



Canterbury City Council  
District Plan Review

**Regulation 18 Consultation**  
**Draft Canterbury District Local Plan to 2045**  
**Land off The Hill, Littlebourne**  
**Site Submission**

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[gladman.co.uk](https://www.gladman.co.uk)



01260 288888

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## 1.2 Local Plan Strategy

- 1.2.1 In response to this consultation, Gladman has prepared a main submission document to the Regulation 18 consultation and site-specific representations for both allocated and non-allocated sites.
- 1.2.2 Gladman support the Plan and its aspirations for sustainable growth. The strategy that underpins it is ambitious but achievable and selected sites, including strategic sites offer an opportunity to deliver sustainable growth.
- 1.2.3 Site R15 is located in the village of Littlebourne and will be the focus of the remainder of these representations.

## 2 SITE AND SETTLEMENT

### 2.1 Site Location

2.1.1 The 15.77 ha site currently comprises fields in agricultural use and lies adjacent to existing residential development on the edge of Littlebourne. The settlement lies approximately 5km from Canterbury.

### 2.2 Access

2.2.1 Gladman have instructed highways consultants to undertake a detailed access appraisal which demonstrates that safe vehicular access can be achieved into the site off A257 The Hill. Given the local context and relationship to the Moat scheme on The Hill, there are a number of access locations and options that have been identified as suitable, in addition a second access on to Bekesbourne Lane is proposed. As part of any future application, a comprehensive access strategy will be developed for the site which will aim to maximise connectivity to the local road network. An opportunity exists for connections pedestrian and vehicular connections to the south into the Bellway scheme further improving permeability.

2.2.2 On site pedestrian and cycle accessibility will be designed to provide safe and convenient links to the existing highway and footpath network.

### 2.3 Littlebourne

2.3.1 With a population of 1,603 residents (2021 census), the Draft Canterbury District Local Plan 2045 identifies Littlebourne as a 'Rural Service Centre'.

2.3.2 Littlebourne benefits from a range of services and facilities, all of which would be accessible for future residents of the site on foot, thus reducing the need to rely on private vehicles. The current services available in walking distance from the site include, but are not limited to, Littlebourne Primary School; Four Hill Village Stores; Littlebourne Surgery; and Littlebourne post office. Given the scale of the site, there is an opportunity to potentially deliver new community facilities on-site which would benefit new and existing residents alike. Necessary infrastructure requirements for

school places, GP surgery etc. can be viably implemented and would be secured via planning obligations and conditions following the grant of any planning permission.

## 2.4 Public Transport

2.4.1 The site is sustainably located less than 5km from the east of Canterbury city and benefits from good public transport links creating less reliance on the private car. In addition, new pedestrian links and cycle routes will provide safe connections from the site to the bus stops along The Hill.

## 3 POLICY R14 – LITTLEBOURNE

3.1.1 Policy R14 of the Draft Plan sets out the overall strategy for the development of Littlebourne which includes the delivery of 350 dwellings across two residential allocations. Gladman support the proposed strategy for Littlebourne which is reflective of its identification as a sustainable Tier 2, Rural Service Centre.

## 4 POLICY R15 – THE HILL, LITTLEBOURNE

4.1.1 Gladman support Policy R15 and the proposed allocation of 'The Hill, Littlebourne' for residential allocation of 300 new residential dwellings and associated requirements.

4.1.2 It is considered that the policy could be more succinct and less duplication of other Local Plan policies, particularly in relation to Policy R15, Criterion 2a) which duplicate a number of requirement elements already set out in 'Spatial Strategy' and 'District Wide' policies. In addition, it is considered that the requirement to delivery 30 'older persons' homes, bungalows and M4(2) & (3) homes is likely to duplicate housing needs, particularly for 'lifetime homes'.

4.1.3 Gladman have considered and responded to the requirements for biodiversity net gain, tree cover and other development management policies within the main representations to the consultation submitted alongside this document.

## 5 CONCLUSION

### 5.1 Summary

- 5.1.1 Gladman support the Council's aim to direct growth towards sustainable settlements within the district and particularly welcome the allocation of residential development at The Hill, Littlebourne.
- 5.1.2 Gladman submit that land off The Hill, Littlebourne remains suitable, available, and deliverable and fully support the emerging Local Plan's Policy R15 objective to deliver a carefully designed 300 residential dwelling scheme, open space and other uses within Littlebourne parish.
- 5.1.3 We are excited to continue engaging in constructive conversations about the site's future potential with the Council and local stakeholders and the opportunity it presents to deliver benefits to existing and future residents of Littlebourne.



