

Canterbury District Local Plan Publication Draft Proposed Amendments and Addendum to the Sustainability Appraisal Report Consultation - November 2015

Table of Unduly Made Representations

Note: the reason why they have been classified as unduly made is given in the last column

Agent	Agent ID Number	Consultee	Consultee ID Number	Issue	Reason why Officers consider comments to be unduly made
Peter Brett Associates	966662	Nora Galley MOD	855876	Policy SP3 – Site 9- Land at Howe Barracks, Canterbury	<p>The representation relates to land at Howe Barracks and objects to the fact that the site boundary and capacity as revised by the recent planning consent has not been included as a Proposed Amendment.</p> <p>The consultation is in response to the Inspectors request to identify additional sites in order to address the Council’s five year housing land supply.</p> <p>Howe Barracks already forms part of the Council’s ‘Preferred Development Option’ and has planning consent for the increased capacity and as such has been worked into the housing trajectory.</p> <p>The comments made will be considered through the separate forthcoming proposed Main Modifications.</p>
		David Broadwood	970161	Table PA/004- Land south of Ridgeway (John Wilson Business Park)	The representation was received on 2 February 2016 which is after the consultation period closed.
		Postbox Cottage, Ridgeway, Whitstable		Table PA/004 – Land south of Ridgeway (John Wilson Business Park)	The respondent has not supplied their contact details (response was in the form of a replicated letter). A letter was sent on 8/1/16 to the address

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					requesting their contact details, but no reply has been received.
		5 Ridgeway, Whitstable		Table PA/004 – Land south of Ridgeway (John Wilson Business Park)	The respondent has not supplied their contact details (response was in the form of a replicated letter). A letter was sent on 8/1/16 to the address requesting their contact details, but no reply has been received.
		15 Ridgeway, Whitstable		Table PA/004 – Land south of Ridgeway (John Wilson Business Park)	The respondent has not supplied their contact details (response was in the form of a replicated letter). A letter was sent on 8/1/16 to the address requesting their contact details, but no reply has been received.
		25 Ridgeway, Whitstable		Table PA/004 – Land south of Ridgeway (John Wilson Business Park)	The respondent has not supplied their contact details (response was in the form of a replicated letter). A letter was sent on 8/1/16 to the address requesting their contact details, but no reply has been received.
		Mr Rampley	776825	Policy SP3- Site 5- Strode Farm, Herne Bay	The comments made do not relate to any of the 'Proposed Amendments' on which views were being sought. They make a number of general comments.

Canterbury District Local Plan Publication Draft Proposed Amendments and Addendum to the Sustainability Appraisal Report Consultation - November 2015

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Agent	Agent ID Number	Consultee	Consultee ID Number	Issue	Reason why Officers consider comments to be unduly made
		David Kemsley on behalf of Oaten Hill and District Society	962808	Policy SP3- Site 1 – South Canterbury	The comments made do not relate to any of the ‘Proposed Amendments’ on which views were being sought. They support previous comments made about the South Canterbury site.
		Hugh Samuelson		Unstated	This representation was received via an Iphone and had no comments attached. An email was sent on 27/1/16 to request the completed form be sent but no response was received.
		John Copsey – Racquetters Badminton Club	957570	Lack of exercise and sports facilities within all local areas	The comments made do not relate to any of the ‘Proposed Amendments’ on which views were being sought. Representations made are general comments on sports halls and activities.
		Mrs Ann Burrows	967203	New housing developments in and around Beltinge area	The comments made do not relate to any of the ‘Proposed Amendments’ on which views were being sought. They relate to specific housing development issues and queries for the Beltinge area.
		Raakhee Patel – Sport England	962933	Sports facilities	The comments made do not relate to any of the ‘Proposed Amendments’ on which views were being sought. The representation relates to general comments on sport provision.

Canterbury District Local Plan Publication Draft Proposed Amendments and Addendum to the Sustainability Appraisal Report Consultation - November 2015

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Agent	Agent ID Number	Consultee	Consultee ID Number	Issue	Reason why Officers consider comments to be unduly made
Mark Harris – Barton Wilmore	782039	Hendersons	121776	Retail and town centre uses and Retail & Leisure Study	The comments made do not relate to any of the 'Proposed Amendments' on which views were being sought. It relates to ongoing retail matters.
		Mr David O'Keeffe	960834	Items unavailable on the Planning Policy website	The comments made do not relate to any of the 'Proposed Amendments' on which views were being sought. It relates to location of documents on the website.

Your ref:

Our ref: 29329/ASH/TAA/EH/6224



20th January 2016

Karen Britton
Planning Policy Manager
Planning Policy Section
Canterbury City Council
Military Road
Canterbury
CT1 1YW

Peter Brett Associates LLP
Calgarth House
39-41 Bank Street
Ashford TN23 1DQ
T: +44 (0)123 365 1740
F:
E: ashford@peterbrett.com

Dear Ms Britton

RE: CANTERBURY DISTRICT LOCAL PLAN PUBLICATION DRAFT: PROPOSED AMENDMENTS (NOVEMBER 2015)

ADDENDUM TO THE SUSTAINABILITY APPRAISAL REPORT OF THE CANTERBURY DISTRICT LOCAL PLAN PUBLICATION DRAFT: APPRAISAL OF PROPOSED AMENDMENTS (NOVEMBER 2015)

Further to your letter of 23rd November 2015 regarding the consultation on the Canterbury District Local Plan Publication Draft: Proposed Amendments (November 2015) and the Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Proposed Amendments (November 2015), we write on behalf of the Ministry of Defence (MOD)/ Defence Infrastructure Organisation (DIO) with our consultation response on the two documents.

MOD is the owner of the Howe Barracks site in Littlebourne Road, Canterbury. The Howe Barracks Site is proposed in the Canterbury District Local Plan Publication Draft as an allocated housing site (Site 9 under Policy SP3). Additionally, in December 2015 a hybrid planning consent was granted by the Council for the redevelopment of the Howe Barracks site for up to 500 dwellings (Planning Permission CA/14/01230/FUL).

Our consultation response comprises:

- Covering letter (this letter)
- Completed representation form on the Canterbury District Local Plan Publication Draft: Proposed Amendments (November 2015)
- Completed representation form on the Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Proposed Amendments (November 2015)
- Email correspondence with Tim Bailey of Canterbury City Council (dated 15 October 2015) including plan attachments
- Decision notice for Planning Permission CA/14/01230/FUL

The Canterbury District Local Plan Publication Draft: Proposed Amendments (November 2015) refers to a number of the existing site allocations to which amendments to site capacities and boundaries are proposed. However, Howe Barracks is not included in the Proposed Amendments document.

J:\29329 - MB - Howe Barracks, Canterbury\BRIEF 003 - Planning\Proposed Amendments to LP Publication Version - Complete Consultation Response January 2016\Final Consultation Response 20 Jan 2016\16-01-20 6224 Final Covering Letter.docx

Registered Office: Caversham Bridge House, Waterman Place, Reading, Berkshire, RG1 8DN. UK. T: +44 (0)118 950 0761 F: +44 (0)118 959 7498
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A list of members' names is open to inspection at our registered office. Brett Consulting Limited is wholly owned by Peter Brett Associates LLP.
Registered number: 07765026.

www.peterbrett.com



In our view, the Howe Barracks site should have been included in the Proposed Amendments (November 2015) document as main modifications to the text and changes to the boundary for the site allocation on the Proposals Map were discussed with the Inspector at the Stage 1 Examination Hearing on 23rd July 2015 and were subsequently agreed by Officers.

The Publication Draft Local Plan proposed the site at Howe Barracks with a capacity of 400 dwellings and the site boundary of the proposed allocation was drawn on the Proposals Map to exclude the playing field and grassed area/open space to the north of Littlebourne Road within the site (which were shown as 'protected open space' under Policy OS9). At the Stage 1 Examination Hearing the Inspector heard our concerns regarding the changes required to the site boundary and the Proposals Map in order to accommodate the demonstrated site capacity of 500 dwellings and to bring the site allocation in the Publication Draft Local Plan in line with the submitted planning application for the site.

Following the Stage 1 Examination (and as suggested by the Inspector during the Examination Hearing and agreed by Officers present at the hearing session), proposed text and boundary changes in the form of main modifications to the Howe Barracks site allocation were discussed with Officers from the Local Planning Policy Section and agreed in October 2015 (our email to Tim Bailey of 15th October 2015 refers – a copy of the email and attachments is attached to this representation for information).

Furthermore the application was reported to Planning Committee and approved subject to S106 Agreement on 18th August 2015 and hence the "in principle" approval significantly predates the issue of the publication of Canterbury District Local Plan Publication Draft: Proposed Amendments (November 2015). Then in December 2015, following the completion of the S106 Agreement, planning permission was granted (a hybrid permission including outline and full consent elements) for the redevelopment of the site for up to 500 dwellings with new formal and informal public spaces and landscaping together with a revised access from Littlebourne Road and a road link connecting Littlebourne Road with Chaucer Road/Military Road and the retention of three buildings on the site (the Gymnasium, Chapel and Small Arms Trainer) for community uses. A copy of the decision notice is attached as part of our consultation response.

Given the changes needed to the site allocation for Howe Barracks in terms of unit numbers and the site boundary to reflect the discussions at the Stage 1 Examination Hearing and the scheme as submitted as part of the hybrid planning application (for which permission has now been granted following a committee resolution to approve in August 2015), we consider that there may have been an unintended oversight by officers in that the main modification details were not included in the Proposed Amendments (November 2015) document to raise the site allocation for Howe Barracks to 500 units and to detail the proposed site boundary changes on an updated Proposals Map extract.

Therefore we request that the Inspector is made aware of these agreed main modifications / changes and the recent planning consent for the Howe Barracks site as the changes are not shown or referred to in the Proposed Amendments (November 2015) document.

Whilst we note that despite the omission of the main modifications to the Howe Barracks site allocation in the Proposed Amendments (November 2015) document, the Addendum to the Sustainability Appraisal Report (November 2015) is on the basis of 500 units.

With regard to the Addendum to the Sustainability Appraisal Report, we note that there is an error in this Addendum which refers to the potential environmental impact of the redevelopment of the Howe Barracks site. The Addendum to the Sustainability Appraisal Report states that the redevelopment of the Howe Barracks site will have a negative effect on geology and biodiversity



due to the close proximity of the site to an SSSI. However we note that the Council has access to a full evidence base for the ecological impacts of the proposed development due to the submission of a comprehensive Environmental Statement (ES) as part of the hybrid planning application which was submitted in June 2014. The comprehensive ES fully assesses all of the environmental impacts of the redevelopment proposal and shows that there is no evidence to find harm to the SSSI. The ES has been very fully appraised as part of the consideration of the hybrid planning application and no objection to the proposal has been raised by statutory consultees in relation to ecological matters.

Therefore we request that the reference in the Addendum to the Sustainability Appraisal Report to the redevelopment of the Howe Barracks site as having a significant negative effect on geology and biodiversity should be amended and the relevant paragraph should read as follows:

"The majority of the sites that comprise the revised preferred development option have been assessed as having a negative effect on geology and biodiversity (SA Objective 6). Land between Sturry Hill (A291) and Shalloak Road (SHLAA-177), Herne Bay Golf Club (SHLAA-208), Land at and adjacent to Cockering Farm (SHLAA-210), ~~Howe Barracks (SHLAA-228)~~ and Eddington Lane (EL12-15) have been assessed as having a significant negative effect on this objective. In the case of the SHLAA-177, SHLAA-208 and EL12-15, this reflects the presence of Great Crested Newts on these sites whilst SHLAA-210 is in close proximity to Larkey Valley Wood SSSI and Great Stour LWS. ~~Howe Barracks, meanwhile, is in close proximity (circa 250m) of a SSSI.~~

We would be grateful if our full consultation response is considered in detail, and that the changes to the documents and the main modifications in relation to the Howe Barracks site are sent to the Inspector. We would also be grateful if you could keep us informed of updates/progress with the Local Plan and dates for the forthcoming Stage 2 Examination Hearing sessions.

Yours sincerely

Emma Hawkes
Associate Planner
For and on behalf of
PETER BRETT ASSOCIATES LLP

- Enc: • Completed representation form on the Canterbury District Local Plan Publication Draft: Proposed Amendments (November 2015)
- Completed representation form on the Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Proposed Amendments (November 2015)
- Email correspondence with Tim Bailey (dated 15 October 2015) including plan attachments
- Decision notice for Planning Permission CA/14/01230/FUL



Ref:

(For official use only)

**Canterbury District Local Plan
Publication Draft:**

Proposed Amendments

Representation Form

November 2015

All representations must be returned to:

Planning Policy Team, Canterbury City Council, Military Road, Canterbury,
CT1 1YW or by email planning.policy@canterbury.gov.uk by

4.30pm on Friday 22 January 2016

The Inspector may **NOT** be able to consider representations received after the
consultation closes.

This form has two parts:

Part A – Personal Details;

Part B – Your representation(s).

Please fill in a separate sheet for each representation made, i.e. for each part of the
document you wish to comment on. **Please read the guidance notes before completing
this form.**

Part A: Personal Details

Title/ First Name/ Last Name	Mrs Emma Hawkes
Agent's Details (if applicable)	(Agent for Ministry of Defence (MOD) /Defence Infrastructure Organisation DIO)
Organisation	Peter Brett Associates LLP
Address Details	Calgarth House 39-41 Bank Street Ashford Kent
Postcode	TN23 1DQ
Telephone Number	01233 652038
Email	ehawkes@peterbrett.com

Part B – Your Representation

Please use a separate sheet for each representation

To which proposed amendment to the Local Plan does this representation relate?

Please state the Proposed Amendment number (e.g. PA/001) and site name (if applicable)

Proposed Amendment Number

Proposed Changes to Existing Site Allocations to be amended at Local Plan, Policy SP3 (Site 9)

Site Name and location

Howe Barracks, Littlebourne Road, Canterbury

Support

Object

(Please refer to full response below)

Do you consider the Proposed Amendment to the Local Plan is

a) Legally compliant?

Please give reasons for your answer.

Yes / No

(Continue on a separate sheet /expand box if necessary)

b) Sound?

Please give reasons for your answer.

The Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Yes / No

Has it been:

Positively Prepared Yes / No

Justified Yes / No

Effective Yes / No

Consistent with National Policy Yes / No

Please see attached sheet for further details on the modification to the proposed amendment required.

(Continue on a separate sheet /expand box if necessary)

c) Complies with the Duty to Co-operate?

Please give reasons for your answer.

Yes / No

(Continue on a separate sheet /expand box if necessary)

MODIFICATION TO THE PROPOSED AMENDMENT

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination).

The consultation document on Proposed Amendments (November 2015) sets out:

- The additional sites proposed for inclusion in the Local Plan
- Those proposed deletion of those sites that are unlikely to come forward
- Amendments to the site capacities and boundaries of some of the existing allocations

Howe Barracks was put forward in the Publication Draft Local Plan as Site 9 under Policy SP3 as a proposed allocation for residential development.

The Proposed Amendments (November 2015) to the Publication Draft Local Plan sets out a number of the existing site allocations to which amendments to site capacities and boundaries are proposed. However, Howe Barracks is not included in the Proposed Amendments document.

In our view, the Howe Barracks site should have been included in the Proposed Amendments (November 2015) document as main modifications to the text and the site allocation on the Proposals Map were discussed with the Inspector at the Stage 1 Examination hearing on 23 July 2015 and subsequently agreed by Officers.

The Publication Draft Local Plan proposed the site at Howe Barracks to have a capacity of 400 dwellings and the site boundary drawn on the Proposals Map excluded the playing field and grassed area/open space to the north of Littlebourne Road (which were shown as protected open space Policy OS9). At the Stage 1 Examination hearing the Inspector heard our concerns regarding the changes required to the site boundary and the Proposals Map in order to accommodate the demonstrated site capacity of 500 dwellings and to bring the site allocation in the Local Plan in line with the submitted planning application for the site.

Following the Stage 1 Examination (and as suggested by the Inspector during the Examination Hearing and agreed by Officers present at the hearing session), proposed text and boundary changes in the form of main modifications to the Howe Barracks site allocation were discussed with Officers from the Local Planning Policy Section and agreed in October 2015 (my email to Tim Bailey of 15 October 2015 refers – copy of the email and attachments is attached to this representation for information).

The proposed main modification wording agreed with the Council for the Howe Barracks site was as follows:

“Amend the strategic allocation boundary for Howe Barracks (SP3 Site 9) to incorporate the existing protected playing field and open space, the whole of the undeveloped area south of Chaucer Road and an area of land to the north of Chaucer Road (as shown on Plan 1).

Amend the Protection of Existing Open Space OS9 boundary to 1.005 ha playing field to the south of the Gymnasium (marked No.1 on Plan 4).

Include the undeveloped semi-natural parkland area to the North West of the site (Howe Park) as Protection of Existing Open Space (Policy OS9) (as shown in purple on Plan 2)”.

The boundary of the site allocation on the Proposals Map (Map1.0002: Proposal map & insert 2) was agreed to be modified to incorporate the existing protected playing field and open space within the site, the whole of the undeveloped area south of Chaucer Road and an area of land to the north of Chaucer Road (as shown on Plan 1). Further it was agreed that the protection of existing open space OS9 boundary to 1.005 ha playing field to the south of the Gymnasium would be included on the Proposals Map and the undeveloped semi-natural parkland area to the North West of the site (Howe Park) would be shown as Protection of Existing Open Space (Policy OS9). Plans were submitted on 15 October 2015 with the proposed modification to illustrate the proposed changes required to the Proposals Map.

Following the main modification correspondence referred to above, planning permission has been granted for a hybrid planning application on the Howe Barracks site (Planning Permission CA/14/01230/FUL which was granted on 15 December 2015 – a copy of the decision notice is attached to this representation). The hybrid planning permission comprises an outline planning permission for the demolition of all but three of the Barracks' buildings and the redevelopment of the site for up to 500 dwellings with new formal and informal public spaces and landscaping together with revised access from Littlebourne Road, new parking to Littlebourne Road and a road link connecting Littlebourne Road with Chaucer Road/Military Road; and a full permission to change the use of the retained buildings (Gymnasium, Chapel and small arms trainer) to community uses (Use Classes D1 and D2). The application was accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment).

In our view it is an oversight on the part of Officers which should now be corrected that there are no main modifications included in the Proposed Amendments document (November 2015) to raise the Howe Barracks site capacity to 500 dwellings and to illustrate the proposed site boundary changes to bring the site allocation boundary in line with the planning application boundary (although it is noted that the Sustainability Appraisal of the Canterbury District Local Plan Addendum is on the basis of 500 dwellings).

Therefore we request that the Inspector is made aware of these agreed main modifications/changes and the recent planning consent for the Howe Barracks site as the changes are not shown or referred to in the Proposed Amendments (November 2015) document.

(Continue on a separate sheet /expand box if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he identifies for examination.

Public Examination

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

Please tick as appropriate

YES

I wish to participate at the oral examination

NO

I do not wish to participate at the oral examination

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Notification of the Progress of the Plan

Do you request to be notified of any of the following? Please tick all that apply.

Details of the Stage 2 Examination

The publication of Proposed Modifications following Stage 2 Examination

The Report of the Inspector has been published

The Local Plan has been adopted

Please ensure that we have either an up to date email or postal address at which we can contact you.

ehawkes@peterbrett.com

Name:

Emma Hawkes

(Please print)

Date:20/01/16

We will keep you informed of our Local Plan and other related documents that we produce. On occasions we may share your contact details with other departments within the Council so that they can tell you about other consultations or information that might interest you.

Please tick the box if you do not want to receive any information from the Council other than that related to the Local Plan and related planning documents.

Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Proposed Amendments November 2015

Comments Form

Why not submit your comments online at <https://canterbury-consult.objective.co.uk/portal>
It is easy to use and it will keep you informed of the process.

Alternatively, use this form to set out your comments on the appraisal of the Proposed Amendments using a separate sheet for each representation. You may photocopy this form or download a copy via the website <http://www.canterbury.gov.uk/localplan>

All comments received are available for public inspection and therefore **cannot** be treated as confidential.

Section 1: Contact details		<i>Please PRINT all contact information</i>	
Name: Emma Hawkes	Address: Calgarth House 39-41 Bank Street Ashford Kent TN23 1DQ		
Organisation (if applicable): Peter Brett Associates LLP			
Telephone Number: 01233 652038			
Email: ehawkes@peterbrett.com	Representing: Ministry of Defence (MOD) / Defence Infrastructure Organisation (DIO)		
Agent's name: (As above)	Agent's address: (As above)		

Please read the guidance notes on the reverse of this form, before completing.

Please return all completed forms by **4.30pm on Friday 22 January 2016** to
planning.policy@canterbury.gov.uk

or by post to Planning Policy Team, Planning and Regeneration, Canterbury City Council, Military Road, Canterbury, CT1 1YW

Question 1

Please select the section of the Sustainability Appraisal to which your comment relates:

(Please select one)

Sustainability Appraisal

- Non-technical summary
- Section 2: Approach to Sustainability Appraisal
- Section 3: Appraisal of Effects
- Section 4: Conclusion and Next Steps
- Appendix A: Site Appraisal Pro Forma
- Appendix B: Site Appraisal Summaries

Please insert the page number, paragraph number or table number to which your comment relates:

Page No

Paragraph No.

Table No.

22

3.3

3.4

Question 2

Is your comment made in support, or as an objection? (please select one answer)

- Supporting Objecting (please see below for full comment)

Question 3

Please state fully and clearly the reasons for your support or objection. You may continue on a separate piece of paper if necessary.

Section 3.3 sets out the appraisal of the revised preferred development option.

Table 3.4 on p19 of the document details the Configuration of Proposed Sites in the Revised Preferred Development Option. The Howe Barracks Site is included in Table 3.4 under its SHLAA site reference of SHLAA-228 and is configured as a 500 unit allocation.

A hybrid planning application has been submitted and approved for a 500 unit scheme on the site and main modifications have been sought and agreed following the Local Plan Stage 1 Examination Hearing Sessions in summer 2015 to alter the site allocation to 500 units rather than 400 units to bring it in line with the submitted development proposal. Changes to the site boundary have also been proposed and agreed as part of the main modifications.

As set out in our previous representations on the Local Plan we SUPPORT the allocation of the Howe Barracks site as a 500 unit allocation and we welcome the inclusion of the site allocation in table 3.4 of the document as a site capable of providing 500 units and which has been assessed as part of the Addendum to the Sustainability Appraisal Report on this basis.

We also SUPPORT the reference in the Addendum to the Sustainability Appraisal Report on p22 that the development of the Howe Barracks site will have a significant positive effect on landuse (SA Objective 14) as it involves the re-use of a substantial area of previously developed land.

However we note the following paragraphs on p22 of the document:

“The majority of the sites that comprise the revised preferred development option have been assessed as having a negative effect on geology and biodiversity (SA Objective 6). Land between Sturry Hill (A291) and Shalloak Road (SHLAA-177), Herne Bay Golf Club (SHLAA-208), Land at and adjacent to Cockering Farm (SHLAA-210), Howe Barracks (SHLAA-228) and Eddington Lane (EL12-15) have been assessed as having a significant negative effect on this objective. In the case of the SHLAA-177, SHLAA-208 and EL12-15, this reflects the presence of Great Crested Newts on these sites whilst SHLAA-210 is in close proximity to Larkey Valley Wood SSSI and Great Stour LWS. Howe Barracks, meanwhile, is in close proximity (circa 250m) of a SSSI.

No further significant negative effects have been identified during the appraisal of the revised preferred development option.

It should be noted that where potentially negative and significant negative effects have been identified during the appraisal, these effects could be mitigated through the application of Local Plan policies and at the planning application stage, when detailed design and mitigation measures will also be considered (such as site layout, design and access and the incorporation of Sustainable Drainage Systems (SuDS))”.

We **OBJECT** to the reference in the Addendum to the Sustainability Appraisal Report (the paragraphs reported above) which state that the development of the Howe Barracks site will have a significant negative effect in terms of effect on geology and biodiversity (due to close proximity to an SSSI).

In the case of the development proposal at Howe Barracks, the Council has had access to a full evidence base for the ecological impacts as the hybrid planning application which has been submitted and approved included a comprehensive Environmental Statement (ES). The comprehensive ES fully assesses all the impacts of the redevelopment proposal for 500 units. As set out in the ES, and as confirmed by the statutory consultation responses received in relation to the hybrid planning application, there is no evidence to find harm to the SSSI .

Question 4

Please summarise your comment, using a maximum of 100 words.

Comment summary

In summary, we SUPPORT the site allocation for Howe Barracks and we welcome the Council's appraisal of the site on the basis of 500 units.

However, we OBJECT to the commentary in the Addendum to the Sustainability Appraisal Report which assesses Howe Barracks as having a negative effect on geology and biodiversity due to the close proximity of the site to an SSSI. The Council has access to a full evidence base for the ecological impacts of the proposed development due to the submission of a comprehensive ES as part of the hybrid planning application which was submitted in June 2014. The comprehensive ES fully assesses all of the environmental impacts of the redevelopment proposal and shows that there is no evidence to find harm to the SSSI. The ES has been fully appraised as part of the processing of the hybrid planning application and no objection to the proposal has been raised by statutory consultees in relation to ecological matters.

Question 5

If objecting, please state what change you are seeking, which could resolve your objection.

Removal of the reference in the Addendum to the Sustainability Appraisal Report to the redevelopment of the Howe Barracks site having a significant negative effect on geology and biodiversity. Amendment of paragraph on p22 of the document to read as follows:

"The majority of the sites that comprise the revised preferred development option have been assessed as having a negative effect on geology and biodiversity (SA Objective 6). Land between Sturry Hill (A291) and Shalloak Road (SHLAA-177), Herne Bay Golf Club (SHLAA-208), Land at and adjacent to Cockering Farm (SHLAA-210), ~~Howe Barracks (SHLAA-228)~~ and Eddington Lane (EL12-15) have been assessed as having a significant negative effect on this objective. In the case of the SHLAA-177, SHLAA-208 and EL12-15, this reflects the presence of Great Crested Newts on these sites whilst SHLAA-210 is in close proximity to Larkey Valley Wood SSSI and Great Stour LWS. ~~Howe Barracks, meanwhile, is in close proximity (circa 250m) of a SSSI.~~

Thank you for your comments. We will keep you informed about the preparation of our Local Plan and other related planning documents that we produce. On occasions we may share your contact details with other departments in the council so that they can tell you about other consultations or information that might interest you.

Please tick this box if you do not want to receive any information from Canterbury City Council, other than that relating to the Local Plan and related planning documents.

Addendum to the Sustainability Appraisal Report of the Canterbury District Local Plan Publication Draft: Appraisal of Proposed Amendments November 2015

Guidance notes for completing the comments form

General

1. The public consultation period runs from **Friday 27 November 2015 to 4.30pm on Friday 22 January 2016**. The Planning Inspector **may not** be able to consider representations received **after** the consultation closes.
2. Copies of the documents can be viewed at the Council's offices in Herne Bay and Canterbury, and libraries in Canterbury, Herne Bay, Swalecliffe, Whitstable, Sturry and the mobile library and online via the council's website.
3. Please use a separate comments form for each comment. The forms may be copied or they may be downloaded from the website.
4. Representations can be submitted in the following ways by the due date and carry equal weight:
 - Online at <http://canterbury-consult.objective.co.uk/portal>
 - By downloading and submitting the comments form from <http://www.canterbury.gov.uk/localplan> and emailing to planning.policy@canterbury.gov.uk
 - By submitting the paper comments form available from the council offices/libraries by post to Planning Policy Team, Planning and Regeneration, Canterbury City Council, Military Road, Canterbury, CT1 1YW
5. All representations received are available for public inspection and therefore **cannot** be treated as **confidential**. All comments will be available to view online once they have been processed.

Contact details

6. Please complete the contact details, as this will enable the City Council to notify you of other consultations in connection with the Local Plan. If you add an email address we will use this as the preferred method of contact unless you specify otherwise.
7. Where an agent is representing a client or local group this must be clearly stated.

Nature of representation

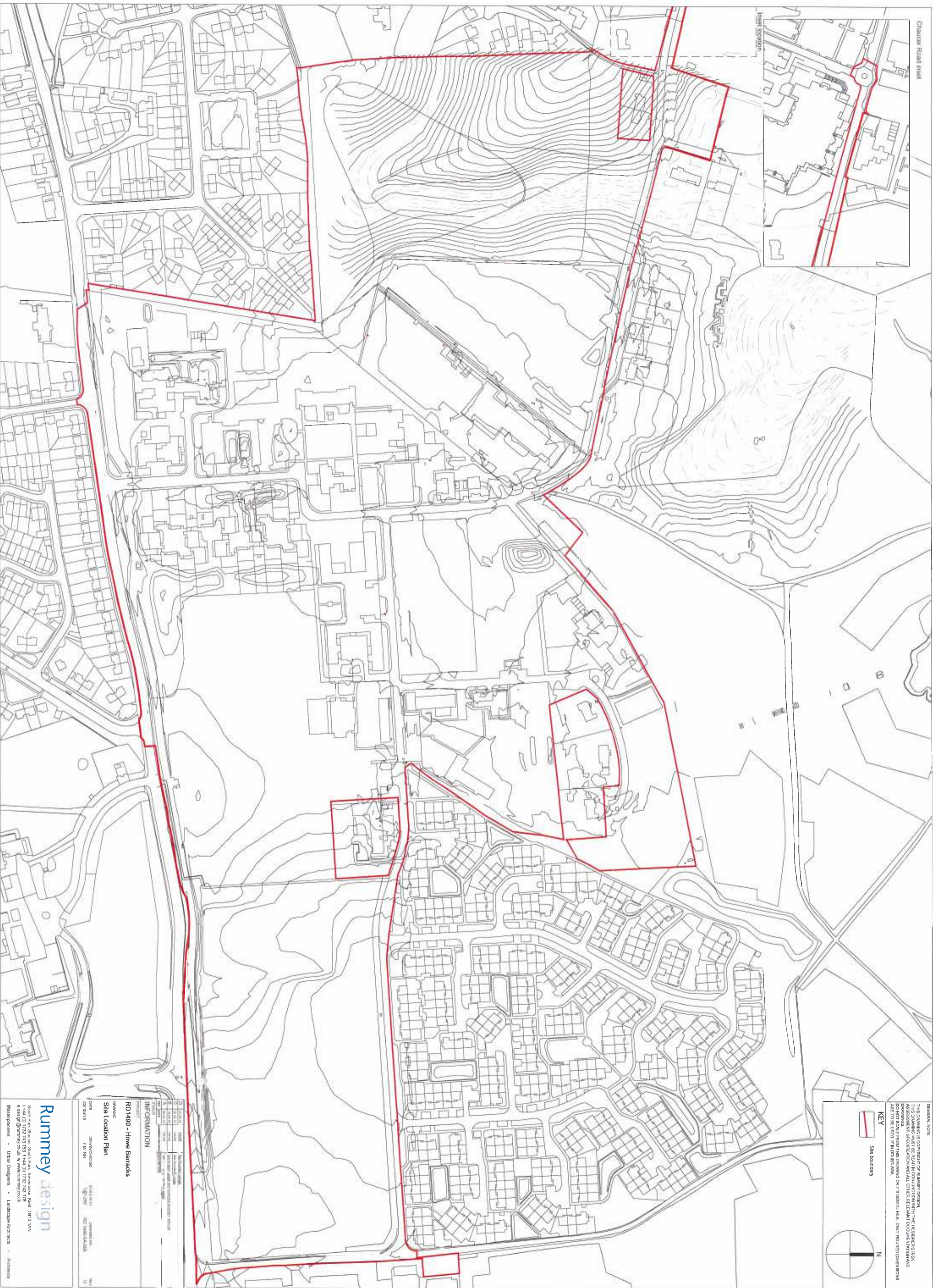
8. Please indicate clearly the paragraph to which your representation relates and whether you are in support or objecting and indicate the change you are seeking which could resolve your comment.

Please return all completed forms by 4.30pm on Friday 22 January 2016

Chaucer Road inset



Inset location



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KEY

- Site boundary



RD1490 - Howe Barracks

Site Location Plan

DATE	DESCRIPTION	BY	APP'D
22/09/14	PREPARED	FM/RS	JCD

Rummeley design

South Park Station, South Park, Swinnowa, Kent, TN3 1AN
 1-44 (0) 1732 743 733 F +44 (0) 1732 743 178
 e design@rummeley.co.uk W www.rummeley.co.uk

Masterplanners • Urban Designers • Landscape Architects • Architects



Defra
Org

**Howe Barracks
Canterbury
2. Transfer of Trust
Assets to Howe
Barracks Trust**

- Disposal Area
- Retained MOD Land
- Howe Park
- Estate Roads
- Trust Community Assets
- Gymnasium
- Small Arms Trainer
- Chapel (Former Band Practice Room)
- Altiments
- Walled Garden
- Community Orchard
- Green Terrace

Scale 1:2,500

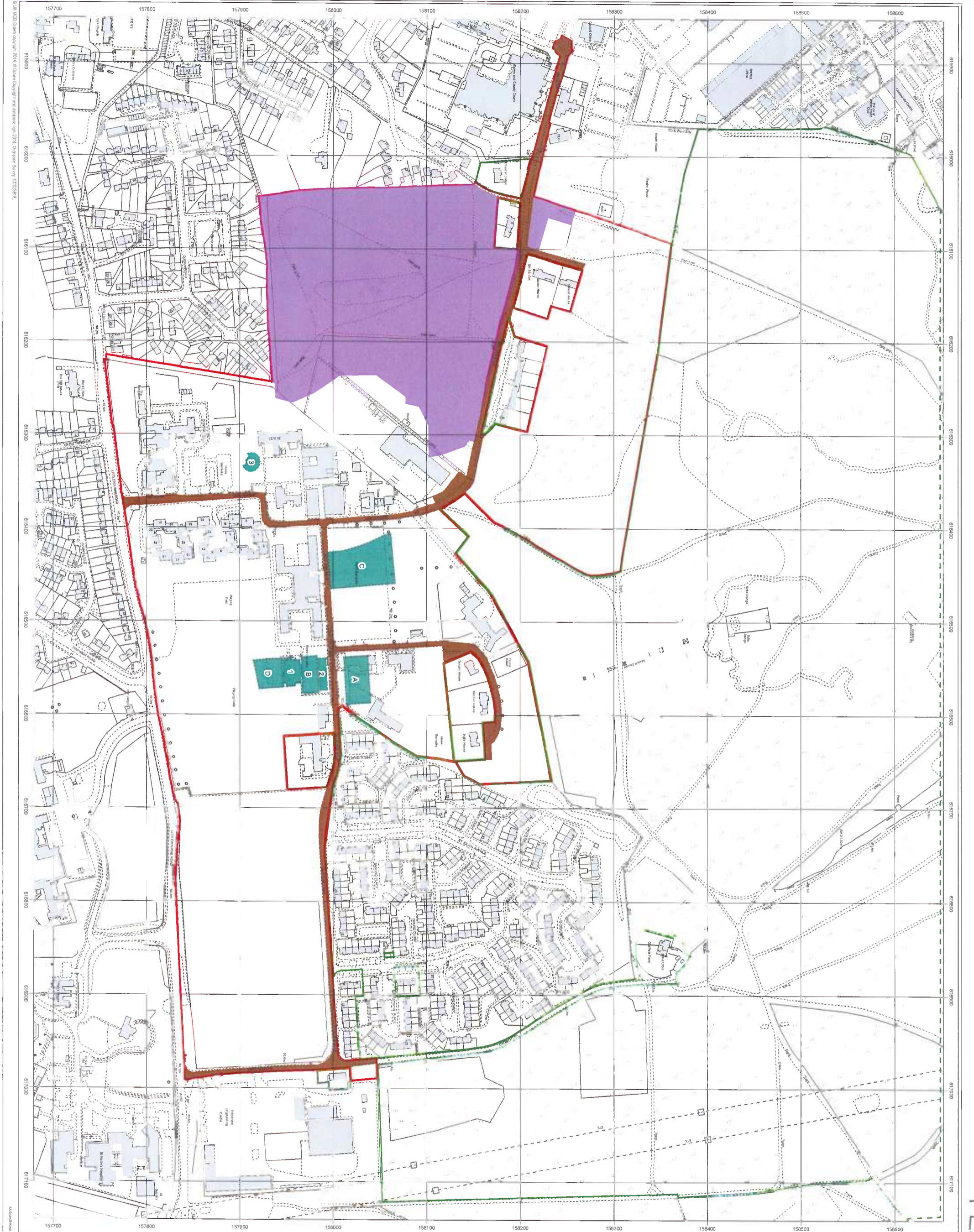
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PRODUCTION REFERENCE
PLEASE ENSURE THAT THE MAP REFERENCE AND VERSION NUMBER ARE QUOTED IN ALL WRITTEN & VERBAL CORRESPONDENCE

Map reference:
1.1, 1st revision, 2014/12/04, 00298
Howe Barracks Trust Plan V3
Version Number:
3
Revision Date:
30 December 2014
Drawn By:
Geospatial Services - Geo-Operators
Checked By:
Geospatial Services - Geo-Operators

**GEOSPATIAL SERVICES
DATA ANALYTICS AND INSIGHT**

Defra Information Operations
St George's House
Kingston Road
SUTTON COLDFIELD B75 7FL
Email: DfID-Data-Cas-Stre@mod.uk



Timothy Bailey

From: Emma Hawkes <ehawkes@peterbrett.com>
Sent: 15 October 2015 10:02
To: Timothy Bailey
Cc: Nora Galley
Subject: FW: Howe Barracks - Publication Draft Local Plan - MM0006 (SP3) and MM needed for Proposals Map
Attachments: plan 1_1.pdf; plan 2_1.pdf; plan 4_1.pdf

Tim,

Sincere apologies for the delay in getting this over to you but further to your email below to Nora, please find attached our proposed changes to your wording:

Map1.0002	Maps	Proposal map & insert 2	<p><i>Amend the strategic allocation boundary for Howe Barracks (SP3 Site 9) to incorporate the existing protected playing field and open space, the whole of the undeveloped area south of Chaucer Road and an area of land to the north of Chaucer Road (as shown on Plan 1).</i></p> <p><i>Amend the Protection of Existing Open Space OS9 boundary to 1.005 ha playing field to the south of the Gymnasium (marked No.1 on Plan 4).</i></p> <p><i>Allocate the Protection of Existing Open Space policy designation (OS9), to Include the undeveloped semi-natural parkland area to the North West of the site (Howe Park) as Protection of Existing Open Space (Policy OS9) (as shown in purple on Plan 2).</i></p>
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The plans attached to this email (referred to in the brackets above) are as follows:

Plan 1 showing the red line

Plan 2 showing the extent of Howe Park

Plan 4 showing the areas of open space

We hope the above and attached is helpful. Please do not hesitate to get in touch with any queries.

Kind regards,

Emma Hawkes
Associate Planner

For and on behalf of Peter Brett Associates LLP
Calgarth House, 39-41 Bank Street, Ashford, Kent, TN23 1DQ
t 01233 652038
m 07884 650470
e ehawkes@peterbrett.com
w www.peterbrett.com

Wren and Bell is now part of Peter Brett Associates LLP



From: Timothy Bailey [<mailto:Timothy.Bailey@CANTERBURY.GOV.UK>]
Sent: 27 August 2015 09:59
To: Nora Galley <noragalley@nowplanning.co.uk>
Subject: RE: Howe Barracks - Publication Draft Local Plan - MM0006 (SP3) and MM needed for Proposals Map

Hi Nora.

Thanks for sending this through and apologies for the delay in responding. I had thought the building in the excluded area was the gymnasium – my mistake, so please ignore that earlier reference.

We are happy with the proposed changes but would like to change the wording slightly so instead of ‘transfer’ we say ‘allocate’. Also, my colleague has pointed out that we would want to see the strategic boundary incorporate the whole of the undeveloped area (south of Chaucer Rd and abutting Kings Park and Querns Rd) so have included a reference to that. Hope this makes sense and is ok.

Map1.0002	Maps	Proposal map & insert 2	<p><i>Amend the strategic allocation boundary for Howe Barracks (SP3 Site 9) to incorporate existing protected playing field and open space; and the whole of the undeveloped area south of Chaucer Road.</i></p> <p><i>Amend the protected existing open space boundary to 1.005 ha playing field to the south of the Gymnasium.</i></p> <p><i>Allocate the undeveloped semi-natural parkland area to the North West of the site as Protection of Existing Open Space (Policy OS9).</i></p>
-----------	------	-------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Kind Regards

Tim

From: Nora Galley [<mailto:noragalley@nowplanning.co.uk>]
Sent: 17 August 2015 16:06
To: Timothy Bailey
Subject: FW: Howe Barracks - Publication Draft Local Plan - MM0006 (SP3) and MM needed for Proposals Map

Tim –

I’ve just spotted a couple of typos – corrected – in my text to aid clarity!

Nora Galley
 BA, MA, MPhil, MRTPI, FRSA

Director
Now Planning
 St George's House
 6 St George's Way
 Leicester
 LE1 1SH
 T: 0116 201 4456
 M: 07968 300609
noragalley@nowplanning.co.uk

From: Nora Galley
Sent: 17 August 2015 15:59
To: 'Timothy Bailey' <Timothy.Bailey@CANTERBURY.GOV.UK>
Subject: FW: Howe Barracks - Publication Draft Local Plan - MM0006 (SP3) and MM needed for Proposals Map

Dear Tim –

Please accept my apologies for the delay. You will need a plan – so I have attached the Trust Plan (to show – the pink area on the east) for the OS9 allocation, and the framework (parameter) plan to show the location of the playing field which can also be protected. For completeness (and clarity) I have also attached the red line plan which gives the precise boundaries.

I have suggested an amendment to your text so that it is correct. Please note that the playing field is not coincident with the existing provision. I can send you a precise plan (it is attached to the S106) at the end of the week.

I don't follow the reason for reference to safeguarding the Gymnasium Building as part of the playing field. It is not part of the playing field designation in the CDLP. More importantly still, it can't be isolated from the other two buildings which will also be retained and held by the Community Trust. The Gymnasium will have other purposes as well as sports, so couldn't be isolated or protected for that purpose (and was not, in any case, part of the 2006 protection).

Let me know if you are content with text changes proposed to yours below.

Many thanks!

Map1.0002	Maps	Proposal map & insert 2	<p><i>Amend the strategic allocation boundary for Howe Barracks (SP3 Site 9) to incorporate the existing protected playing field and open space .</i></p> <p><i>Transfer the protected playing field designation to a 1.005 ha playing field to the south of the Gymnasium. , but excluding Alma House, Balaclava House & Lucknow House. ; and the gymnasium.</i></p> <p><i>Transfer of the Protection of Existing Open Space policy designation (OS9) from the playing fields, to the undeveloped semi-natural parkland area to the North West of the site. and to the new proposed retained sport pitches that abut Littlebourne Road.</i></p>
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Nora Galley
BA, MA, MPhil, MRTPI, FRSA

Director

Now Planning

St George's House
6 St George's Way
Leicester
LE1 1SH

T: 0116 201 4456

M: 07968 300609

noragalley@nowplanning.co.uk

From: Nora Galley

Sent: 13 August 2015 10:35

To: 'Timothy Bailey' <Timothy.Bailey@CANTERBURY.GOV.UK>

Subject: RE: Howe Barracks - Publication Draft Local Plan - MM0006 (SP3) and MM needed for Proposals Map

Tim –

Thanks. It will be later this evening now before I can get back to you. But I will then. With apologies – and thanks for your diligence in pursuing this meanwhile.

KR,

Nora

Nora Galley

BA, MA, MPhil, MRTPI, FRSA

Director

Now Planning

St George's House
6 St George's Way
Leicester
LE1 1SH

T: 0116 201 4456

M: 07968 300609

noragalley@nowplanning.co.uk

From: Timothy Bailey [<mailto:Timothy.Bailey@CANTERBURY.GOV.UK>]

Sent: 13 August 2015 10:33

To: Nora Galley <noragalley@nowplanning.co.uk>

Subject: RE: Howe Barracks - Publication Draft Local Plan - MM0006 (SP3) and MM needed for Proposals Map

Hi Nora,

I was wondering whether you had had the opportunity to clarify the location of the sports pitches so that we can firm up the drafting of the proposed modification?

I am working at home today; and will be in and out of the office over the coming days doing survey work. However, if you can e-mail me with the further information or suggested changes to address your requirements, I will pick this up and action asap.

Thanks
Tim

From: Nora Galley [<mailto:noragalley@nowplanning.co.uk>]
Sent: 11 August 2015 11:56
To: Timothy Bailey
Cc: Ian Brown; Karen Britton; Lisa Gadd
Subject: RE: Howe Barracks - Publication Draft Local Plan - MM0006 (SP3) and MM needed for Proposals Map

Many thanks!

Nora Galley
BA, MA, MPhil, MRTPI, FRSA

Director
Now Planning
St George's House
6 St George's Way
Leicester
LE1 1SH
T: 0116 201 4456
M: 07968 300609
noragalley@nowplanning.co.uk

From: Timothy Bailey [<mailto:Timothy.Bailey@CANTERBURY.GOV.UK>]
Sent: 11 August 2015 11:18
To: Nora Galley <noragalley@nowplanning.co.uk>
Cc: Ian Brown <Ian.Brown@CANTERBURY.GOV.UK>; Karen Britton <Karen.Britton@CANTERBURY.GOV.UK>; Lisa Gadd <Lisa.Gadd@CANTERBURY.GOV.UK>
Subject: FW: Howe Barracks - Publication Draft Local Plan - MM0006 (SP3) and MM needed for Proposals Map

Ok, no problem. I will wait on your reply and make any necessary changes.

Thanks
Tim

From: Nora Galley [<mailto:noragalley@nowplanning.co.uk>]
Sent: 11 August 2015 11:13
To: Timothy Bailey
Cc: Ian Brown; Karen Britton; Lisa Gadd
Subject: RE: Howe Barracks - Publication Draft Local Plan - MM0006 (SP3) and MM needed for Proposals Map

Thanks, Tim – but that is still not quite correct.

I will get back to you later today – with what should represent the location of the playing pitches.

Kind regards,

Nora

Nora Galley
BA, MA, MPhil, MRTPI, FRSA

Director
Now Planning
St George's House
6 St George's Way

Leicester
LE1 1SH
T: 0116 201 4456
M: 07968 300609
noragalley@nowplanning.co.uk

From: Timothy Bailey [<mailto:Timothy.Bailey@CANTERBURY.GOV.UK>]
Sent: 11 August 2015 11:08
To: Nora Galley <noragalley@nowplanning.co.uk>
Cc: Ian Brown <Ian.Brown@CANTERBURY.GOV.UK>; Karen Britton <Karen.Britton@CANTERBURY.GOV.UK>; Lisa Gadd <Lisa.Gadd@CANTERBURY.GOV.UK>
Subject: FW: Howe Barracks - Publication Draft Local Plan - MM0006 (SP3) and MM needed for Proposals Map

Dear Nora,

Further to our conversation on Friday, I can confirm that I have added the following text to our draft list of potential Main Modifications (MM's) for the Canterbury District Local Plan.

Map1.0002	Maps	Proposal map & insert 2	<i>Amend the strategic allocation boundary for Howe Barracks (SP3 Site 9) to incorporate the playing fields but excluding Alma House, Balaclava House & Lucknow House; and the gymnasium.</i> <i>Transfer of the Protection of Existing Open Space policy designation (OS9) from the playing fields, to the undeveloped semi-natural parkland area to the North West of the site and the proposed retained sport pitches that abut Littlebourne Road.</i>
-----------	------	-------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

It is the Council's intention that a more comprehensive set of potential Main Modifications will be prepared based on the outcomes from the Examination so far; as well as those being considered for Stage 2. A revised document (including the above MM in relation to the Howe Barracks site) will then be submitted to the inspector prior to the start of that later phase of the Examination. I am advised by the Programme Officer that the inspector would preferred to receive a comprehensive set of changes to the MM's rather than several iterations with only minor (single) changes.

I would also like to stress that all modifications are 'proposed' only at this stage and subject to being agreed by the Inspector in his final report.

I trust the above is sufficient to re-assure your client that the modifications raised at the Examination in relation to the amendment of the Howe Barracks strategic boundary and the removal of the protected open space designation on the playing fields as requested in your e-mail below have been recorded and will be presented to the inspector for his consideration in due course. However, as set out in the draft modification above, we would like to see the proposed parkland to the north-west of the site and the proposed retained sports pitches abutting Littlebourne Road to be become protected open space designations to ensure their use in perpetuity.

Kind Regards

Timothy Bailey
Planning Policy Officer

Canterbury City Council
T: 01227 862197
E: timothy.bailey@canterbury.gov.uk

From: Nora Galley <noragalley@nowplanning.co.uk>

Date: 6 August 2015 17:41:42 BST

To: Ian Brown <Ian.Brown@CANTERBURY.GOV.UK>, Karen Britton <Karen.Britton@CANTERBURY.GOV.UK>

Cc: Emma Hawkes <ehawkes@peterbrett.com>

Subject: RE: Howe Barracks - Publication Draft Local Plan - MM0006 (SP3) and MM needed for Proposals Map

Ian and Karen -

I am sorry to have to press you, but might you please get back to me on the matter in the emails below?

I would not like to have to make a submission to the Inspector (of course), nor do I want to wait for the outcome of the planning committee's determination on the 18th.

The two matters, the application and the LP, should be separate, and my client seeks (quite reasonably) a site allocation for the Barracks (quantum, boundary) that is in line with the evidence. You will recall the Inspector asked me exactly that, and I said that it was a correct and reasonable expectation, and that it would require the "consequential" amendment to the Proposals Map that I understood was agreed between us and was forthcoming.

Might I please hear from you – with some urgency?

Many thanks,

Nora

Nora Galley

BA, MA, MPhil, MRTPI, FRSA

Director

Now Planning

St George's House

6 St George's Way

Leicester

LE1 1SH

T: 0116 201 4456

M: 07968 300609

noragalley@nowplanning.co.uk

From: Nora Galley

Sent: 28 July 2015 10:46

To: 'Ian Brown' <Ian.Brown@CANTERBURY.GOV.UK>; 'Karen Britton' <Karen.Britton@CANTERBURY.GOV.UK>

Cc: 'Emma Hawkes' <ehawkes@peterbrett.com>

Subject: RE: Howe Barracks - Publication Draft Local Plan - MM0006 (SP3) and MM needed for Proposals Map

Dear Ian and Karen –

I appreciate that you are back in the thick of it today and tomorrow – but I am anxious, of course, that the MM for the Proposals Map is also included in your list of MMs. I would not like to have to write further to the Inspector, so need to hear from you please before the end of the week.

Many thanks,

Nora

Nora Galley
BA, MA, MPhil, MRTPI, FRSA

Director
Now Planning
St George's House
6 St George's Way
Leicester
LE1 1SH
T: 0116 201 4456
M: 07968 300609
noragalley@nowplanning.co.uk

From: Nora Galley
Sent: 24 July 2015 09:53
To: 'Ian Brown' <Ian.Brown@CANTERBURY.GOV.UK>; 'Karen Britton' <Karen.Britton@CANTERBURY.GOV.UK>
Cc: 'Emma Hawkes' <ehawkes@peterbrett.com>
Subject: Howe Barracks - Publication Draft Local Plan - MM0006 (SP3) and MM needed for Proposals Map
Importance: High

Dear Ian and Karen –

Following your statements to the Inspector yesterday (prompted by my query on the same), could you please confirm by return that you will submit a proposed main modification for the consequential amendment also needed to the Proposals Map (amending the boundary of the Howe Barracks site and removing the colouration of the open space carried forward from the existing Local Plan).

Could I hear back from you on this as soon as possible, please?

I also wondered if it would be helpful to you if I submitted a short statement to the Inspector that clarifies our position (confirming that we remove our objection subject to MM006 and the still to come MM on the Proposals Map for Howe Barracks). He needs, of course, to be clear that we have not, without those MMs, shifted our position on the basics: the Publication Draft provisions for Howe Barracks are not justified by the evidence.

Many thanks,

Nora

Nora Galley
BA, MA, MPhil, MRTPI, FRSA

Director
Now Planning
St George's House
6 St George's Way
Leicester
LE1 1SH
T: 0116 201 4456
M: 07968 300609
noragalley@nowplanning.co.uk

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CANTERBURY CITY COUNCIL

DECISION NOTICE

Correspondence Address:

Peter Brett Associates LLP
Calgarth House
39-41 Bank Street
Ashford
TN23 1DQ

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England)

Order 2010

Application Number: CA/14/01230/FUL
Location: Howe Barracks, Littlebourne Road, Canterbury
Proposal: Hybrid planning application comprising 1) Application for outline planning permission for the demolition of all but three of the Barracks' buildings and the redevelopment of the site for up to 500 dwellings with new formal and informal public spaces and landscaping together with revised access from Littlebourne Road, new parking to Littlebourne Road and a road link connecting Littlebourne Road with Chaucer Road/Military Road, and 2) Application to change the use of the retained buildings (Gymnasium, Chapel and Small Arms Trainer) to community uses (Use Classes D1 and D2). The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment).

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:

Definitions:

a) "Advance Infrastructure and enabling Works" means initial enabling and site set up works required for the development in accordance with details to be submitted to and approved in writing by the Local Planning Authority which may include:

- site establishment and temporary welfare facilities and temporary site accommodation;
- installation of construction plant;
- Utilities diversions and reinforcements insofar as necessary to enable the construction of the development to commence;
- temporary drainage, power and water supply for construction; and
- construction access and egress and/or site roads.

- b) "Construction phase" means an individual phase of construction as identified by the Phasing and Implementation Plan required by Condition4, which for the avoidance of doubt may include development within and outside of a Development Parcel
- c) "Demolition Works" means the works of demolition identified on the Building Demolition & Retention Plan - Dwg No. RD1490-PA-007
- d) "Development" means the development hereby permitted
- e) "Development Parcel" means the development parcels identified on the Framework Plan - Dwg No. RD1490-PA-001 Rev G
- f) "Link Road" means that part of the Development comprising the road linking A257 Littlebourne Road to Chaucer Road hereby granted outline planning permission

CONDITIONS APPLICABLE TO THE OUTLINE PART OF THE PLANNING PERMISSION:

- 1 In respect of that part of the application where outline consent is granted, the approval of details of the access, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of each construction phase (save for any Advance Infrastructure and Enabling works), and the development shall be carried out as approved.

REASON: No such details have been submitted and these items have been reserved for future consideration.

- 2
 - a) Application for approval of reserved matters referred to in condition (1) for the first construction phase shall be made to the Local Planning Authority before the expiration of 3 years from the date of grant of outline planning permission and all applications for approval of the reserved matters for the remaining construction phases shall be made before the expiration of nine years from the date of this permission and thereafter the development shall not be carried out otherwise than in accordance with this permission and any such approvals given.
 - b) The commencement of each construction phase pursuant to this outline consent shall be begun before the expiration of two years from the date of the last Reserved Matter in respect of that construction phase to be approved, and thereafter the development shall not be carried out otherwise than in accordance with this permission and any such approvals given.

REASON: To prevent the accumulation of unimplemented planning permissions and in pursuance of Section 92(2) of the Town and Country Planning Act 1990.

3 The development relating to the outline planning permission shall be limited to a maximum of 500 residential units and shall be carried out in accordance with the following approved plans:

- Site location Plan - Dwg No. RD1490-SA-000 Rev D
- Framework Plan - Dwg No. RD1490-PA-001 Rev G
- Revised Development Heights Parameter Plan- Dwg No. RD1490-PA-002 Rev C
- Lighting Strategy Plan - Dwg No. RD1490-PA-003 Rev B
- Design of Littlebourne Road/Site Access Junction - Dwg No. 29329-005-SK001 Rev A
- Building Demolition & Retention Plan - Dwg No. RD1490-PA-007

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 assumptions underpinning the Environmental Impact Assessment.

4 Before the submission of the first Reserved Matters Application, a Detailed Phasing and Implementation Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highways Authority). The Detailed Phasing and Implementation Plan shall include justification for the proposed Construction Phases, the order and timing of the proposed Construction Phases, Development Parcels, and details of all public realm, infrastructure works, highway works, pedestrian and cycle routes. The phasing of the Development shall not be carried out otherwise than in accordance with the approved plan.

REASON: To allow for the progressive phasing of the development hereby permitted and in the interests of proper planning.

5 The Detailed Phasing Plan approved pursuant to condition 4 may be amended from time to time to reflect changes to the phasing of the development that were not foreseen at the time the Detailed Phasing and Implementation Plan was approved, subject to obtaining the prior written approvals of the Local Planning Authority (in consultation with the Highways Authority) as long as such changes have been demonstrated to be unlikely to have significant adverse environmental effects compared to the assessments contained in the Environmental Statement and that they would not significantly undermine comprehensive delivery of the development. Thereafter and prior to occupation of each phase, the development shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON: To allow for revisions to the approved Detailed Phasing and Implementation Plan to enable development to be delivered in the interests of proper planning and to ensure that the development is carried out in accordance with the assumptions underpinning the Environmental Impact Assessment.

- 6 No Advance Infrastructure and Enabling Works shall take place until details of the proposed Advance Infrastructure and Enabling Works have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include plans (at an appropriate scale) which show the proposed works in context, both existing and proposed, and shall, where relevant, be in accordance with the approved Parameter Plans and the Design Strategy Document and shall not prejudice or undermine the subsequent approval of Reserved Matters and/or other matters to be subsequently approved in accordance with these Conditions for the purposes of carrying out the Development or any of its Phases. The Advance Infrastructure and Enabling Works may (subject as aforementioned to their not prejudicing or undermining subsequent approvals) be carried out prior to the submission and/or approval of the Reserved Matters Applications and the works shall not be carried out otherwise than in accordance with the approved details.

REASON: In order to ensure that all the necessary infrastructure and enabling works are carried out to the satisfaction of the Local Planning Authority and to allow the early undertaking of these works to facilitate the construction of the Development.

- 7 Before the submission of the first Reserved Matters Application, a site wide Masterplan shall be submitted to and approved in writing by the Local Planning Authority. The Masterplan shall be substantially in accordance with the Indicative Masterplan contained within the approved Design and Access Statement Document (Dated 30/05/2015).

REASON: To secure high standards and consistency of urban design across the development and ensure a coordinated and harmonious integration between land uses, built form and open spaces.

- 8 Prior to the submission of any application for Reserved Matters approval, a Detailed Design Code shall for the whole site, shall be submitted to and approved in writing by the Local Planning Authority. The Detailed Design Code shall be prepared in accordance with the principles contained within the Masterplan referred at condition 7 above including reference to the approved Design and Access Statement Document (Dated 30/05/20154), and shall include but not be limited to:

- a) The character, mix of uses and heights established through the approved parameter plans and include the block principles and the structure of public spaces, making reference to the phasing of Development Parcels;
- b) The street hierarchy, including the principles and extent of the adoptable highway, along with traffic calming measures;
- c) Typical street cross-sections which will include details of tree planting, tree species, and on street parking;
- d) How the design of the streets and spaces takes into account mobility and accessibility of users;
- e) Block principles to establish density and building typologies. In addition, design principles including primary frontages, pedestrian access points, fronts and backs and threshold definition shall be provided;

- f) Building typologies should include information about height, scale, form, level of enclosure, building materials and design features;
- g) Details of the approach to vehicular parking across the entire site including the location and layout of parking for people with disabilities and for each building type;
- h) Details of the approach to cycle parking for all uses and for each building type and any other secure or non-secure structures associated with the storage of cycles;
- i) The approach to the character and treatment of planting to the development areas and within the publically accessible open space and ecological corridors (including the approach to SuDS design integration into these spaces);
- j) The approach to the treatment of any hedge or footpath corridors and retained trees and woodlands;
- k) The conceptual design and approach to the public realm;
- l) The conceptual design and approach to the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter;
- m) Details of waste and recycling provision for all building types;
- n) Measures to demonstrate how the design can to maximise resource efficiency and climate change adaptation through external, passive means, such as landscaping, orientation, massing, and external building features;
- o) Details of measures to minimise opportunities for crime;
- p) Measures to show how design and orientation will address/minimise the impact of traffic noise etc on future residents;

The Design Code shall explain its purpose, structure and status and set out the mandatory and discretionary elements where the Design Code will apply, who should use the Design Code, and how to use the Design Code. No development apart from enabling works agreed in writing by the local planning authority shall commence until the Design Code for the entire site has been approved in writing by the local planning authority.

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

- 9 Each Reserved Matters Application shall be accompanied, as appropriate, by the following documents and/or information:

(i) A reconciliation plan and/or statement showing how the proposed development parcel complies with the approved site wide Parameter Plans (Dwg No's. RD1490-SA-000 Rev D, RD1490-PA-001 Rev G, RD1490-PA-002 Rev C, RD1490-PA-003 Rev B, 29329-005-SK001 Rev A, RD1490-PA-007) in relation to:

- number and mix of residential units, including a schedule of dwelling sizes
- quantum and location of affordable and market housing together with the housing mix
- public and private open space provision
- car parking and motor cycle provision

- cycle parking provision
- transport / highway works provision
- utilities

(ii) and in relation to the matter of access a Reserved Matters application shall include:

- details (including specifications) of the accesses to the site and within the Development Parcel or Construction Phase for vehicles, cycles and pedestrians (including Access for All standards).

(iii) and in relation to the matter of layout a Reserved Matters application shall include:

- details of the siting and orientation of the proposed buildings and any relevant above ground roads, highways parking, vehicle standing and servicing areas or landscaping associated with the Development Parcel or Construction Phase to which the reserved matter relates
- details of any necessary temporary layout associated with boundary treatment and condition between the Development Parcels
- details of parking areas, servicing areas, and plant areas
- details of the internal layout of buildings
- details of the public rights of way crossing the site
- a sunlight daylight assessment employing the methodologies contained within the Building Research Establishment (BRE) Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice 2011.

(iv) and in relation to the matter of scale a Reserved Matters application shall include:

- a statement (including accompanying design material, townscape views and detailed plans at an appropriate scale) to demonstrate that the scale of the development accords with the relevant thresholds and parameters set out in the approved Parameter Plans and Design Code.

(v) and in relation to the matter of appearance a Reserved Matters application shall include:

- a statement together with detailed plans, drawings, sections, and elevations to explain full details of the proposed detailed design and materials to be used on all external elevations of the building(s) and how the appearance of the development accords with the relevant parameters set out in the approved Masterplan and Design Code

(vi) and in relation to the matter of landscaping a Reserved Matters application shall include:

- 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, opens spaces, edges, boundaries, public rights of way, and roads

- a statement (including accompanying design material) to demonstrate that the landscaping works accord with the Design Code
- tree planting details and specification of all planting in hard and soft landscaped areas
- 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 the programme for implementing and completing the planting.
- 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths, public rights of way and cycleways.

REASON: In order that the Reserved Matters Applications can be properly considered and assessed against the approved Parameter Plans, Masterplan and Design Code and in the interests of proper planning.

10 No development with a construction phase shall commence until a Demolition and Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority. The CEMP shall include, but not be limited to, the following information:

- i. details of the routing and parking of construction vehicles to the site for site personnel and visitors, loading/unloading and turning facilities for construction vehicles, details of wheel washing facilities, hours of access, access and egress arrangements within the site and security procedures;
- ii. details of provisions for the storage and recycling of materials;
- iii. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- iv. detailed specification of measures to mitigate or eliminate specific environmental impacts from lighting, noise, vibration, dust, pollution (air & water) and waste arising from construction works;
- v. details of arrangements for publicity and promotion of the scheme during construction;
- vi. arrangements for maintaining the safe and efficient use of perimeter roads, footpaths and services for general public;
- vii. details of the timings of works;
- viii. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- ix. noise mitigation measures for all plant and processors;
- x. details of contractors compound and car parking arrangements;
- xi. details of interim car parking management arrangements;
- xii. details of temporary site screening;
- xiii. details of a community liaison contact for the duration of all works associated with the development.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are so fundamental to the development permitted that, if not imposed, it would have been necessary to refuse permission for the development. This is because, at the time of granting permission, full details of the environmental impacts arising from demolition and construction for the development to allow an assessment of the implication for surrounding development were not yet available but this information is necessary to ensure the development complies with polices BE1, C1, C39 and C40 Local Plan 2006, DBE13, T1 QL11 & QL12 of the CDLP 2014 and the provisions of the NPPF to ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety

- 11 No works within a Construction Phase shall commence (save for any Advance Infrastructure and Enabling Works) until a Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority for that Construction Phase. The Waste Management Plan shall include details of how the waste will be recycled and/or disposed of and managed during construction. The development shall be carried out in accordance with the approved Construction Waste Management Plan.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are so fundamental to the development permitted that, if not imposed, it would have been necessary to refuse permission for the development. This is because, at the time of granting permission, full details of the environmental impacts arising from demolition and waste management for the development to allow an assessment of the implication for surrounding development were not yet available but this information is necessary to ensure the development complies with polices BE1, C1, C39 and C40 Local Plan 2006, DBE13, T1 QL11, QL12 and QL13 of the CDLP 2014 and the provisions of the NPPF to ensure that the proposed development promotes waste reduction and protects the amenity of the site and surrounds.

- 12 No development within a Construction Phase shall commence (save for any Advance Infrastructure and Enabling Works) until a detailed surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy 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 site prior to the Development following the corresponding rainfall event and ensure no pollution to the Chequer's Wood and Old Park SSSI. Also 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 the approved details before the development is completed.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are so fundamental to the development permitted that, if not imposed, it would have been necessary to refuse permission for the development. This is because, at the time of granting permission, full details of the surface water drainage scheme for the development to allow an assessment of the implication for surrounding development were not yet available but this information is necessary to ensure the development complies with Canterbury District Local Plan 2006 Policy C31 and Draft Canterbury District Local Plan 2014 Policy CC11. To prevent flooding to both the development site and adjacent land by ensuring the satisfactory disposal of surface water from the site.

- 13 No development within a Construction Phase shall commence (save for any Advance Infrastructure and Enabling Works) until details of the proposed means of foul sewerage disposal have been submitted to and approved by the Local Planning Authority, in consultation with Southern Water. The development shall not be carried out other than in accordance with the details as approved.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are so fundamental to the development permitted that, if not imposed, it would have been necessary to refuse permission for the development. This is because, at the time of granting permission, full details of the foul sewerage disposal for the development to allow an assessment of the implication for surrounding development were not yet available but this information is necessary to ensure the development complies with Canterbury District Local Plan 2006 Policy C31 and Draft Canterbury District Local Plan 2014 Policy CC11. To prevent flooding to both the development site and adjacent land by ensuring the satisfactory disposal of foul sewerage from the site.

- 14 No works within a Construction Phase shall commence until the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

a. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

b. 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.

c. 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.

d. 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.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are so fundamental to the development permitted that, if not imposed, it would have been necessary to refuse permission for the development. This is because, at the time of granting permission, full details of the site contamination and disposal for the development were not yet available but this information is necessary to ensure the development protects vulnerable groundwater resources to comply with policy C40 of the Canterbury District Local Plan 2006, Policy QL12 of the CDLP 2014 and provisions of the NPPF to protect vulnerable groundwater resources and minimise risk to human health

- 15 Prior to occupation of any development parcel, 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: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are so fundamental to the development permitted that, if not imposed, it would have been necessary to refuse permission for the development. This is because, at the time of granting permission, full details of the site contamination and disposal for the development were not yet available but this information is necessary to ensure the development protects vulnerable

groundwater resources to comply with complies with policy C40 of the Canterbury District Local Plan 2006, Policy QL12 of the CDLP 2014 and provisions of the NPPF to protect vulnerable groundwater resources and minimise risk to human health.

- 16 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To ensure any contamination discovered during development is addressed appropriately in line with the requirements of the NPPF to protect groundwater.

- 17 No further infiltration of surface water drainage into the ground is 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 controlled waters. The development shall be carried out in accordance with the approval details.

REASON: To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

- 18 Prior to works commencing in any Construction Phase, the following components of a scheme for the archaeological evaluation of the site, to be undertaken for the purpose of determining the presence or absence of any buried archaeological features and deposits and to assess the importance of the same, shall each be submitted to and approved in writing by the local planning authority:

a) A written scheme of investigation, to be submitted a minimum of fourteen days in advance of the commencement of fieldwork.

b) A report summarising the results of the investigations, to be produced on the completion of fieldwork, in accordance with the requirements set out in the written scheme of investigation.

c) Any further mitigation measures considered necessary as a result of the archaeological investigations, to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.

d) If necessary, a programme of post-excavation assessment, analysis, publication and conservation.

Fieldwork, including further mitigation works and post-excavation work shall be completed in accordance with the approved details and programme timings unless otherwise agreed in writing with the local authority, and the local authority shall be notified in writing a minimum of

fourteen days in advance of the commencement of any fieldwork.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are so fundamental to the development permitted that, if not imposed, it would have been necessary to refuse permission for the development. This is because, at the time of granting permission, full archaeological details were not yet available but this information is necessary to ensure the development complies with Canterbury District Local Plan 2006 Policy BE15 and Draft Canterbury District Local Plan 2014 Policy HE11 and otherwise to protect the environment of the site and its locality.

- 19 Prior to demolition works commencing in any Construction Phase, the following components for the implementation of a programme of building recording, shall each be submitted to and approved in writing by the local planning authority:

a) A written scheme of investigation, to be submitted a minimum of fourteen days in advance of the commencement of fieldwork.

b) A report summarising the results of the recording, to be produced on the completion of fieldwork, in accordance with the requirements set out in the written scheme of investigation.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are so fundamental to the development permitted that, if not imposed, it would have been necessary to refuse permission for the development. This is because, at the time of granting permission, full building recording details were not yet available but this information is necessary to ensure the development complies with Canterbury District Local Plan 2006 Policy BE15 and Draft Canterbury District Local Plan 2014 Policy HE11 and otherwise to examine and record the sites buildings

- 20 The development hereby permitted shall not commence (save for any Advance Infrastructure and Enabling works) until details of a Site Wide Tree Strategy have been submitted to and approved in writing by the Local Planning Authority. The Strategy shall include details of how the development will be designed and constructed to protect and retain existing on site trees. The development shall not be carried out otherwise than in accordance with the approved Site Wide Tree Strategy.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are so fundamental to the development permitted. This is because, at the time of granting permission, full details of a site wide tree strategy were not yet available but this information is necessary to ensure the development will

preserve and enhance the visual amenities of the locality and will be designed for maximum benefit of screening, local biodiversity and landscape retention in accordance with policies BE1, NE1, NE5 of the Canterbury District Local Plan 2006, policies LB4, LB8, LB9, LB10 of the CDLP 2014 and provisions of the NPPF.

- 21 Prior to the commencement of development within each Construction Phase, details shall be submitted to and approved in writing by the Local Planning Authority setting out how the trees within that Construction Phase shall be protected and managed in accordance with the recommendations contained in the Site Wide Tree Strategy and with British Standards. The protective measures shall include details of the means by which existing site trees or those adjoining the site are to be protected from damage by construction works, vehicles, stored or stacked building supplies and building plant or other equipment. The agreed scheme shall be implemented before any of the substantive development is commenced and shall be retained throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are so fundamental to the development permitted. This is because, at the time of granting permission, full details of tree protection measures were not yet available but this information is necessary to ensure the development will preserve and enhance the visual amenities of the locality and will be designed for maximum benefit of screening, local biodiversity and landscape retention in accordance with policies BE1, NE1, NE5 of the Canterbury District Local Plan 2006, policies LB4, LB8, LB9, LB10 of the CDLP 2014 and provisions of the NPPF.

- 22 Prior to the commencement of development within each Construction Phase, an arboricultural assessment in accordance with the relevant British Standard(s), shall be submitted to and approved in writing by the local planning authority: The surveys shall include:

- a) Plans showing the location of all trees, shrub masses and hedges, categorizing the trees or groups of trees for their quality and value in accordance with the British Standard(s).
- b) Plans showing trees to be removed
- c) Plans showing trees to be retained with canopies accurately plotted
- d) A tree constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the development site.
- e) The location of buildings and other structures, boundary features and services.
- f) Spot heights of ground level throughout the site.
- g) A method statement in relation to construction operations in accordance with the British Standard(s).

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country

Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are so fundamental to the development permitted. This is because, at the time of granting permission an arboricultural assessment relevant to each construction phase was not yet available but this information is necessary to ensure the development accurately establishes the quality and value of trees and hedges on or adjacent to the site and the implications for development in order to preserve and enhance the visual landscape and biodiversity amenities of the locality in accordance with policies BE1, NE1, NE5 of the Canterbury District Local Plan 2006, policies LB4, LB8, LB9, LB10 of the CDLP 2014 and provisions of the NPPF.

- 23 Any trees or plants either retained or provided as any part of any landscaping scheme approved, either as part of this decision or arising from a condition imposed as part of this decision, within a period of 10 years from the planting date, 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 as those originally planted in accordance with the principles of the Site Wide Tree Strategy approved pursuant to Condition 20.

REASON: To ensure the approved landscaping scheme is maintained for an adequate period of time following construction and in the interests of visual amenity and safeguarding trees that are worthy of retention.

- 24 No development within a development parcel shall commence (save for any Advance Infrastructure and Enabling Works) until an air quality management plan has been submitted to and approved in writing by the local planning authority. The plan must include those measures contained within the Environmental Statement and shall be fully implemented before the residential use hereby permitted is occupied. It shall be retained thereafter unless otherwise agreed in writing by the LPA.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are fundamental to ensure the development minimises its impact on air quality and provides that future occupiers and the wider environment do not suffer a loss of amenity by reason of nuisance in accordance with policies BE1, C39 & C40 of the Canterbury District Local Plan 2006, Policy QL11 & QL12 of the CDLP 2014 and provisions of the NPPF.

- 25 No development within a Construction Phase shall commence (save for any Advance Infrastructure and Enabling Works) until a noise attenuation scheme has been submitted to and approved in writing by the local planning authority. The statement must include those identified mitigation/compensation measures contained within the Environmental Statement including that no private gardens face the A257, and demonstrate that target values will be met for bedrooms and living

rooms in accordance with BS8233:2014. The scheme as approved shall be fully implemented before the residential use hereby permitted is commenced and shall be retained thereafter unless otherwise agreed in writing by the LPA.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are fundamental to ensure sufficient noise attenuation is provided to all residential properties and safeguard the amenity and health of future residents in accordance with policies BE1 & C40 of the Canterbury District Local Plan 2006, Policy DBE2 & QL12 of the CDLP 2014 and provisions of the NPPF.

- 26 No development within a Construction Phase shall commence (save for any Advance Infrastructure and Enabling Works) until details of any external lighting [including design, power and position of luminaries] has been submitted to and approved by the Local Planning Authority. The information should contain a statement (including accompanying design material) to demonstrate that the external lighting accord with the Design Code. The development shall not be carried out otherwise in accordance with any such approval given.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are fundamental to ensure that the details of the development are satisfactory in the interest of the visual amenity of the area and the amenity of residential occupiers in accordance with policies BE1 & C40 of the Canterbury District Local Plan 2006, Policy DBE2 & QL12 of the CDLP 2014 and provisions of the NPPF.

- 27 A site wide Ecological Mitigation and Management Plan (EMMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the EMMP shall include the following:

- Detailed mitigation and enhancement strategies for all protected species recorded within the site.
- Description and evaluation of features to be managed.
- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management of the site and surrounds, including access and management measures proposed for the Chequer's Wood and Old Park Site of Special Scientific Interest (SSSI) from the development
- Appropriate management options for achieving the proposed aims and objectives.
- Prescriptions for management actions - clarifying how it fits in with the protected species mitigation.

- Preparation of a work schedule (including an annual work plan

- capable of being rolled forward over a five-year period).
- Details of the body or organization responsible for implementation of the plan.
- Ongoing monitoring and remedial measures.

The EMMP 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 EMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the appropriate management and mitigation.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are fundamental to the development as at the time of granting permission a site wide Ecological Mitigation and Management Plan was not available, but this information is necessary to ensure the development conserves and enhances biodiversity and manages access to nearby sensitive and protected sites in accordance with policies BE1, NE1, NE2 & NE5 of the adopted Local Plan 2006 policy LB5 & LB9 of the CDLP 2014 and provisions of the NPPF.

- 28 No development within a Construction Phase shall commence until a Biodiversity Survey and Assessment has been submitted to and approved in writing by the Local Planning Authority. It shall detail which specific biodiversity enhancement and/or mitigation measures are proposed and the timing for their delivery and demonstrate how it accords with the aims and objectives of the Ecological Mitigation and Management Plan. The development shall only commence in full accordance with the approved details.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are fundamental to ensure the development of the site conserves and enhances ecology in accordance with policies BE1, NE1, NE2 & NE5 of the adopted Local Plan 2006 policy LB5 & LB9 of the CDLP 2014 and provisions of the NPPF.

- 29 Prior to the commencement of the development hereby approved, details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with such details as approved.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country

Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are so fundamental to the development permitted that, if not imposed, it would have been necessary to refuse permission for the development. This is because, at the time of granting permission, full details of the building levels for the development to allow an assessment of the implication for surrounding development were not yet available but this information is necessary to ensure the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policy BE1 of the Canterbury District Local Plan 2006, policy DBE3 of the CDLP 2014 and provisions of the NPPF.

- 30 All materials including proposed colours for use in a construction phase, including hard landscaping areas, shall be first submitted to and approved by the local planning authority before being used in the development being carried out. The works shall be carried out in accordance with that approval unless subsequently otherwise approved in writing by the local planning authority.

REASON: In order that the Local Planning Authority may be satisfied as to the design and details of the scheme and to ensure the character of the locality is preserved.

- 31 Detailed section drawings (scale 1:5 / 1:10) through all typical building types to be used in the carrying out of each Development Parcel shall be submitted to and approved by the Local Planning Authority before any above grade works are carried out for that parcel. Details should include:

- the facades;
- parapets;
- roof edges; and
- heads, cills and jambs of all openings and balconies;

The development shall not be carried out otherwise than in accordance with any such approval given.

REASON: In order that the Local Planning Authority may be satisfied as to the design and details of the buildings proposed.

- 32 Details of the proposed boundary treatments including any native planting to supplement the existing hedgerows where necessary and means of separating the new dwellings for each development parcel hereby approved shall be submitted to and approved in writing by the local planning authority before such features are installed for that development parcel and be implemented prior to occupation of any of the dwellings. Development shall be carried out in accordance with the approved plans and retained as such thereafter.

REASON: The protection of the special architectural and historic

character of the locality.

- 33 Prior to the commencement of development, details of the new signal controlled junction at A257 Littlebourne Road / Wemyss Way shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highways Authority). The development shall not be carried out other than in accordance with the details as approved unless otherwise approved in writing by the local planning authority.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are fundamental to ensure the site has an appropriate means of access is delivered that maintains a free flow of traffic on the strategic road network and in the interests of highway safety in accordance with policies C1 and C4 of the adopted Local Plan 2006, policies SP3, T1 & T15 of the CDLP 2014 and provisions of the NPPF.

- 34 Prior to the commencement of development, details of the final route, specification and geometry of the link road between the A257 and Chaucer Road shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highways Authority). The detail will include details of changes to the access from Chaucer Road to the Canterbury Combined Court and new junction in place of existing mini roundabout on Chaucer Road. The link road and associated footway / cycleways should be provided to a local distribution standard in accordance with the Kent Design Guide and the works shall not be carried out other than in accordance with the details as approved unless otherwise approved in writing by the local planning authority.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are fundamental to ensure the site is well linked to the wider highway network and that the development does not have a significant impact on the strategic road network to the detriment of the free flow of traffic and highway safety. Also, to secure the proper development of the site and of any adjoining land in accordance with policies C1 and C4 of the adopted Local Plan 2006, policies SP3, T1 & T15 of the CDLP 2014 and provisions of the NPPF.

- 35 Prior to the first occupation of development, a revised travel plan document outlining measures to encourage the use of sustainable means of transport shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highways Authority). The Travel Plan should include subsidised bus travel for an initial 6 month period and provision of discounted cycle purchase for each new resident. The Travel Plan shall be carried out in accordance with that approval unless otherwise approved in writing by the local planning authority.

Reason - In the interests of sustainable development and promoting public transport, walking and cycle visits.

- 36 Provision shall be made to prevent surface water from the site discharging onto the highway.

REASON: In the interests of highway safety.

- 37 Details of the facilities to be provided for the secure storage of cycles for residents and non-residential uses for a Development Parcel shall be submitted to and approved by the Local Planning Authority before such features are installed and be implemented prior to occupation. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the Local Planning Authority.

REASON: In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car.

- 38 Details of the facilities to be provided for the on-street secure storage of cycles for visitors for a Development Parcel shall be submitted to and approved by the Local Planning Authority before such features are installed. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the Local Planning Authority.

REASON: In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car.

- 39 Details of the proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture to be laid out for a Development Parcel shall be submitted to and approved by the Local Planning Authority before the development is begun for that Development Parcel and the development shall not be carried out otherwise than in accordance with any approval given.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are fundamental to ensure the proposed site roads are laid out and constructed in a satisfactory manner in accordance with policies C1 and C4 of the adopted Local Plan 2006, policies SP3, T1 & T15 of the CDLP 2014 and provisions of the NPPF.

- 40 Prior to occupation of each dwelling in a Development Parcel, the parking facilities approved pursuant to Condition 39 shall be constructed in accordance with adopted residential parking standards contained with Interim Guidance Note 3 - Residential Parking of the Kent Design Guide for the sole use of occupiers of the relevant building and thereafter permanently retained and used for no other purpose without the written approval of the Local Planning Authority.

REASON: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users and be detrimental to highway safety and amenity.

- 41 The gradient of vehicular accesses shall be no steeper than 1 in 10 for the first 1.5 metres from the highway boundary and no steeper than 1 in 8 thereafter.

REASON: To ensure that appropriate vehicular access can be achieved in the interests of highway safety and amenity.

- 42 The parking facilities approved pursuant to Condition 39 shall use a bound surface for the first 5 metres of the access from the edge of the highway

Reason - In the interests of highway safety and convenience

- 43 Prior to occupation of each building in a Development Parcel, the following works between a dwelling and the adopted highway prior shall be completed:-

- Footways and/or footpaths, with the exception of the wearing course;
- Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

REASON: In the interests of amenity and highway safety.

- 44 The dwellings in a Development Parcel shall not be occupied before details of the arrangements for the storing of domestic refuse, including recyclable material and a satisfactory point of collection, have been submitted to and approved by the Local Planning Authority for that Development Parcel and the facilities approved have been provided and made available for use by occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Local Planning Authority.

REASON: In order that the Council may be satisfied that suitable

facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance.

45 **CONDITIONS APPLICABLE TO THE DETAILED PART OF THE PLANNING PERMISSION:**

Development granted full permission (Change of use of the 3 retained buildings to D1/D2 Use Class) must be begun not later than the expiration of five years beginning with the date on which this permission is granted.

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.

- 46 Unless otherwise agreed in writing by the local planning authority the full planning permission shall only be carried out in accordance with drawings Site location Plan - Dwg No. RD1490-SA-000 Rev D, Framework Plan - Dwg No. RD1490-PA-001 Rev G, Building Demolition & Retention Plan - Dwg No. RD1490-PA-007

REASON: To ensure the development or work is in accordance with the permission, consent or approval given.

- 47 The D1/D2 use hereby permitted for the 3 retained buildings (Former Gymnasium, Band Practice Building and Small Arms range) shall only be carried out between the hours of 07:30 and 21:00 Monday-Sunday including Bank Holidays.

REASON: To safeguard the amenities of local residents.

- 48 Prior to the installation of any extraction and ventilation equipment to the 3 retained buildings (Former Gymnasium, Band Practice Building and Small Arms range), details should be submitted to and approved in writing by the Local Planning Authority. The equipment shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of residential amenity.

- 49 Prior to the commencement of the D1/D2 use hereby permitted for the 3 retained buildings (Former Gymnasium, Band Practice Building and Small Arms range) details of the accesses to these buildings and vehicle parking spaces shall be submitted to and approved by the Local Planning Authority and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

REASON - Development without provision of adequate access and

accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users and be detrimental to highway safety and amenity.

- 50 Prior to the commencement of the D1/D2 use hereby permitted for the 3 retained buildings (Former Gymnasium, Band Practice Building and Small Arms range) details of the facilities to be provided for the secure storage of cycles shall be submitted to and approved by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the Local Planning Authority.

REASON: In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car

This permission 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.

NOTES TO APPLICANT

- 1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) Canterbury City Council takes a positive and proactive approach to development proposals focused on solutions. Canterbury City Council works with applicants and or their agents in a positive and proactive manner by:

- offering a pre-application advice service;
- where appropriate updating applicants/agents of any issues that may arise in the processing of their application;
- by adhering to the requirements of the Customer Charter.

In this case, the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

- 2 The applicant/ developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

- 3
 1. No furniture may be erected on or across Public Rights of Way without the express consent of the Highway Authority.
 2. No hedging or shrubs should be planted within 1 metre of the edge of a Public right of Way.

The applicant and agent are advised that the granting of planning permission confers on the developer no other permission or consent or right to close or divert any Public Right of Way at any time without the express permission of the Highway Authority.

- 4 Any watercourse within the boundary of the site would be classed as an 'ordinary watercourse' and comes under the terms of the Land Drainage Act (as amended by the Flood and Water Management Act 2010), whereupon any culvert, diversion, weir dam or like obstruction to the flow of the watercourse requires a flood defence consent (also known as a 'land drainage consent') from Kent County Council. In the absence of any agreement to the contrary, maintenance of the watercourse is the responsibility of the riparian owner. Applications for consent should be made to Kent County Council (suds@kent.gov.uk; main switchboard number is 0845 8247 247).

- 5 To the north of the site, there are areas of land that appear to be located within the River Stour Internal Drainage District, where any watercourse would be classed as an 'ordinary watercourse' and comes under the terms of the Land Drainage Act 1991, whereupon any culvert, diversion, weir dam or like obstruction to the flow of the watercourse requires the consent of the River Stour Internal Drainage Board, under the Land Drainage Act 1991. In the absence of any agreement to the contrary, maintenance of the watercourse is the responsibility of the riparian owner. Application for consent should be made to the River Stour Internal Drainage Board (Tel: 01227 462 377; enquiries@riverstouridb.org.uk.www.riverstouridb.org.uk).

- 6 Prior to the submission of any reserved matters application, the applicant, agents, or successors in title, are encouraged to undertake pre-application (reserved matters) discussion with the local Planning Authority. As part of this pre-application discussion, it may well be necessary to consult with external bodies such as Kent Police Crime Prevention Design Advisors (CPDAs) to ensure that a comprehensive approach is taken to Crime Prevention and Community Safety. The contact details of the Kent Police CPDAs are ; John Grant & Adrian Fromm, Kent Police Headquarters, Sutton Road, Maidstone ME15 9BZ email: pandcr@kent.pnn.police.uk Tel No- 01622 653209/3234.

- 7 It is the responsibility of the applicant to ensure, before the development
Application Ref: CA/14/01230/FUL

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.

Signed:



Date of Issue: 15 December 2015

Ian Brown
Assistant Director - Planning and Regeneration

Lee Parker

From: CCC Planning Policy
Sent: 27 January 2016 13:01
To: 'Hugh'
Subject: RE:

Dear Hugh

Would it be possible you could resend your representation form as we have only received the first page.

Kind regards

Planning Policy

From: Hugh [<mailto:hugh.samuelson@btinternet.com>]
Sent: 22 January 2016 10:35
To: CCC Planning Policy
Subject: Fwd:

Sent from my iPhone

Begin forwarded message:

From: Hugh Samuelson <Hugh.Samuelson@nationwide.co.uk>
Date: 22 January 2016 at 10:29:13 GMT
T



Cante

Pr

All representations must be

**Planning Policy Team, Cante
CT1 1YW or by email planni**

4.30p

**The Inspector may NOT be a
consultation closes.**

Lee Parker

From: Hugh <hugh.samuelson@btinternet.com>
Sent: 22 January 2016 10:35
To: CCC Planning Policy
Subject: Fwd:

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

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Cante

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All representations must be

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To: CCC Planning Policy
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Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Hugh Samuelson <Hugh.Samuelson@nationwide.co.uk>
Date: 22 January 2016 at 10:30:04 GMT
To: "hugh.samuelson@btinternet.com" <hugh.samuelson@btinternet.com>

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Title/ First Name/ Last Name	Judean Samuelsen
Agent's Details (if applicable)	N/A
Organisation	N/A
Address Details	31 MITCHELL CROFT CAUTIONBURY
Postcode	CT2 9DX
Telephone Number	07865 087996
Email	Judean.Samuelsen@btinternet.com

MR Rampley (01227 373977)
28 Lones Herne Road (resident for 53 years)
Strode Farm

~~PROPERTIES~~

Properties in the area have sewers Interceptor tanks at house connections. Therefore, the sewers can be smaller and laid flatter than conventional sewer systems. This can often lead to overflows / smells. Mr Rampley had his Interceptor tank removed.

The developer needs to put the money upfront to address waste drainage capacity issues in the Herne area or identify residents, in the event they go into liquidation, prior to construction.

The area is set upon a bed of Clay. Swells when wet; cracks when dries. He had to steel his connection pipe.

Chislet Colliery - greatest on bearing coal in the country.

From: john copsey [mailto:JC1000@gmx.com]
Sent: 10 December 2015 14:48
To: CCC Planning Policy
Subject: CANTERBURY AREA PLAN

Dear Sirs.

In brief I wish to record my concerns at the general lack of exercise and sports facilities within all local areas where plans are underway to build new homes.

My reasons are; -

- CURRENTLY there is a shortage of sports halls
- HENCE hiring is in the hands of the owner or his agent

- This increase costs and makes development very difficult

- WITH LOW SPORT ACTIVITIES bringing in new involvement is highly important; without it the so called semi sporty will not become active, thus causing additional use and cost of the health facilities {e.g. heart diseases, diabetes and the like}.

- INCREASES THE NUMBERS of residents will cause even heavier loads onto the existing venues and onto the involved amateurs who are keen to grow numbers of active players.
-
- Canterbury Council has seriously reduced its interest in sport development. That special department has been closed for two years

Regards

John Copsey
Canterbury Community Badminton Network
Racquetters Badminton Club
Advisor to Sport England
Henbury Sport & Business Consultants

Lee Parker

From: David Kemsley <060classq1@gmail.com>
Sent: 07 January 2016 14:18
To: CCC Planning Policy
Subject: Local Plan - public consultation.

Follow Up Flag: Follow up
Flag Status: Flagged

I write on behalf of the Oaten Hill and District Society of which I am the Acting Chairman to confirm the the comments submitted by the Society in response to the previous version of the Local Plan still stand.Nothing in this latest version alleviates the substantial concerns expressed by the Society that CCC has not demonstrated that proper provision will be made for the social and community infrastructure which will be needed ,by the 4000+ houses at Mountfield Park,utility services will be overstretched,sufficient numbers of affordable homes and social housing units will not be materialise and most significantly the local; roads will be logjammed because of the blatant inadequacy of the Transport Strategy.

David Kemsley Acting Chairman OHDS 32 Cowdrey Place Canterbury CT1 3 PD.

Emma Young

From: Raakhee Patel <Raakhee.Patel@sportengland.org>
Sent: 08 January 2016 12:55
To: CCC Planning Policy
Subject: Canterbury District Local Plan Publication Draft 2014 - Proposed Amendments (November 2015)

Dear Sir/Madam,

Thank you for consulting Sport England on the above named document.

Sport England has an established role within the planning system which includes providing advice and guidance on all relevant areas of national, regional and local policy as well as supporting local authorities in developing the evidence base for sport. The Government's National Planning Policy Framework (NPPF) is clear about the role that sport plays in delivering sustainable communities through promoting health and well-being. As such, Sport England wishes to see local planning policies that seek to protect, enhance and provide for sports facilities based on robust and up-to-date assessments of need in accordance with paragraphs 73 and 74 of the NPPF.

Sound policy can only be developed in the context of objectively assessed needs, in turn used to inform the development of a strategy for sport and recreation. Policies which protect, enhance and provide for sports facilities should reflect this work, and be the basis for consistent application through development management. Sport England is not prescriptive on the precise form and wording of policies, but advises that a stronger plan will result from attention to taking a clearly justified and positive approach to planning for sport. In this way, planning authorities will be able to demonstrate that their plan has been positively prepared (based on objectively assessed needs in accordance with paragraph 73 of the NPPF), is consistent with national policy (reflecting the NPPF), is justified (having considered alternatives) and effective (being deliverable). Without such attention there is a risk that a local plan or other policy document could be considered unsound.

For more information on how to forward plan for sport please see: Sport England's Planning for Sport Forward Planning Guidance - <http://www.sportengland.org/media/351266/planning-for-sport-forward-planning-guide-july-2014-.pdf>

Additionally, please note that Sport England along with Public Health England have recently launched the new Active Design Guidance, October 2015. It may therefore be useful to provide a cross-reference (and perhaps a hyperlink) to www.sportengland.org/activedesign. Sport England believes that being active should be an intrinsic part of everyone's life pattern. As such, Sport England would expect to see the principles on Active Design embedded in any subsequent Local Plan policy.

As you may be aware, Sport England will oppose development resulting in the loss of playing field land or formal built sports facilities unless its loss is justified by a robust and up-to-date assessments of need. Any loss of sports provision should be incorporated into formal policy such that it may be considered through the policy making process and scrutinised at Examination in Public.

Sport England welcomes the inclusion of new sports facilities but it should specifically reference indoor and outdoor sports facilities. Proposed wording should therefore be revised to reflect Sport England's Land Use Planning Policy Statement 'Planning for Sport Aims and Objectives Guide (July 2014)' (<https://www.sportengland.org/facilities-planning/planning-for-sport/aims-and-objectives/>), which is in line with the NPPF. The statement details Sport England's three objectives in its involvement in planning matters;

- 1) To prevent the loss of sports facilities and land along with access to natural resources used for sport.
- 2) To ensure that the best use is made of existing facilities in order to maintain and provide greater opportunities for participation and to ensure that facilities are sustainable.

3) To ensure that new sports facilities are planned for and provided in a positive and integrated way and that opportunities for new facilities are identified to meet current and future demands for sporting participation.

Reference to Objective 3 could be used to advocate the need to provide sports facilities to meet the need of current and future populations.

Lastly, should any policy seek to allocate any existing playing field land or formal built sports facilities for redevelopment, we would strongly urge the Council to discuss this directly with Sport England.

If you would like to discuss any of the above comments further or require any additional information or advice please contact me via the details below.

Yours sincerely,

Raakhee Patel
Interim Planning Manager

T: 020 7273 1777
E: Raakhee.Patel@sportengland.org



Creating a sporting habit for life

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Marc Harris Barton Willmore 10-782039
for Hendersons - 12-121776

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bartonwillmore.co.uk
7 Soho Square
London
W1D 3QB
T/ 0207 446 6888

Planning Policy
Canterbury City Council
Military Road
Canterbury
CT1 1YW

By Post and Email

20848/A3/TP/MH
19th January 2016

Dear Sir / Madam,

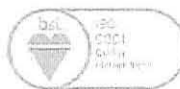
**CANTERBURY DISTRICT LOCAL PLAN: PUBLICATION DRAFT – PROPOSED AMENDMENTS
(NOVEMBER 2015)
REPRESENTATIONS ON BEHALF OF TH REAL ESTATE (RESPONDENT NUMBER 121776)**

Barton Willmore LLP act as planning consultants to TH Real Estate in respect of the Whitefriars Shopping Centre ('Whitefriars') in Canterbury City Centre. We are instructed by TH Real Estate to submit a representation to the Canterbury District Local Plan ('CDLP'): Publication Draft – Proposed Amendments (November 2015) in respect of Whitefriars. TH Real Estate welcome the continued opportunity to engage with Canterbury City Council ('CCC') in respect of the CDLP.

On behalf of TH Real Estate, we have submitted representations (August 2013 and July 2014) to earlier iterations of the CDLP, and prepared a Hearing Statement to Stage 1 Matter 4 (June 2015). The representations and Hearing Statement principally related to CCC's Retail and Town Centre Uses strategy and the associated evidence presented in the DTZ Retail & Leisure Study ('RLS') (January 2011). You will be aware of our client's position as a consequence of these submissions and discussion at the Stage 1 / Matter 4 Hearing.

Prior to the Hearing Sessions taking place, CCC published the GL Hearn ('GLH') Canterbury Retail and Leisure Study ('CRLS') (June 2015). GLH advised CCC that Canterbury City Centre should be the main focus of any significant development in order to ensure that it can continue to compete effectively in the wider retail network, and that the sequential approach to site selection be rigorously applied to proposals for Main Town Centre Uses. There was much discussion at the Stage 1 Hearing Matter 4 regarding the CRLS, and its implications for CCC's retail strategy. CCC agreed at the Hearing Session to revisit its retail strategy in light of the up-to-date evidence provided by the CRLS.

The Inspector wrote to CCC on 10th August 2015 following the conclusion of the Stage 1 Hearings. No reference is made by the Inspector to the Matter 4 discussions or CCC's retail strategy more generally, despite this being agreed verbally at the Hearing. CCC published on 27th November for a period of public consultation a number of proposed amendments to the CDLP and an addendum to the Sustainability Appraisal. The proposed amendments seek to meet the Inspector's requests,



Registered in England
Number: 00342992

Barton Willmore LLP
Registered Office:
The Blades
Abbey Square
Reading
RG1 3BQ
E/ +44 (0) 118 943 0009

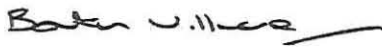
FS 28027

and therefore relate solely to residential and associated matters. No amendments are proposed to matters associated with the economic and commercial development strategy (Matter 4), or CCC's proposed retail strategy more generally.

In light of the discussions at the Stage 1 Matter 4 Hearing Session, specifically in the context of the up-to-date evidence provided by the CRLS, we would request that CCC revise and amend its retail strategy and also publish it for a period of public consultation for consideration and comment. We recommend that CDLP Policy SP2, and linked supporting paragraphs 4.34 and 4.37, are revised to reflect the timing and phasing of the retail need identified in the CRLS, and that CDLP Policy TCL7 is reconsidered in light of the NPPF's sequential approach to site selection and the Town Centre first principles. For the reasons set out earlier in this letter, we remain of the view that the CDLP is unsound as currently drafted as CCC is not currently proposing any amendments to the retail component of the CDLP's Strategy. As the Examination remains open, this will also allow all parties to agree the soundness of this element of the Plan before the Stage 2 Hearing commence.

We trust that the above is clear and helpful. We would be grateful if you could confirm receipt of this letter and that the representations have been duly made.

Yours faithfully,



BARTON WILLMORE

354

Policy.

10-967203

27 Fairfax Drive, Herne Bay, Kent. CT6 6QZ

21.1.2016

Planning Department, Canterbury City Council.

PLANNING & REGENERATION
FILE REF
21 JAN 2016
ACK'D

Dear Sir

Re: New housing developments in and around Beltinge area.

I recently attended a public viewing of the Taylor Woodrow development early plans for Sweechbridge area, and it has raised some questions that I feel you can probably answer.

I would like to point out first that I am not opposed to new housing.

I have several questions. Firstly when we moved into the Hillreed development in Fairfax Drive in 1997, we were told that the farm land between Bishopstone Lane and Reculver Lane that goes on down to Reculver Towers almost, was earmarked for housing, so I would be grateful if you could enlighten me on that as (a) is it true (b) if so roughly how many and (c) when.

Secondly, my main reason for attending the viewing of the Sweechbridge development, was not the houses per se, but the roads that the development would be using and for me more importantly whether there would be a GP surgery on the development. The information I was given at the event was that they had pencilled in a 'space' for a shop, dentist, or other, but if no medical centre, they, Taylor Woodrow would extend the existing Beltinge and Reculver Surgery on Reculver Road. When I asked how they would extend it, the answer was more parking. When I said that 1300 houses may be all families of four, so over 5000 people would need a GP and that I sometimes have to wait 3 weeks for an appointment as it is, his throw away remark was 'join the club thats the norm now, the NHS is broke.'

This has prompted me to write either to the Minister of State for Housing and Planning Brendon Lewis, or to David Cameron himself (or both) depending on the answers in your reply.

Since the plans for the Miramar nursing home were approved without a parking lot, which there is plenty of room for, travelling through the village is a nightmare because of parked cars on the main road and in the side roads opposite. I can see that the residents in the home paying £1300 plus per week expect a scene of grass and then uninterrupted sea views, whilst the local council tax payer struggles by and has to tolerate their fall out. Personally I question why you did not insist on a self-contained unit. If one or even two large developments were to go ahead without improved infrastructure we will be at a standstill with such narrows roads.

Regarding the Taylor Woodrow site and a medical centre, it is quite obvious to me that there will not be a new surgery there, but the residents on that site and I presume the farmland site at Reculver will all have to use Beltinge and Reculver medical centre. That potentially could be another 10,000 people altogether, queuing at the one medical centre. Should there be some joined up planning with the NHS and other facility providers.

Yours faithfully

MRS ANN BURROWS

500

10-970161

Planning Policy
Canterbury City Council
Military Rd
CANTERBURY
Kent CT1 1YW

34 Kingfisher Close
Whitstable
Kent CT5 4DU



Dear Planning Policy

GRASMERE PASTURE

I wish to register my strongest objections to the proposals to build/develop Grasmere Pasture.

Canterbury is a green and pleasant land but will only stay that way if such proposals are kept at bay. If this proposal is allowed to go ahead, it will only be a few years later before another proposal will go ahead and then another and then another and so it goes on and slowly but surely this green and pleasant land stops becoming green and pleasant and starts becoming concrete and unpleasant.

We have to draw the line somewhere. Let's draw it here.

With kind regards

David Broadwood

511

Postbox Cottage

Ridgeway

Whitstable

CT5 3HR

10/12/2015

To whom it may concern,

RE: Objection to planning proposal of Grasmere Pastures.

I would like to have my opinion and objections noted.

The proposal of 350 new dwellings on this site with access gained through Reeves Way is going to cause

Major traffic problems as there will be an extra 700 cars approximately using this road, like all of Sainsbury's/B&Q/Amphenols which is going to accomadate a fitness centre, there is the new church group which opens soon and Brook House has been granted planning permission for flats.

On top of that you are planning to extend the Industrial estate which is going to cause major air pollution and noise, along with all the cars/vans and lorries.

Has anyone thought that there are no school places around here, trying to get a doctors appointment is nigh impossible and there will also be a strain on the councils finances due to housing/council tax benefits that will be applied for, these houses would bring another 1200 people to this small area.

This area is also a High Flood risk area and with all the new concrete that is going to be laid where is all the water going to go. The drainage systems around here can't cope now without more demand being placed on them.

Yours faithfully



08 January 2016

Subject: **Planning Policy**

Telephone: **01227 862199**

E-mail: planning.policy@canterbury.gov.uk



Occupier

15 Ridgeway

Whitstable

Kent

CT5 3HR

Dear Occupier

In order to process your representation relating to the Local Plan strategic allocation on land South of John Wilson Business Park (Grasmere Pastures), we need a contact name. Please can you advise us by emailing planning.policy@canterbury.gov.uk or phoning 01227 862199. This will enable us to keep you informed of the progress of the Local Plan.

Yours Sincerely

Karen Britton
Planning Policy Manager

Canterbury City Council

Military Road

CANTERBURY

CT1 1YW

www.canterbury.gov.uk

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25 Ridgeway

Whitstable

CT5 3HR

10/12/2015

To whom it may concern,

RE: Objection to planning proposal of Grasmere Pastures.

I would like to have my opinion and objections noted.

The proposal of 350 new dwellings on this site with access gained through Reeves Way is going to cause Major traffic problems as there will be an extra 700 cars approximately using this road, like all of Sainsbury's/B&Q/Amphenols which is going to accomodate a fitness centre, there is the new church group which opens soon and Brook House has been granted planning permission for flats.

On top of that you are planning to extend the Industrial estate which is going to cause major air pollution and noise, along with all the cars/vans and lorries.

Has anyone thought that there are no school places around here, trying to get a doctors appointment is nigh impossible and there will also be a strain on the councils finances due to housing/council tax benefits that will be applied for, these houses would bring another 1200 people to this small area.

This area is also a High Flood risk area and with all the new concrete that is going to be laid where is all the water going to go. The drainage systems around here can't cope now without more demand being placed on them.

Yours faithfully





Comment

Consultee	Mr David O'Keeffe (960834)
Email Address	altavistarules@aol.com
Address	14 Chatsworth Grove Bolton BL3 1DD
Event Name	Canterbury District Local Plan Publication Draft Proposed Amendments November 2015
Comment by	Mr David O'Keeffe
Comment ID	AV244
Response Date	20/01/16 19:45
Consultation Point	1.1 Paragraph (View)
Status	Submitted
Submission Type	Web
Version	0.1

Support / Object to the Proposed Amendment

For comments not relating to legal compliance, soundness or duty to co-operate, please complete both sections of question 1.

Q1a) Do you support or object to the Proposed Amendment Object

Legally Compliant

Please see guidance notes for an explanation of legally compliant.

Q2) Do you consider the Proposed Amendment is legally compliant? No

Details for NOT being legally compliant

Please be as precise as possible.

Please give details of why you consider the Proposed Amendment is NOT legally compliant.

Paragraph (1.1) STATES. "Canterbury City Council has a statutory duty to prepare a Local Plan for the District. The Canterbury District Local Plan (2011 – 2031) sets out the Council's vision for the area to 2031 and provides the certainty for local people, developers and others about planning." MY COMMENTS [BELOW]:- I have a very serious issue to bring to the Inspector's attention. "The Canterbury District Local Plan, Publication Draft June 2014. Consultation Statement, Consultation Summary, June 2013 to date." This Canterbury District Local Plan is contained in the Evidence Based

Documents that CCC are relying upon and is probably the central plank of the Council's current submission. On page 68 of this document is a list of the following annexes:- List of Annexes (1) Response to Main Issues (2) Proposed Changes relating to Main Issues (3) Other proposed changes (4) Recommended changes to the Proposals Maps (5) New site proposals (6) Local Green Space proposals These Annexes are NOT attached or available anywhere. I E.Mailed Planning without response and then rang them on Tuesday July 15th. I spoke to Lisa Gadd and pointed out the absence of these vital annexes. She consulted with a colleague, apologised for the absence and talked me through the following tortuous route to obtain the vital information. 1 – One goes into the main Canterbury Site.... www.canterbury.org. 2- When there one clicks on "Your Council" from a bar along the top. 3- Then from this 'menu' one clicks on section labelled "Minutes,Agendas and Meetings" 4- This brings up another page and whilst on this page one clicks on "Council Meetings" 5- This brings up yet another page and from the 15 option menu down the left hand side one clicks on "Meetings" 6- This brings up another page with a listing of 25 different committees. From this listing one chooses "Executive" 7- This brings up another page with a choice of the minutes of 15 different meetings. From the 15, one has to choose April 24th 2014 and click on that selection. 8- Another page appears and from the choices on this page one has to click on "Agenda Reports Pack". 9- This file will then download. It is 314 Pages. The Annexes are contained on pages 49-183. Therefore 155 (one hundred and fifty five) pages are missing and have not been made available in any format.

Soundness

Please see guidance notes for an explanation of the tests of soundness.

Q3a) Do you consider the Proposed Amendment No is sound? If No is selected please complete question 3b) by ticking all that apply.

Q3b) Reasons for the Proposed Amendment not being sound

Please tick all that apply and refer to the guidance notes for a full explanation of soundness. Positively Prepared means that the Plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Do you consider the Proposed Amendment is UNSOUND because it is not: Positively Prepared

Unsound

If you believe the Proposed Amendment is unsound for any of the reasons above, please set out your reasons.

Please state why you consider the Proposed Amendment to be unsound.

As above, 155 pages of evidence not able to be accessed in any format.

Duty to Co-operate

Please see guidance notes for an explanation of the Duty to Co-operate

Q4) Do you consider the Proposed Amendment No complies with the Duty to Co-operate?

Duty to Co-Operate Comment

Please provide your comments relating to Duty to Co-Operate

Please enter your comments relating to the Duty to Co-Operate. Please give details of why you consider the Proposed Amendment fails to comply with the duty to co-operate. Please be as precise as possible.

As above, 155 pages of evidence unavailable in any format.

Proposed Changes

You will need to say why this change will make the Proposed Amendment legally compliant or sound or comply with the duty to co-operate. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Q5) Please set out what change(s) you consider necessary to make the Proposed Amendment legally compliant or sound or comply with the duty to co-operate, having regard to the tests you have identified above.

Draft Local Plan is fatally flawed. Stopping now, rather than later, will save valuable time and money.

Independent Examination

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will **not normally** be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be ONLY be at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

Q6) If your representation is seeking a change, do you consider it necessary to participate at the oral examination? Unspecified

Notification of Progress of the Local Plan

Please indicate your preference for any of the following:

Please **ensure that we have either an up to date email or postal address at which we can contact you**. You can amend your contact details by logging on to your account.

Q7) Do you request to be notified of any of the following? Please tick all that apply.

- . Details of the Stage 2 Examination
- . The publication of Proposed Modifications following Stage 2 Examination
- . The report of the Inspector has been published
- . The Local Plan has been adopted

