



Canterbury City Council
Draft Local Plan to 2045

**Regulation 18:
Representations to Spatial Strategy Policies,
District-Wide Policies and Development
Management Policies**

January 2023



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1 INTRODUCTION

1.1 Context

1.1.1 Gladman welcome the opportunity to comment on the Canterbury City Council Draft Local Plan consultation and request to be updated on future consultations and the progress of the Local Plan.

1.1.2 Gladman Developments Ltd specialise in the promotion of strategic land for residential development and associated community infrastructure and have considerable experience in contributing to the development plan preparation process having made representations on numerous planning documents throughout the UK alongside participating in many Examinations in Public. Gladman has been involved throughout the plan preparation process of the emerging Local Plan to 2045, having previously submitted representations on the following:

- Issues Survey Consultation - Autumn 2020;
- Vision and Preferred Options Consultation – July 2021

1.1.3 Gladman Developments have several land interests in the Canterbury district area which are being promoted through the emerging Local Plan, as set out below:

- Land off Popes Lane Sturry (Ref: 'R18 Land north of Popes Lane');
- Land off The Hill, Littlebourne (Ref: 'R15 The Hill, Littlebourne');
- Hoath Farm, Canterbury (Ref: 'C12 Land south of Littlebourne Road');
- Land off Adisham Road, Adisham (Ref: 'R1 Land at Cooting');
- Land off Blean Common, Blean.

1.1.4 Gladman have prepared separate supporting representations supporting each site interest with specific comments relating to policy requirements for site allocations, the benefits that each proposal can deliver alongside consideration to the quantum of growth directed towards Blean to support the sustainability and vitality of the

settlement. We look forward to engaging further with the Council as plan preparation progresses.

1.2 Plan Making

1.2.1 The National Planning Policy Framework sets out four tests that must be met for Local Plans to be considered sound. In this regard, we submit that in order to prepare a sound plan it is fundamental that it is:

- **Positively Prepared** – The Plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **Justified** – the plan should be an appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base.
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with National Policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

2 LEGAL COMPLIANCE

2.1 Duty to Cooperate

2.1.1 The Duty to Cooperate is a legal requirement established through Section 33(A) of the Planning and Compulsory Purchase Act 2004, as amended by Section 110 of the Localism Act. It requires local authorities to engage constructively, actively and on an ongoing basis with neighbouring authorities on cross-boundary strategic issues throughout the process of Plan preparation. As demonstrated through the outcome of the 2020 Sevenoaks District Council Local Plan examination and subsequent Judicial Review, if a Council fails to satisfactorily discharge its Duty to Cooperate, this cannot be rectified through modifications and an Inspector must recommend non-adoption of the Plan.

2.1.2 Whilst Gladman recognise that the Duty to Cooperate is a process of ongoing engagement and collaboration, as set out in the Planning Practice Guidance (PPG) it is clear that it is intended to produce effective policies on cross-boundary strategic matters.

2.1.3 Planning guidance sets out that local planning authorities should produce, maintain, and update one or more Statement(s) of Common Ground (SoCG), throughout the plan making process¹. The SoCG(s) should provide a written record of the progress made by the strategic planning authorities during the process of planning for strategic cross-boundary matters and will need to demonstrate the measures local authorities have taken to ensure cross boundary matters have been considered and what actions are required to ensure issues are proactively dealt with e.g. unmet housing needs.

2.2 Sustainability Appraisal

2.2.1 In accordance with Section 19 of the 2004 Planning and Compulsory Purchase Act, policies set out in Local Plans must be subject to Sustainability Appraisal (SA).

¹ PPG Reference ID: 61-001-20180913

Incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, SA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the Local Plan's proposals on sustainable development when judged against reasonable alternatives.

- 2.2.2 Canterbury City Council should ensure that the results of the SA process clearly justify its policy choices. In meeting the development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed, and others have been rejected. Undertaking a comparative and equal assessment of each reasonable alternative, the Local Plan's decision-making and scoring should be robust, justified and transparent.

3 NATIONAL PLANNING GUIDANCE

3.1 National Planning Policy Framework

3.1.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Requiring plans to set out a vision and a framework for future development and seek to address the strategic priorities for the area. Local Plans should be prepared in line with procedural and legal requirements and will be assessed on whether they are considered 'sound'.

3.1.2 The NPPF reaffirms the Government's commitment to ensuring up-to-date plans are in place which provide a positive vision for the areas which they are responsible for, to address housing, economic, social and environmental priorities and to help shape the development of local communities for future generations.

3.1.3 In particular, Paragraph 16 of the Framework (2021) states that Plans should:

"a) Be prepared with the objective of contributing to the achievement of sustainable development;

b) Be prepared positively, in a way that is aspirational but deliverable;

c) Be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;

d) Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;

e) Be accessible through the use of digital tools to assist public involvement and policy presentation; and

f) Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)."

3.1.4 To support the Government's continued objective of significantly boosting the supply of homes, it is important that the Canterbury Local Plan provides a sufficient amount and variety of land that can be brought forward, without delay, to meet housing needs.

3.2 Planning Practice Guidance

3.2.1 The Planning Practice Guidance (PPG) was first published by the Government to provide clarity on how specific elements of the NPPF should be interpreted. The PPG has been updated to reflect the changes introduced by the revised NPPF to national planning policy. The most significant changes to the PPG relate to defining housing need, housing supply and housing delivery performance.

3.3 National Planning Policy Consultations

3.3.1 In December 2022, Secretary of State for Levelling Up, Housing and Communities, Michael Gove unveiled a raft of proposed planning reforms as part of the Levelling Up and Regeneration Bill. A consultation on proposed reforms to the NPPF, views on an approach to preparing National Development Management Policies alongside developing policies to support levelling up, is open between 22 December 2022 and 02 March 2023

3.3.2 The proposals include revisions to how housing figures should be derived, address issues in the operation of housing delivery and supply tests and several other elements. However, the Government has reiterated its commitment to delivering 300,000 homes per year, with the changes focussed on increasing housing delivery.

3.3.3 The consultation document highlights that reforms to the plan-making system are intended to be introduced in late 2024 and the Government have highlighted that plan-makers will have until 30 June 2025 to submit Local Plans for independent examination under the existing legal framework.

3.3.4 The Council should seek to continue the development and preparation of the emerging Local Plan in line with the proposed transitional arrangements. However,

given the proposed changes are subject to consultation and potential further revisions, Canterbury should be aware of the consultation outcome and possible changes to the NPPF in Spring 2023.

4 DRAFT CANTERBURY DISTRICT LOCAL PLAN (2022)

4.1 Background

4.1.1 The Canterbury District Local Plan (CDLP) was formally adopted in July 2017 and sets out the spatial strategy and vision for the district for the period between 2011 and 2031. In addition, the Council developed the Herne Bay Area Action Plan which was adopted in 2010 and contained policies and proposals to achieve the regeneration of Herne Bay town centre.

4.1.2 The Council are in the process of developing a new Local Plan to run up to 2045, with early engagement commencing in 2020 through a public consultation focussing on the issues facing the district. The Council are now requesting responses on the draft Local Plan.

4.1.3 Gladman support the Council's timescales relating to the new Local Plan as set out in the Local Development Scheme (October 2022).

4.1.4 The sections that follow below include specific comments from Gladman on the spatial strategy, district-wide strategic and development management policies within the draft Local Plan. Additional supporting representations provide specific comments on site allocation policies and Gladman's site interests.

4.2 General Comments

4.2.1 Gladman support the Draft Local Plan consultation document and the Council's aspirations but consider there are certain elements which would benefit from refining to ensure the Plan justified and effective.

4.2.2 Firstly, it is considered that the Local Plan could benefit from more succinct policy wording with less duplication of policies throughout the document in line with Paragraph 16 of the NPPF(2021). For instance, 'Policy DS21: Supporting Biodiversity Recovery' states that all major development proposals must demonstrate a minimum of 20% biodiversity net gain, yet many of the site allocation policies provide further reference to this requirement. Similarly, 'Policy DS1: Affordable Housing' sets out the

affordable housing requirements for development proposals for 10 or more dwellings, yet this requirement is set out in the majority of residential allocation policies.

4.2.3 The Council should review policies within the Plan and consider whether the wording contains unnecessary duplication of strategic policies and national guidance which could be removed for succinctness alongside providing a consistent approach.

4.2.4 There are policies which may require the preparation of additional evidence to ensure the Local Plan is justified. The Council should endeavour to support the next iteration of the Local Plan with a full suite of evidence and consider whether the content of policy requirements may need to be amended as the evidence base advances.

4.2.5 Finally, throughout the Plan various references are made to and requirements set for developments for 300 new residential dwellings and above, including in relation to tree cover, masterplanning and comprehensive community hubs. Across the evidence base there is reference to the impact of sites over 300 units on various factors, but it is not clear where this is has been tested.

4.2.6 It is understood from the viability assessment that greenfield developments of 300 units+ are largely viable across the tested scenarios. On reviewing the various appraisals that support some of the Plan allocations, we have noted S106, abnormal costs and contingency costs appear fairly low, bearing in mind the infrastructure that certain sites will need to provide on top of other policy aspirations. To safeguard against any potential future viability concerns, Gladman would suggest scenarios should adopt realistic costs. Gladman also consider that signposting should be provided within the Local Plan and supporting evidence base to highlight any assessments and their findings. Gladman will discuss the various requirements further in this representation.

4.3 Policy SS1: Environmental Strategy for the District

4.3.1 Firstly, Gladman reiterate the comments made in Section 4.2 of this representation that there is unnecessary duplication of policy requirements throughout the Local

Plan, in this regard Policy DS21 and requirements relating to tree cover and biodiversity net gain. Gladman will respond to these policy requirements in relation to Policy DS21.

4.4 Policy SS2: Sustainable Design Strategy for the District

4.4.1 Policy SS2, criterion 5 sets out that new communities of more than 300 homes should contain comprehensive and accessible community hubs.

4.4.2 Firstly, Gladman would like to reiterate comments made in paragraphs 4.2.5 and 4.2.6 of this representation in relation to the policy requirement threshold of 300 dwellings. The Council should ensure that the threshold approach to this requirement is justified by robust evidence.

4.4.3 Notwithstanding this, it may be more appropriate to set this and similar policy requirements on a site-by-site basis through the site allocation policies evidenced by need/demand, locational context and scale of sites.

4.5 Policy SS3: Development Strategy for the District

4.5.1 Policy SS3, criterion 1 appears to set the housing requirement for the district stating: "...an average of 1,252 new dwellings per year including affordable housing, older persons housing and a range of sizes and types of housing to meet local needs and 26 pitches for gypsy and traveller accommodation"

4.5.2 Gladman agree with the approach to not cap the local housing figure calculated through the standard method in line with the advice set out in the PPG and the Housing Delivery Test rulebook.

4.5.3 However, to provide clarity and ensure that the policy is written without ambiguity it is necessary to set out that this figure is the annual housing requirement for the district alongside stating the requirement over the entire plan period. A similar approach to the Development Topic Paper (October 2022) table 6.4 which explicitly states what the annual and plan period housing requirements are would be an appropriate approach.

- 4.5.4 It is also important to highlight that strategic policy making authorities should keep the housing need figure, as calculated through the standard method, under review and revise where appropriate. Following the publication of the latest affordability ratios in Spring 2023 the figure is likely to change and in addition, from the 1st April the Council should utilise the average household growth figures using the ten year period of 2023-2033.
- 4.5.5 Gladman would like to highlight that national policy is clear that the standard method for calculating local housing need figure represents the minimum number of homes that a local authority should plan for through the strategic policies of their Plan.
- 4.5.6 While affordability is addressed to some extent through the house price to income ratio (affordability ratio), it does not address stark issues of affordability.
- 4.5.7 The PPG highlights that the Standard Method does not account for the impact of future government policies, changing economic circumstances or other factors which may impact demographic behaviour, before providing circumstances where it may be appropriate to increase housing need which includes unmet need from neighbouring authorities.
- 4.5.8 Indeed, Housing Needs Assessment (September 2021) states that the annual affordable housing need in the district is 464 homes, which is 37% of the proposed annual housing requirement of 1,252 dwellings. Paragraph E17 of the same document states that increasing the affordable housing policy requirement (currently 30%) would require viability testing, while delivering the affordable housing needs at the current affordable housing target would require an increase to the overall housing requirement to 1,500 homes.
- 4.5.9 Increasing the overall housing requirement would ensure that a greater volume of affordable housing is likely to be delivered and help to address the affordability issues within Canterbury.
- 4.5.10 Notwithstanding the above, the Development Topic Paper highlights that there is a total land supply in the district up to 2045 of 30,746 dwellings, just 37 dwellings above

the housing requirement. This supply is derived from existing planning permissions, saved allocations from the 2017 Local Plan, draft proposed allocations and a windfall allowance.

4.5.11 Gladman consider that this approach presents significant risk to the delivery of the Local Plan's objectives including meeting the housing needs of Canterbury, affordability issues and infrastructure requirements. Indeed, the Council are proposing that 3,446 dwellings will be delivered through the windfall allowance which by definition is unidentified development sites.

4.5.12 The Council should seek to identify enough deliverable sites to provide a supply buffer or contingency of at least 10%. This would ensure the Council can maintain a continuous supply of housing over the plan period and safeguard against delays and non-delivery of sites. Strategic-scale sites and brownfield developments are often subject to delay due to complex remediation and infrastructure requirements and the Council could look to supplement the supply by allocating additional medium-scale, greenfield sites.

4.5.13 Finally, while not an issue of soundness, it would be helpful and provide clarity if the Council included a table within the Local Plan supporting Policy SS3, which succinctly lists the sources of housing land supply over the plan period.

4.6 Policy R2: Rural Service Centres

4.6.1 Gladman support the general principles of Policy R2, however it is considered that the Council should apply a more flexible approach to settlement boundaries and new housing development, whereby sustainable development opportunities adjacent settlement boundaries and in suitable locations close to facilities, services and public transport connections are not arbitrarily restricted from coming forward in accordance with the positive growth approach to growth required by the NPPF.

4.6.2 Policy wording related to residential developments similar to that contained with Policy R2, Criterion 2(d), may form an appropriate mechanism to deliver new housing

and would support delivery across the plan period alongside supporting the comments we have made in relation to Policy SS3.

4.7 Policy R21: Local Service Centres

4.7.1 Gladman reiterate the comments made in relation to Policy R2.

4.8 Policy DS2: Housing Mix

4.8.1 Gladman note the proposed policy requirements for M4(2) standards in new residential developments.

4.8.2 Following consultation in summer 2022, Government advised that M4(2) standards would be set as the minimum standards for all new homes². It was noted that further consultation would be undertaken prior to amending the corresponding Building Regulations and statutory guidance.

4.8.3 It is advised that the Council closely monitor these emerging amendments and if they are implemented in national standards, it will not be necessary to duplicate this in local policy. Additionally, the viability assessment assumes a 15% Part M(2) standards across the appraisal scenarios and given that this will ultimately increase to 100% it is likely to have significant viability implications and other policies may have to be reconsidered to account for this.

4.8.4 Furthermore, Section 5 of the policy sets out provisions for older persons housing, yet criterion a) of this policy relates to accessibility standards which primarily relate to those with mobility issues and are not solely related to older persons. It is unclear whether the proposed requirements for older persons housing and accessible housing provision is duplicating need, it is considered further evidence is needed to justify this policy requirement.

² <https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes/outcome/raising-accessibility-standards-for-new-homes-summary-of-consultation-responses-and-government-response#implementation-and-next-steps>

4.8.5 In addition, criterion b) sets out a requirement for bungalows which is evidenced through section 6 of the supporting housing needs assessment document. Firstly, the demand for bungalows is generally related to single-floor living requirements, this can be delivered through apartments or other accessibility standards. The HNA assumes that there is low aspiration for apartments rather than bungalows yet there is no evidence to support this claim.

4.9 Policy DS4: Rural Housing

4.9.1 Gladman welcome Policy DS4 which provides flexibility to deliver housing outside of settlement boundaries which meets identified housing needs and acknowledges that market housing may be required to make the development deliverable.

4.9.2 However, restricting the market housing element of an exceptions scheme to 30% is likely to limit the number of exception schemes that come forward and ultimately delivery of affordable homes. Gladman consider that this element of the policy could be removed whilst still requiring a viability assessment to support the planning application.

4.10 Policy DS5: Specialist Housing Provision

4.10.1 Gladman consider that the Council should seek to allocate specific sites to meet the identified needs of older people. In addition, while Gladman generally support the provision of older persons housing, some sites (even within the 300 dwellings threshold) and settlements will not be suitable to meet those needs and provision towards this need should be considered on a site-by-site basis.

4.10.2 While discussed within the supporting topic papers and evidence base, it is suggested that for clarity the policy sets out the number of suitable older persons homes needed, alongside proposed supply.

4.11 Policy DS6: Sustainable Design

- 4.11.1 Firstly, Gladman reiterate the comments made in Section 4.2 of this representation, regarding Paragraph 16 of the NPPF and the potential development of SPDs to provide guidance on particular policies and requirements.
- 4.11.2 Policy DS6 requires proposals for major development to submit a whole-life carbon assessment for the development with evidence that the design, selection of materials and construction methods has taken care to minimise the life cycle carbon emissions. It is unlikely that this requirement could be applied to outline planning permissions where the detail is often not prescribed, therefore clarification is required.
- 4.11.3 While Gladman support the general thrust of the policy, it is also unclear why the Council have sought to seek residential proposals of over 10 new dwellings to be designed to achieve a consumption of 90 litres per person per day. This goes beyond the proposed rates in the current building regulations and is above what other local Councils and water suppliers such as Southern Water are seeking to achieve³. If the Council wish to continue with this policy requirement they should ensure that it is justified by robust evidence.

4.12 Policy DS17: Habitats of International Importance

- 4.12.1 Gladman support the work undertaken by the Council to try and address the impact of nutrient neutrality in the Canterbury area on determining planning applications.
- 4.12.2 It is considered that further evidence is required in relation to the indicative costs of this policy as the Local Plan progresses, at present it does not appear to have been assessed within the Viability Study (May 2022). The costs of imposing such a policy may need other requirements in the Plan to be amended to ensure that sites remain deliverable and achievable.

³ <https://www.southernwater.co.uk/water-for-life/target-100>

4.12.3 The Council should consider whether flexibility should be built into the policy wording, whereby future improvements in waster water treatment infrastructure or reductions in nutrient levels will be monitored and where policy requirements are no longer justified the Council will review Policy DS17.

4.13 Policy DS19: Habitats, Landscapes and Sites of Local Importance.

4.13.1 Gladman acknowledge the provisions made under criterion 5 of the policy in relation to Green Gaps whereby sports and recreational uses within such designations will be permitted.

4.13.2 Firstly, Gladman consider that further allowance should be made for blue and green infrastructure which supports development proposals, such as Sustainable Drainage features (SuDS). While these features offer hydrological benefits, they often support biodiversity net gain and can align with principles to create green corridors.

4.13.3 Notwithstanding this, as highlighted within Gladman's corresponding representations, it is considered that further evidence is required to fully justify the designation extension. At present, it is not considered that the supporting evidence base, particularly the Green Gaps & Local Green Spaces Review (2021) document, provides robust justification for the proposed designation.

4.14 Policy DS21: Supporting Biodiversity Recovery

4.14.1 Policy DS21 sets a requirement that all new developments of 300 homes or more should incorporate a minimum of 20% tree cover across the site.

4.14.2 This policy requirement does not appear to meet the tests of soundness set out in Paragraph 35 of the NPPF. There is no justification for this requirement across the evidence base and it does not appear to have been tested within the viability assessment. Indeed, Table 10.3 of the Viability Assessment (May 2022) sets out the individual costs of policies but this does not consider the 20% tree cover requirement, while paragraph 10.6 highlights the base appraisal assumptions for a 'full policy on' scenario does not include this requirement.

- 4.14.3 Furthermore, the threshold of 300 new dwellings has not been justified within the evidence base, nor has this been explained from a viability perspective.
- 4.14.4 While the NPPF encourages new trees being incorporated into new developments and the Environment Act suggests that biodiversity can be increased through creation of green corridors, planting more trees or forming local nature spaces, there is no minimum requirement for tree planting.
- 4.14.5 If the Council wish to proceed with this policy requirement it is recommended that further evidence justifying the need for a minimum tree cover requirement is clearly set out.
- 4.14.6 In addition, Gladman do not consider a 20% Biodiversity Net Gain (BNG) target to be appropriate for the district and is a deviation from national guidance within the Environment Act which seeks a 10% BNG. The costs of delivering BNG varies significantly depending on the level of biodiversity on a site and can significantly impact viability. The Viability Study (May 2022) states:
- “The cost of some requirements such as the increased water standard or on-site provision of Biodiversity Net Gain on greenfield sites is less than £10,000/a.*
- 4.14.7 It is unclear where these cost assumptions are derived from and it would be welcomed for further clarification to be provided in order to fully understand the viability study and outcomes.
- 4.14.8 If the Council wish to deviate from the Environment Act, they must present robust evidence justifying the need and choice for Policy DS21. Notwithstanding this, it is considered that there must be an element of flexibility built into the policy, whereby if viability or deliverability concerns arise then sites will be considered on a case-by-case basis.

4.15 Policy DM11: Residential Design

- 4.15.1 Gladman do not object to the principles set out in Policy DM11, however it appears that a number of the policy requirements have not been tested within the viability assessment or align with other policies or requirements within the Plan.

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- 4.15.2 For instance, Criterion 2b) goes above the standards set out in the Government's Technical housing standards – nationally described space standards, this contradicts with 2a) which seeks internal space to comply to the aforementioned standards and does not appear to have been tested within the evidence base.
- 4.15.3 Similarly, 2c) relates to the provision for space for home working but it is unclear how this aligns with 2a), whether this additional space requirement has been viability tested or how this requirement will be measured.
- 4.15.4 It is considered that a number of these elements could be contained as guidance within an appropriate design-related SPD, rather than providing such detail within Local Plan policies. Further commentary has been provided within paragraphs 4.2.4 and 4.2.5 of this representation.

5 CONCLUSIONS

5.1 Summary

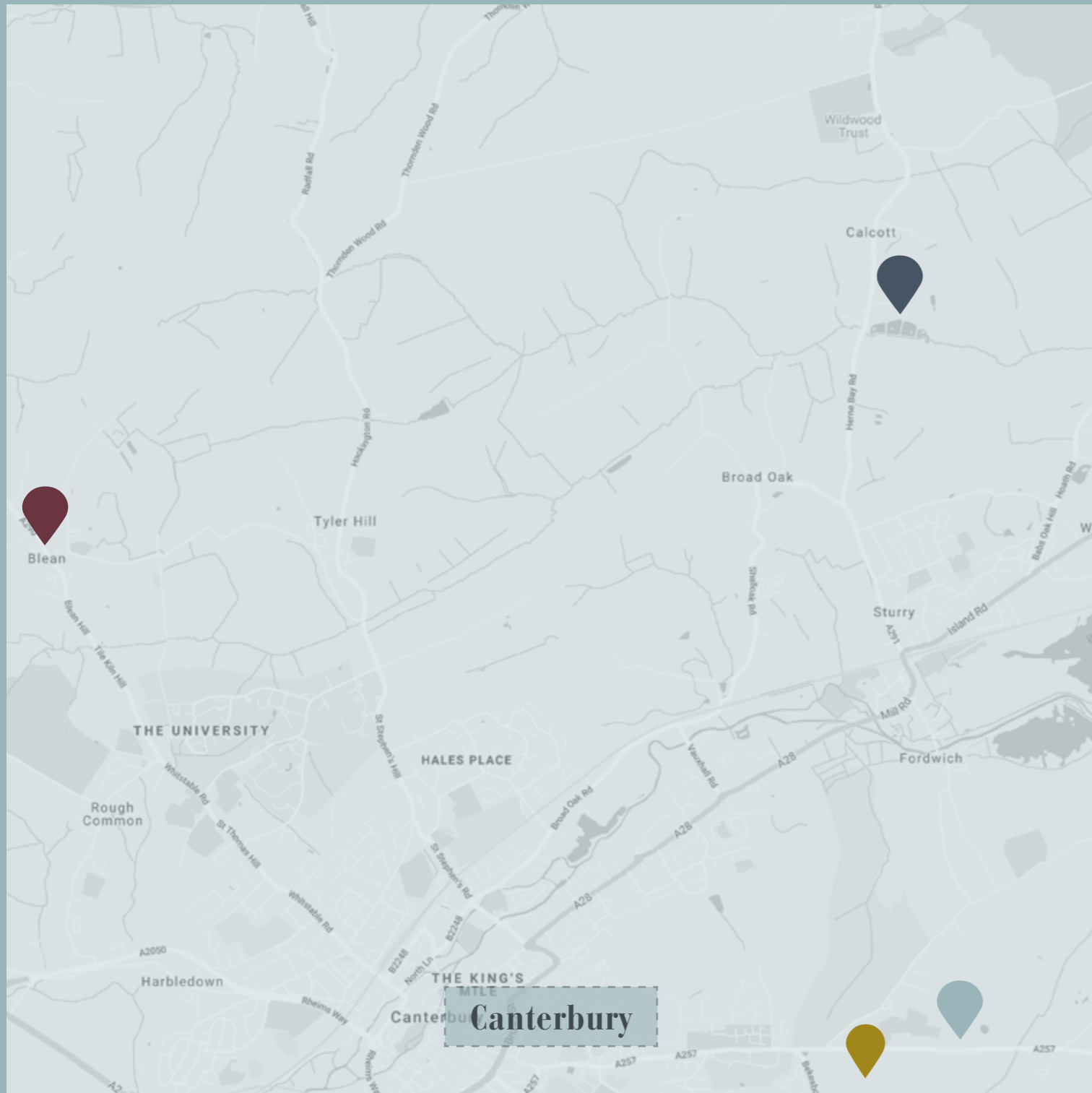
- 5.1.1 Gladman welcomes the opportunity to comment on the Canterbury draft Local Plan. These representations have been drafted with reference to the revised National Planning Policy Framework (NPPF 2021) and the associated Planning Practice Guidance.
- 5.1.2 Gladman have provided comments on a number of the issues that have been identified in the Council's consultation material and recommend that the matters raised are carefully explored during the next stage of plan-preparation to ensure the Local Plan meets the tests of soundness set out in the NPPF.
- 5.1.3 We hope you have found these representations informative and useful towards the preparation of the Local Plan and Gladman welcome any future engagement with the Council to discuss the considerations within forwarded documents.

APPENDICES





Appendix 1: Portfolio of Sites Vision Document

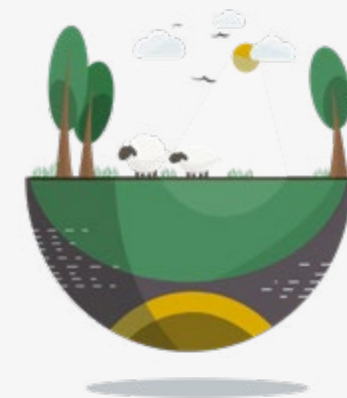
Opportunities for Sustainable Growth in Canterbury





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Introduction

Gladman is a privately funded, family run business with over 30 years' experience in the land and development industry. From our beginnings in housebuilding, through to commercial and industrial properties, we have a solid history of delivering sites quickly. We provide professional services for landowners, many of whom are residents in the communities.

HOW WE ENSURE A SITE IS VIABLE AND DELIVERABLE

We enter into transparent Promotion Agreements with landowners rather than the more complex Option Agreements and thoroughly review a site's viability before an Agreement is entered with a landowner. This ensures that the proposals can provide the full policy compliant affordable housing requirement and CIL compliant planning obligations when an application is submitted. On average, Gladman provide circa £12,000 per housing plot on schemes throughout the UK.

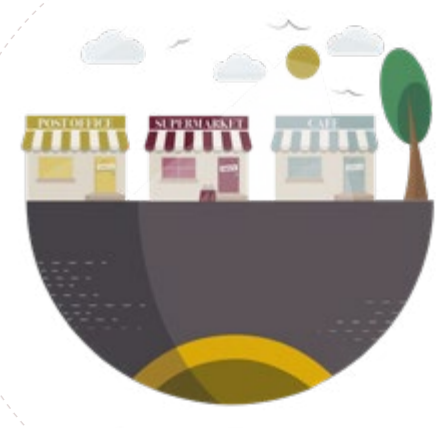
Our initial viability work and detailed due diligence ensure that proposals are deliverable without delay. Once outline planning consent is achieved, a development will normally commence within 18-24 months. In many cases a planning condition can be attached reflecting this timescale to give the Council certainty on delivery.



Once planning consent is achieved, we sell the site to a housebuilder. Having sold sites to all the major Plc house builders as well as to a huge range of small to medium sized housebuilders and Registered Providers over the past few years, we ensure that that the outline planning application documents are compatible with future reserved matter applications.

ENGAGEMENT WITH THE COUNCIL

We have a wide range of sites within Canterbury that we are promoting on behalf of landowners. The location of these sites are included within this portfolio and we would welcome the opportunity to have discussions on the development potential with the Council.



What could the sites deliver?

The proposed sites could deliver many social, economic and environmental benefits to their local areas and the wider Canterbury area. Gladman would be happy to discuss specific benefits that the schemes could provide.

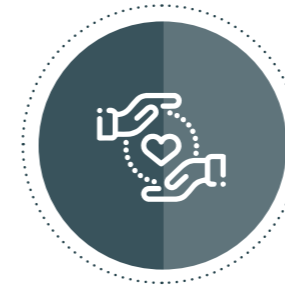
RESIDENTIAL

Each site has the potential to deliver a substantial number of dwellings to assist Canterbury in meeting its housing needs and maintain a five-year housing land supply. As with all its schemes, Gladman will provide full policy compliant affordable housing on site, helping the Council to meet its affordable housing targets.



RECREATIONAL GREEN SPACE

The sites will be designed to accommodate public open space, often including equipped areas of play, footpaths, trim trail equipment and cycle links. Where possible, the sites will be incorporated into the wider Public Right of Way network, offering real benefits to the local community.



COMMUNITY

Appropriate contributions will be made to local education, medical and library facilities to support the regeneration of local communities. Contributions could also be made to local clubs, groups or projects. As with all new developments, new residents will also generate an increase in local expenditure, providing increased spending in the local area as well as the wider area.



BIODIVERSITY

Biodiversity of the sites will be protected, diversified and improved as part of the proposals. An ecological appraisal will be completed as part of any future applications and will identify mitigation measures should any protected species be found on site. Alongside retention of existing hedgerows and trees where possible, new landscaping, private gardens and informal green spaces can achieve net gains in biodiversity.



Land at Blean Common, Blean

Settlement Tier: Local Centre

We are promoting Land at Blean Common, Blean for residential development. The site is 4.20 hectares and capable of delivering approximately 85 dwellings. We would welcome an opportunity to discuss the site with the Council and the development it could deliver.

POTENTIAL DEVELOPMENT PROPOSALS

- Proposals for the development of up to 85 new homes, including 30% affordable housing provision.
- The site represents a suitable and sustainable location for housing, well related to the existing built form.

WHAT THE DEVELOPMENT COULD DELIVER

- An opportunity to contribute towards identified housing needs, including affordable housing provision in an area where there has been historical under-delivery;
- Proposals will provide 30% open space provision, for the benefit of new residents and the existing wider community;
- Ecological benefits through the protection and enhancement of existing wildlife corridors as well as provision of new Green Infrastructure within the development ensuring net biodiversity gain; and
- Economic benefits including increased spending at local shops and services.

KEY SITE INFORMATION

- The site measures 4.20 hectares in size.
- It lies entirely within Flood Zone 1
- Accessible from the A290, the site is within walking and cycling distance of a range of services and facilities.
- The site is also accessible by a range of transport modes suitable for commuting and leisure purposes.
- The site is well contained within the landscape and important trees and other landscape features will be retained where possible.





Land off Popes Lane, Sturry

Settlement Tier: Rural Service Centre

We are promoting Land off Popes Lane, Sturry for residential development. The site is 9.36 hectares and capable of delivering approximately 140 dwellings. We would welcome an opportunity to discuss the site with the Council and the development it could deliver.

POTENTIAL DEVELOPMENT PROPOSALS

- Proposals for the development of up to 140 new homes, including 30% affordable housing provision.
- The site adjoins existing residential development in Sturry and forms a logical extension to the north of the settlement.
- Development has the potential include over 5ha of public open space, including a new equipped children's play area, a trim trail with outdoor exercise equipment and a junior sized grass sports pitch.

WHAT THE DEVELOPMENT COULD DELIVER

- An opportunity to contribute towards the housing needs identified, including affordable housing provision;
- Structural landscape planting and the retention and positive management of key landscape features including enhanced Green Infrastructure ensuring net biodiversity gain;
- 5.4 ha of formal and informal open space, including a fully equipped children's play area, junior grass sports pitch and a trim trail with outdoor gym equipment (the open space accounts for over 50% of the gross site outline application area);
- And economic benefits including increased spending at local shops and services.

KEY SITE INFORMATION

- The site measures 9.26 hectares in size.
- Lies entirely within Flood Zone 1.
- The site is within a 15 minute walk of Sturry Village centre with a number of other services and facilities within close proximity of the site including Sturry Railway Station which is located 1km from the site.
- The site is well contained within the landscape and important trees and other landscape features will be retained.





Land at Hoath Farm, Canterbury

We are promoting land at Hoath Farm, Canterbury for residential development. The 77 hectare site presents a good opportunity to deliver high quality, sustainable development to help meet identified housing needs.

POTENTIAL DEVELOPMENT PROPOSALS

- Proposals for the development include up to 1320 new homes including 30% affordable housing provision.
- The site is sustainably located to the east of Canterbury City along the A257 Littlebourne Road in close proximity to public transport routes and facilities.
- A number of principles will be applied to the design process of the development including Garden City Design Principles, net gains in biodiversity and on and off-site community.

KEY SITE INFORMATION

- The site measures 77 hectares in size.
- Lies entirely within Flood Zone 1.
- The site fronts Littlebourne Road which has a pedestrian footpath and numerous bus stops which have very frequent services running between Canterbury and Sandwich

WHAT THE DEVELOPMENT COULD DELIVER

- An opportunity to significantly contribute to the housing needs, including affordable housing provision identified in the adopted and emerging Local Plans supporting the economic potential of the City. Potential for self-build plots have been identified within the site.
- The development proposal will be landscape-led providing an attractive and healthy environment for residents both new and existing. The site layout will seek to achieve Building for Life 12 Very Good standards as a minimum.
- New pedestrian and cycle routes through the site and linking to the wider network alongside new open space for recreation activities and children's play. An area for allotments has also been identified.
- Additional planting, landscaping and the creation of habitat to potentially create ecological corridors and retain mature trees and hedgerows where possible.





Land at the Hill, Littlebourne

We are promoting land at the Hill, Littlebourne for residential development. The 15.77 hectare site presents a good opportunity to deliver high quality, sustainable development to help meet identified housing needs.

POTENTIAL DEVELOPMENT PROPOSALS

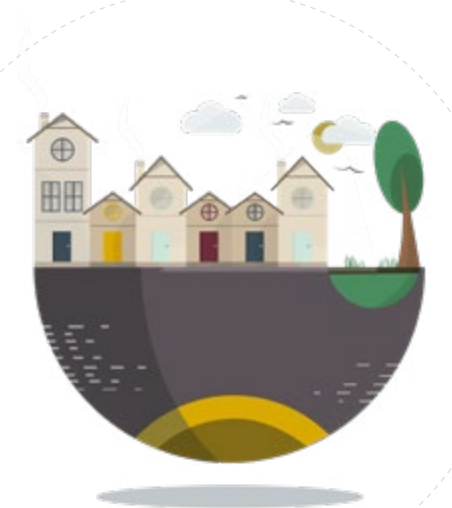
- The 15.77ha site could be either delivered as a larger scheme spanning from the Hill to Bekesbourne lane, or a smaller site (5.76ha) infilling current development on the Hill.
- The site is sustainably located less than 5km to the east of the City of Canterbury, in a settlement that has been identified in the Local Plan as a location where growth could be accommodated.
- The site benefits from being close to public transport links creating less reliance on the private car.
- The site could provide between 100-300 dwelling including 30% affordable housing.
- A number of design principles will be applied to the design process of the development, and a principles document has already been established setting out how good design could be delivered.

KEY SITE INFORMATION

- The site measures 15.77ha
- Lies entirely within Flood Zone 1.
- The site fronts the Hill, and is within sustainable walking distance of a range of facilities and services available in Littlebourne.
- The site is made up of Grade 3 Agricultural land and thus is of low quality for agricultural use
- The site has no known constraints that could prevent development at this location.

WHAT THE DEVELOPMENT COULD DELIVER

- An opportunity to significantly contribute to local housing needs, including affordable housing provision identified in the adopted and emerging Local Plans.
- A well-designed housing scheme that incorporates good design principles, and reacts to climate change.
- The site could provide a net gain in biodiversity, providing a large proportion of newly accessible public open space, a circular walking route, potential allotments, community gardens and a fully equipped children's play area.
- New pedestrian and cycle routes providing safe connections from the site to the bus stops along the Hill.
- Additional planting, landscaping and the creation of habitat to potentially create ecological corridors and retain mature trees and hedgerows where possible.



Next Steps

Thank you for taking the time to look at our proposals. We would welcome your views and are happy to answer any questions that you may have.

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