to the commencement of development within the 'Phase 1A Boundary' (the full application boundary) on Site Boundaries drawing no. CLL001\145, a detailed landscaping scheme for Phase 1A, which shall be in broad accordance with drawing 3625 DR 006 Rev C submitted 12 August 2016, shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include the following:

- A plan showing the public/structural landscaping and private/in-curtilage landscaping;
- Any trees, hedges and shrubs scheduled for retention;
- Details of soft landscaping including planting species, sizes, layout, densities, numbers;
- Details of planting procedures or specification;
- Finished topsoil levels and depths;
- Details of temporary topsoil and subsoil storage provision; and,
- The establishment maintenance regime, including watering, rabbit protection, tree stakes, guards etc.
- A programme for implementation

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

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

42. All hard and soft landscape works shall be carried out in accordance with the approved Landscape and Ecological Management and Monitoring Plan approved under condition 36 and Phase 1A landscaping scheme approved under condition 41. The works shall be carried out prior to the occupation of any part of the phase of the development to which it relates, 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 and the interests of biodiversity and ecological potential, and to adequately integrate the development into the environment, in accordance with the National Planning Policy Framework.

Tree protection

43. Prior to the commencement of works on the erection of any dwelling identified within the 'Phase 1A Boundary' (the full application boundary) on Site Boundaries drawing no. CLL001\145, existing trees, shrubs and hedgerows identified for retention within the Phase 1A boundary or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837:2012 using the following protective fence specification:

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

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

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

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

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

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

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

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

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

No site cabins, materials or machinery shall be brought on site until all trees and hedges agreed for retention are protected by the erection of fencing and comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, and supporting temporary welded mesh fencing panels or similar in accordance with BS 5837:2012.

Protection measures shall remain in place until the cessation of the development works.

REASON: To protect landscape features prior to works, vehicles and plant entering the site, in accordance with policies DBE3 & LB10 of the Canterbury District Local Plan 2017.

44. Prior to the commencement of works on the erection of any dwelling identified outside of the 'Phase 1A Boundary' (the full application boundary) on Site Boundaries drawing no. CLL001\145, existing trees, shrubs and hedgerows identified for retention within the site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837:2012 using the protective fence specification outlined in condition 43. Protection measures shall remain in place until the cessation of the development works.

REASON: To protect landscape features prior to works, vehicles and plant entering the site, in accordance with policies DBE3 & LB10 of the Canterbury District Local Plan 2017.

Phase 1A details

45. Prior to their first use within the 'Phase 1A Boundary' (the full application boundary) on Site Boundaries drawing no. CLL001\145, details and samples of the materials to be used in the construction of the external surfaces of the development permitted in that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

REASON: In the interests of the visual amenities of the area, in accordance with policies HE1, HE2, H6, HE8 and DBE3 of the Canterbury District Local Plan 2017.

46. Prior to their first use within the 'Phase 1A Boundary' (the full application boundary) on Site Boundaries drawing no. CLL001\145 hereby approved, manufacturer's details 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.

47. Prior to their first use within the 'Phase 1A Boundary' (the full application boundary) on Site Boundaries drawing no. CLL001\145, a 1m² 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 be carried in accordance with the approved samples and details.

REASON: In the interests of the visual amenities of the area in accordance with policies HE1, HE2, H6, HE8 and DBE3 of the Canterbury District Local Plan 2017.

48. No external meter cupboards, vents, flues or extract grilles shall be installed on any elevation facing a highway.

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

49. The refuse storage facilities and clothes drying facilities for Phase 1A as specified upon the approved drawing (A383_PL_002_00_Phase 1A_ Rev A) shall be provided prior to the first occupation of the development of Phase 1A 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 DBE3 of the Canterbury District Local Plan 2017.

50. Prior to the first occupation of each building within the 'Phase 1A Boundary' (the full application boundary) on Site Boundaries drawing no. CLL001\145, the area shown on the approved drawing CLL002/029 Rev A for the parking and

manoeuvring of vehicles and relating to that building shall be operational prior to any part of the development hereby approved being brought into use, unless otherwise agreed in writing by the Local Planning Authority. The area agreed shall thereafter be maintained for that purpose.

REASON: In the interests of highway safety and in accordance with the National Planning Policy Framework.

51. Prior to the first occupation of each dwelling within the 'Phase 1A Boundary' (the full application boundary) on Site Boundaries drawing no. CLL001\145, the secure cycle parking facilities for that dwelling 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 T9 of the Canterbury District Local Plan 2017.

52. Prior to the occupation of any building within the 'Phase 1A Boundary' (the full application boundary) on Site Boundaries drawing no. CLL001\145, the base course surface of the highway shall be constructed from that building to the adopted highway, and the wearing course of the approved highway shall be completed prior to the completion of the penultimate building of the development.

REASON: In the interests of highway safety and to ensure the proper development of the site without prejudice to the amenities of the occupants.

53. At the time of the commencement of the Phase 1A development, the ecological enhancement measures set out in the Environmental Statement shall be provided and thereafter maintained.

REASON: In the interests of nature conservation in accordance with advice contained within the National Planning Policy Framework and policy LB9 of the Canterbury District Local Plan 2017.

Highways

54. Details pursuant to Condition 2, insofar as they relate to each respective Strategic Phase of development, shall include provision for parking for vehicles and cycles to include the following level of provision for electric vehicle charging:

- one active electric vehicle charging point per dwelling with on-plot and allocated parking;
- 10% of all off-plot and unallocated residential parking spaces shall have an active electric vehicle charging point;
- 10% of all parking spaces for non-residential uses shall have active charging points,

- Remaining parking spaces should have passive EV parking provision in accordance with the standards set out in the Kent Design Guide or any subsequently adopted standards.

REASON: In the interests of highway safety and in accordance with the National Planning Policy Framework.

55. The access off Pilgrims Way as hereby approved and demonstrated on drawing 2013/1749/034 Rev B shall be limited to serving no more than 85 dwellings or the equivalent number of vehicular movements associated with no more than 85 dwellings for any other vehicular generating land uses demonstrated through the submission of further information to and its approval by the Local Planning Authority.

REASON: In the interest of highway safety and promotion of access by sustainable means.

56. No development will take place, other than enabling works, until a site-wide strategy for the provision of mobility hubs has been submitted to and approved in writing by the Local Planning Authority. The Site Wide Mobility Hub Strategy shall include a programme for implementation and shall indicate the locations within the development where people will be able to access low-carbon modes of transport including cycling, public transport and micro-mobility, and switch between modes of transport including walking, cycling, public transport and micro-mobility. The development shall be implemented in accordance with the approved Strategy and the mobility hubs shall thereafter be retained.

REASON: In the interest of promoting travel choice and sustainable development.

Outline consent parameters

57. The development hereby approved (including Phase 1A) shall be carried out in accordance with the approved Land Uses and Parameter Plan (Revision N) and shall comprise:

- 4000 dwellings;
- 4000sqm of retail and related commercial floorspace (including shops, hairdressers, cafés, restaurants and local and professional services);
- 70,000 sqm of employment floorspace and no less than 45,000 sqm if the hospital relocates to the site; and,
- 80.3ha of open space on site.

REASON: To ensure delivery of sustainable development and employment land to meet the need of the district and to protect the vitality and vibrancy of Canterbury City Centre in accordance with the National Planning Policy Framework.

58. The details submitted pursuant to condition 2 shall show the building dimensions not exceeding those included within the approved Building Heights Parameter Plan (drawing number CLL001/069 Rev E).

REASON: In the interest of visual amenities and in pursuance of policy DBE3 of Canterbury District Local Plan 2017.

59. The employment development hereby approved shall be used only for uses falling within use classes B1a-c of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification (including, for the avoidance of any doubt, use class E(g) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and for no other use.

REASON: To protect the vitality and vibrancy of the town centres in accordance with policies TCL1 and TCL6 and SP1 and SP3 of the Canterbury District Local Plan 2017.

Housing Mix and Quality of Homes

60. The mix of dwellings in the development hereby approved shall be in broad accordance with the Council's Housing and Homelessness Prevention Strategy adopted at the time, other than within the Community Hub as defined on Parameter Plan CLL001\058 Rev N.

REASON: To ensure the provision of a mix of house sizes and types to meet a range of community needs, in accordance with policy SP4 of the Canterbury District Local Plan 2017.

61. 20% of all homes hereby approved shall be constructed to meet the accessibility and adaptable dwellings Regulation M4(2) of Building Regulations (as amended).

REASON: To ensure that development meets the need for special needs and inclusive communities, in accordance with policy DBE5 of the Local Plan 2017.

62. The development shall include the installation of fixed telecommunication infrastructure and High Speed Fibre Optic (minimal internal speed of 100mb) connections to multi point destinations and all buildings including residential, commercial and community. This shall provide sufficient capacity, including duct sizing to cater for all future phases of the development with sufficient flexibility to meet the needs of existing and future residents. The infrastructure shall be laid out at the same time as other services during the construction process and shall be capable of operation prior to occupation of the respective Strategic Phase.

REASON: In the interests of achieving sustainable development, in accordance with the principles within the National Planning Policy Framework

Council land

63. No part of the development hereby permitted shall be begun on the land shown coloured green and marked '4' on drawing number CLL005-017H unless and until a deed is completed pursuant to Section 106 of the Town and Country Planning Act 1990 in respect of that land so as to ensure that land is subject to the obligations in the Section 106 Agreement dated 27th June 2023.

REASON: To ensure that the entirety of the application site is bound by the obligations set out in the Section 106 Agreement before the development is begun.

Safeguarded Land

64. No reserved matters application(s) shall be submitted in respect of any part of the 'safeguarded land' as broadly shown on drawing number CL002_039 rev. A (Eastern Movement Corridor, Safeguarded Land) attached to this decision notice, until a safeguarding scheme in respect of that part of the land has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- a. Proposals to ensure that the relevant part of the site (or any part of it) is safeguarded from any built development pursuant to this planning permission, which would prevent the delivery of a proposed connection between the A28 at Sturry and the A2 at Bridge, which is identified as the 'Canterbury Eastern Movement Corridor' in the draft Canterbury District Local Plan 2045; and

- b. The period of time for which the relevant part of the site would be safeguarded pursuant to (a) above;
- c. Any measures that are necessary to ensure that implementation of the safeguarding scheme does not reduce the overall quantum of open space that is proposed to be provided as part of the development [as shown on drawing number CLL001/078 Rev F]; and
- d. The details of any temporary uses and/or works (including landscape and construction access) that are proposed within the safeguarded land

The development shall not be carried out otherwise than in accordance with the approved scheme.

REASON: To ensure that the relevant part of the development does not prevent the delivery of the 'Canterbury eastern movement corridor' as identified in the draft Canterbury District Local Plan 2045.

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

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

NOTES TO APPLICANT:

1. It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.
2. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

A formal application to requisition water infrastructure is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. The following points should be noted wherever infiltration drainage (such as soakaways) are proposed at a site:

- Appropriate pollution prevention methods (such as trapped gullies or interceptors) should be used to prevent hydrocarbons draining to ground from roads, hardstandings and car parks. Clean uncontaminated roof water should drain directly to the system entering after any pollution prevention methods.
- No infiltration system should be sited in or allowed to discharge into made ground, land impacted by contamination or land previously identified as being contaminated.
- There must be no direct discharge to groundwater, a controlled water. An unsaturated zone must be maintained throughout the year between the base of the system and the water table. A series of shallow systems are preferable to systems such as deep bored soakaways, as deep bored soakaways can act as conduits for rapid transport of contaminants to groundwater.

3. Contaminated soil that is, or must be disposed of, is waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2010
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register as a hazardous waste producer. Refer to the website at <https://www.gov.uk/government/organisations/environment-agency> for more information.

4. Any facilities for the storage of oils, fuels or chemicals shall be provided with secondary containment that is impermeable to both the oil, fuel or chemical and water, for example a bund, details of which shall be submitted to the Local Planning Authority for approval. The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The secondary containment shall have no opening used to drain the system. Associated above ground pipework should be protected from accidental damage. Below ground pipework should have no mechanical joints, except at inspection hatches and either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards into the bund.

5. Lighting can be detrimental to foraging and commuting bats. The Bat Conservation Trust's Bats and Lighting in the UK guidance should be adhered to in the lighting design to minimise impact the proposed development will have on any foraging or commuting bats. Demolition and vegetation clearance should take place outside of the bird nesting season, otherwise it should be preceded by an inspection of the site by a suitably qualified ecologist.
6. Crime and Disorder Prevention. 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.
7. Any specification and written timetable for archaeological field evaluation works should be submitted in excess of 14 days prior to the commencement of any field work.
8. If the building(s) are to be constructed with a timber frame, the Council strongly recommends that a sprinkler system is installed to serve the building(s).
9. For the avoidance of doubt, the contributions as set out in the legal agreement made on **27th June 2023** associated with this planning application and hereby approved shall be provided in accordance with the schedules of the aforementioned deed.
10. For avoidance of the doubt, the Stodmarsh Catchment Area is shown on the drawing entitled 'Stodmarsh Catchment Area Plan' attached to the S.106 agreement to this decision notice.



Simon Thomas
Authorised Signatory of the Council
Date of issue: 29 June 2023

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

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

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>.

Please use these links, householders <https://www.gov.uk/appeal-householder-planning-decision> or full applications <https://www.gov.uk/appeal-planning-decision>.

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

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

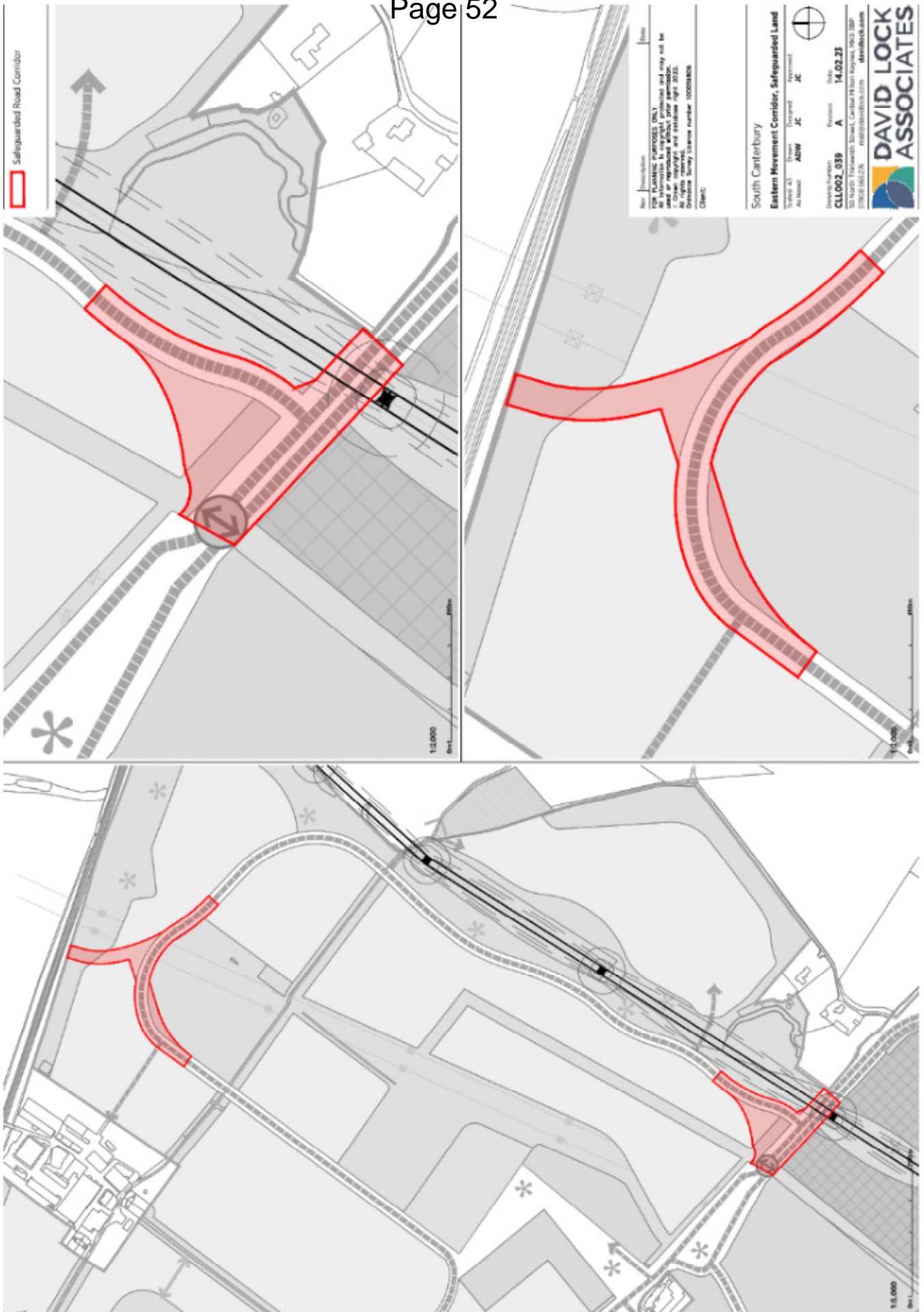
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

IMPORTANT NOTES

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

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

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



Appendix 2 – Section 106 obligations – CA/16/00600

Planning Sub-Committee

Summary of Section 106

KEY CONTRIBUTIONS/FEES	
Payment	Amount
Council's Bi-Annual Monitoring Fee	£750 on submission of each Bi-Annual Monitoring Report.
City Centre Highway Improvements Contribution	£2,404,751 (being the aggregate sum of the First City Centre Highway Improvement Works Contribution the Second City Centre Highway Improvement Works Contribution, the Third City Centre Highway Improvement Works Contribution and the Fourth City Centre Highway Improvement Works Contribution) (index linked to GCECI),
Community Learning and Skills Contribution	£16.42 (being the cost per Residential Unit) x the total number of Residential Units to be constructed in a Phase as determined by the Reserved Matters Approvals that have been granted in respect of that Phase (Index linked to BCIS).
Commercial Travel Plan Monitoring Fee	£20,000.
Cycle Hire Contribution	£300,000 (being the aggregate of the First Cycle Hire Contribution (£100,000) plus Second Cycle Hire Contribution (£50,000) plus Third Cycle Hire Contribution (£50,000) plus Fourth Cycle Hire Contribution (£50,000) plus Fifth Cycle Hire Contribution (£50,000)) (Index linked to RPI).
Fastbus Transport Regulation Order Contribution	The estimated cost to be paid to introduce Traffic Regulation Orders (Index linked to RPI).
Final Bus Service Contribution	£ 390,000 per annum (Index linked to RPI).
Health Centre Contribution	£3,465,360 (split into four instalments) (index linked to RPI)
Interim Bus Service Contribution	£260,000 per annum (Index linked to RPI).
Library Services Contribution	£55.45 (being the cost per Residential Unit) x the total number of Residential Units to be constructed in the Phase as determined by the Reserved Matters Approvals that have been granted in respect of that Phase (Index linked to BCIS).
Off-site Primary Education Contribution	means either of the following formulae: (a) Actual Primary Pupil Yield – Pupil Yield Threshold x twenty-four thousand two hundred and seventy-six pounds (£24,276) (at the New Rate)

	or: (b) Actual Primary Pupil Yield – Pupil Yield Threshold x sixteen thousand five hundred and seventy-eight pounds (£16,578) (at the Existing Rate) (both Index linked to BCIS)
Primary Education Contribution	£20,400,000 (being the aggregate sum of the First Primary Contribution, the Second Primary Contribution, the Third Primary Contribution, the Fourth Primary Contribution, the Fifth Primary Contribution, the Sixth Primary Contribution, the Seventh Primary Contribution, the Eighth Primary Contribution, the Ninth Primary Contribution, the Tenth Primary Contribution, the Eleventh Primary Contribution and the Twelfth Primary Contribution) (Index linked to BCIS).
Public Rights of Way Improvement Contribution	Up to £80,000 (index linked to RPI).
Residential Travel Plan Monitoring Fee	£20,000.
Secondary School Contribution	£13,620,000. (Index linked to BCIS).
Social Care Contribution	£146.88 (being the cost per Residential Unit) x the total number of Residential Units to be constructed in a Phase as determined by the Reserved Matters Approvals that have been granted in respect of that Phase (Index linked to BCIS).
Traffic Regulation Order Contribution	The costs to make the Traffic Regulation Orders (Index linked to RPI).
Waste Contribution	£54.47 (being the cost per Residential Unit) x the total number of Residential Units to be constructed in a Phase as determined by the Reserved Matters Approvals that have been granted in respect of that Phase (Index linked to BCIS).
Youth Services Contribution	£65.50 (being the cost per Residential Unit) x the total number of Residential Units to be constructed in a Phase as determined by the Reserved Matters Approvals that have been granted in respect of that Phase (Index linked to BCIS).

Key Section 106 contributions prior to occupation of first house

Schedule/Clause	Requirement	Timing
Schedule 3 Monitoring		
S3, 1.4	Advise CCC of commencement of the development	14 days prior to commencement
S3, 2.1	Hold regular liaison meetings	Meeting no. 1 28 th July, then every three months
Schedule 5 Affordable Housing: No less than 30% of all residential units in the development shall be affordable housing units		
S5, 5.1	Affordable Housing Delivery Plan for a SP	With the first RMA in a SP

Schedule 8 Travel Plans		
S8, 2.1	Residential Travel Plan approved and implemented. Residential Travel Plan Monitoring Fee paid to KCC Residential Travel plan Coordinator appointed. Commercial Travel Plan approved and implemented Bus pass to be provided to the first household of each residential unit	Prior to occupation (of the residential or commercial development)
Schedule 10 Primary Schools: 2no. serviced sites (northern and southern primary schools) that are suitable for the provision of 2no. 2FE primary schools and associated community use in accordance with specific trigger points		
S10, 2	Northern Primary School (NPS) Notice	Prior to commencement
S10, 3.3	In the case of Notice 2 (KCC to construct the NPS), provide detailed spec of the Haul Route, access and egress, and GPS coordinates of the NPS Site	Prior to commencement
S10, 3.4	Practical completion of the NPS Haul Route	Six months after the approval of the Haul Route spec.
S10, 3.7	Transfer NPS site to KCC	Prior to occupation
S10, 6.1	In the case of Notice 1, establish the NPS Delivery Group	Effective from the commencement date
S10, 7	In the case of Notice 2, pay the first Primary Contribution	Before any occupation
Schedule 11 Secondary Schools		
S11, 1.6	Pay Secondary School Contribution for SP, or put in place a bond	Prior to commencement
Schedule 12 Health Facility		
S12, 2.1	Health Centre intention (construct or contribute)	Prior to submission of first RMA
S12, 3	In the event of 'construct' submit a Health Centre specification	Prior to commencement
S12, 4.1(a)	In the event of 'contribute', confirm health centre site location	Prior to commencement
S12, 4.1(b) & (c)	In the event of 'contribute', provide fully serviced site & pay first health centre contribution	Prior to occupation
Schedule 13 Community Centre		
S13, 2	Payment of community service contributions for a SP	Prior to commencement

Schedule 15 Employment Land		
S15,1	Employment Area Strategy	Prior to Commencement
Schedule 16 Air Quality		
S16,1	Submit Air Quality Monitoring Scheme	Six months prior to commencement
S16,2.1	Unallocated parking scheme	Prior to commencement
S16, 3	Pay first cycle hire contribution	Prior to commencement
S16,4	Electric Bike Scheme	Prior to occupation
Schedule 17 Estate Management Strategy		
S17 1.1	Estate Management Strategy	Prior to commencement
S17,1.5	Estate Management Plan for a SP	Prior to occupation of a Strategic Phase
Schedule 18 Public Bridleways and Public Rights of Way		
S18, 2	Pay PRow contribution	Before occupation

Other Considerations

- Schedule 6: Fastbus – design and delivery of fastbus relative to staggered triggers of development
 - Schedule 7: Highway works – delivery of S278 Works listed in the S106 and which include new A2 junction arrangement and off slip, and other junction improvements and identified mitigation measures. Triggers for each of the transport intervention works to be carried out are also set out in the agreement. The S106 allows for a Monitor and Review Request to be submitted for the Councils and National Highways to consider and agree alternative interventions or amendments to timings if evidenced through updated Transport Assessment(s) and Traffic Surveys or through evidence that emerges as part of a new or emerging development. This process of ‘monitor and manage’ will ensure the effectiveness of the highway and transport measures in the context of reducing carbon emissions and accelerating sustainable mobility reflecting the Councils objectives.
 - Schedule 9: Replacement Park and Ride – permission for and delivery of replacement park and ride in relation to specific triggers of development
 - Schedule 13: Community Centre – required to be completed prior to the occupation of 1,637 residential units in accordance with a specification to be agreed
 - Schedule 14: Hospital – not to use the Hospital Reserve Site for any purpose other than the provision of a new hospital unless otherwise agreed in writing, and if the hospital is not required, the site shall be then reserved for Employment Use
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- Schedule 19: Stodmarsh Mitigation – No sewerage pipes which serve the development to connect or discharge directly into any sewer or watercourse within the Stodmarsh Catchment Area and to comply with the mitigation measures set out in the Nutrient Neutrality Assessment including in relation to arrangements for tankering and the Waste Water Treatment Works.
 - Schedule 20 and 21: Council and County Council Covenants
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Document is Restricted