

Canterbury City Council

Draft Local Plan Phasing Pro-forma 2024

This document has been prepared by Nexus Planning on behalf of Hallam Land Management (HLM) in response to the Canterbury City Council Draft Local Plan Phasing Pro-Forma 2024. HLM is promoting the Land at Brooklands Farm (SLAA ref: SLAA104) which is allocated for a residential-led mixed use development at Policy W4 of the draft Local Plan.

Please find the responses to each question in red text.

Site Name*

This will have been provided in the email we sent.

If you are unsure, please try and align this with the name given to the site in the draft Local Plan (2024). Alternatively, please provide the outline or full planning application number.

Land at Brooklands Farm, Whitstable. Policy W4 within the Regulation 18 draft Local Plan.

Proposal

The Proposed Development comprises:

- the construction of approximately 1400 residential dwellings; older persons accommodation; a two form entry primary school; new local centre (880sqm) and community facilities (350sqm); business space (4,000sqm) including flexible working space;
- the provision of land for a SEND school;
- creation of access from South Street and the new A299 east off / east on slip roads to the south of Chestfield; and
- associated infrastructure including public open space, landscaping, surface water attenuation.

About You

Please tell us about your involvement with the site.

Your name

Matt Harris

Email address

[REDACTED]

Organisation

Nexus Planning, acting on behalf of Hallam Land Management

Which option best describes your role?

Agent

Is there a developer/housebuilder on board? (tick box)

Yes, I have an agreement in place with a developer / housebuilder

Please provide the company name

Hallam Land Management

Authority Employee / Member Declaration

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or client and/or landowner?

With respect to the authority, I am: (a) a member of staff (b) an elected member (c) related to a member of staff (d) related to an elected member

No

Phasing and Planning applications

If the site is large and is likely to be broken down into phases, please indicate the known or anticipated number of phases on site and the number of homes per phase.

The Site will be phased, however the extent of phasing / number of homes per phase is unknown at this stage.

When do you anticipate applying for future planning applications?

Please identify when you anticipate applying for outline, hybrid or full planning permission and which type of permission you are seeking. Please also provide anticipated information in relation to future reserved matters application(s) if appropriate.

Submission of an outline planning application (with all matters reserved, except for access) intended to align with the Council's timetable for the Regulation 19 Consultation expected late 2024.

Expected Delivery of Housing

Please provide information on when delivery is expected on the site and what is the anticipated build rate for each year. What number of homes do you estimate completing (between April - March) in the following years?

Year	Land at Brooklands Farm – Expected Delivery of Housing
Year 1 (April 2024/March 2025)	0
Year 2 (April 2025/March 2026)	0
Year 3 (April 2026/March 2027)	0
Year 4 (April 2027/March 2028)	0
Year 5 (April 2028/March 2029)	40
Year 6 (April 2029/March 2030)	80
Year 7 (April 2030/March 2031)	80 (plus 40 older persons)
Year 8 (April 2031/March 2032)	90 (plus 30 older persons)
Year 9 (April 2032/March 2033)	160

Year 10 (April 2033/March 2034)	160
Year 11 (April 2034/March 2035)	160
Year 12 (April 2035/March 2036)	160
Year 13 (April 2036/March 2037)	130 (plus 30 older persons)
Year 14 (April 2037/March 2038)	120 (plus 40 older persons)
Year 15 (April 2038/March 2039)	80
Year 16 (April 2039/March 2040)	0
Year 17 (April 2040/March 2041)	0

If the site will still be building out over 16 years from now, please provide the details

Please identify as a minimum the build out rate per year, and when all dwellings are anticipated to be complete

As highlighted above, the development is anticipated to be complete by Year 15 (April 2038 – March 2039).

If the site includes care facilities or older persons accommodation, please identify what year you expect this to be complete

If the site has more than one care facility, please provide the relevant number of bedspaces for each year

The development includes 140 older persons accommodation. It is anticipated that the older persons accommodation will be split 50/50 across the community hub and based on the triggers for the local centres, will be at the occupation of 25% of the total dwellings and 80% of the total dwellings respectively.

If the site includes employment / commercial / retail floorspace, please identify the use class, size (sqm) and what year you expect this to be complete

Class E - new local centre (880sqm) – Whilst Part 5(b) of Policy W4 indicates that the western local centre shall be delivered prior to the occupation of 25% of the total dwellings and the eastern local centre delivered prior to the occupation of 80% of the total dwellings, we have prepared representations seeking to make this flexible and instead revise the wording of the Policy, so that it is not specific on which local centre comes first.

As amended, the first local centre will be delivered prior to the occupation of 25% of the total dwellings (approximately Year 8 – April 2031/March 2032); and the second local centre (if required) at 80% of the total dwellings (approximately Year 13 – April 2036/March 2037).

Class E - business space (4,000sqm) including flexible working space – In line with Part 5(c) of Policy W4, the land for the business space will be fully serviced and provided by the occupation of 50% of the total dwellings (approximately Year 11 – April 2034/March 2035).

The primary school site and SEND school site will be transferred to KCC prior to the occupation of 100 dwellings or other alternative trigger agreed with the Local Planning Authority in accordance with Part 5(d) of Policy W4 (approximately Year 6 – April 2029/March 2030).

Is there anything else about the phasing of the site you wish to tell us?

In line with Part 5(a) of Policy W4, new access from the A299 will be delivered prior to the occupation of 50% of the total dwellings (approximately Year 11 – April 2034/March 2035).

If your site does not currently have detailed planning permission and you anticipate completions in the next 5 years, please provide justification for why your site should be considered deliverable.

An outline planning application is to be submitted towards the end of 2024 and is expected to be determined early 2026 to coincide with the adoption of the Draft Local Plan 2040, which allocated the Site (Policy W4). Reserved matters applications will be submitted following the determination of the application, allowing enabling works and delivery to commence early-mid 2028.

The Site is wholly within Hallam Land Management's control and there are no known constraints that would delay the delivery of development.

As set out within the earlier within this submission, the first year of completions is anticipated to commence within Year 5 (April 2028/ March 2029). This, along with the allocation of the Site within the Draft Local Plan 2040 (Policy W4), provides the Council with sufficient certainty that development can be considered deliverable in line with the definition set out within the National Planning Policy Framework.

Other Comments

Is there anything else you would like to tell us in relation to the delivery of your site?

No.