

From: Matthew Blythin [REDACTED]
Sent: 20 October 2025 17:21
To: Consultations
Subject: Draft Canterbury District Local Plan: Focused consultation 2025

Importance: High

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Dear Sir or Madam

We write on behalf of H W Twyman, landowners of proposed draft allocation site R8 - Land North of Court Hill, Littlebourne.

We note that the site continues to be included in the draft Local Plan as a proposed mixed residential and employment allocation. Whilst it is also noted that this focussed consultation is targeting comments on the proposed new draft sites, it is considered helpful to confirm with CCC the latest position with this site for completeness.

Our clients remain owners of the Site and continue to fully support its proposed allocation. It remains available and deliverable for development, supported by recent early-stage discussions with a potential developer. It is anticipated that an application will be progressed next year and the site progressed to development on site thereafter subject to securing planning consent. The broad spatial strategy proposed in the draft Plan is also supported, including the need for, and suitability of, development in Littlebourne to contribute towards meeting the Council's housing requirements given the services and facilities available in the settlement. Development of Site R8 for c. 50 dwellings and a minimum of 400sqm of commercial floorspace is considered a suitable and proportionate quantum of development for the village, ensuring the delivery of sustainable development.

Since originally promoting the site for development, changes in legislation, including the statutory requirement for a minimum 10% Biodiversity Net Gain, mean that, all other things being equal, a larger site area is required to deliver the same amount of development given the hierarchical approach to BNG delivery which prioritises on-site delivery. 50 units is considered to remain a suitable quantum of development for the site and is an amount that the Council place reliance on in the Plan to meet their housing needs and targets. As such, we would request that consideration be given to a small expansion of the proposed allocation boundary to reflect BNG requirements. Given the owners control the adjacent land, this would remain deliverable and at the scale envisaged would not materially impact the suitability of the allocation in respect of settlement pattern or landscape impacts.

In all other respects, there has been no changes in circumstance or physical changes to the site which have any material impact on the ongoing suitability or deliverability of the site.

I trust the above is helpful and will be given due regard as part of the ongoing Local Plan process, but please feel free to contact me if you have any queries or require any additional information. I'd also be grateful if you could please confirm receipt by reply.

Kind regards
Matthew Blythin

Matthew Blythin

Director



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