

Dear Mr Stephen Reed,

**Application no:** CA/25/00521

**Proposal:** Conversion of Hall Place to residential apartments facilitated by partial demolition and extensions along with the construction of four two-storey detached dwellings.

**Location:** Hall Place, Church Hill, Harbledown, Kent, CT2 9AG

Following our meeting, I write in relation to the above planning application for the conversion of Hall Place to residential apartments facilitated by partial demolition and extensions along with the construction of four two-storey detached dwellings. Notwithstanding those design and ecology considerations discussed (the former of which is currently being reviewed by CCC Heritage and Urban Design), the Council has undertaken a review of the application against other outstanding planning policies and reviewed the consultation comments.

### *Principle*

Section 38(6) of the Planning and Compulsory Purchase Act 2004 makes it clear that all planning applications must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. As such, the proposed development is assessed against policies SP1 and SP4 from the adopted Local Plan dated from 2017.

It is also a material consideration in relation to the principle of the development, that local planning authority is unable to demonstrate 5-year housing land supply and as such is in presumption of sustainable development as per the National Planning Policy Framework.

With this in mind, whilst the site is located outside of the urban area of Canterbury and not allocated for housing development, the proposal is within close proximity to this settlement along with associated public transport connections and day-to-day services and facilities.

In light of the above assessment, and as previously established during our site-meeting, the principle of residential development at this location is considered to be acceptable.

Other important issues, relating to this development are identified below:

<b>Issue</b>	<b>Comment / clarification sought</b>
Floding and Drainage	Confirmation the soakaways comply with the required half drain in a 24 hour time  Amendments to the hydraulic calculations so that the seasonal values are set at one  Update to the rainfall model so that 2022 FEH data, rather than FSR, is utilised  Consideration of a 1 in 30-year storm event in addition to the 1 in 100 years provided.

Highways	Updates to tracking plan so that a 11.4m refuse vehicle entering and existing the site along with manoeuvring internally is shown
Affordable Housing	Confirmation of a 30% affordable housing mix (equating to nine homes).
Open Space	<p>In order for CCC Open Space to assess the scheme, please could the quantity of hectares being proposed on-site, and split within the following typologies, be clarified:</p> <p><b>Parks and Gardens</b>  <b>Green Corridors</b>  <b>Amenity Open Space</b>  <b>Play Areas</b>  <b>Outdoor Sport</b>  <b>Allotments</b>  <b>Semi-natural</b></p> <p>A breakdown of the number of bedrooms for each unit should also be provided.</p>

Please note, I am still awaiting the thoughts of KCC Archaeology and Kent Fire & Rescue.

Kind regards,

Christian De Grussa  
Case Manager