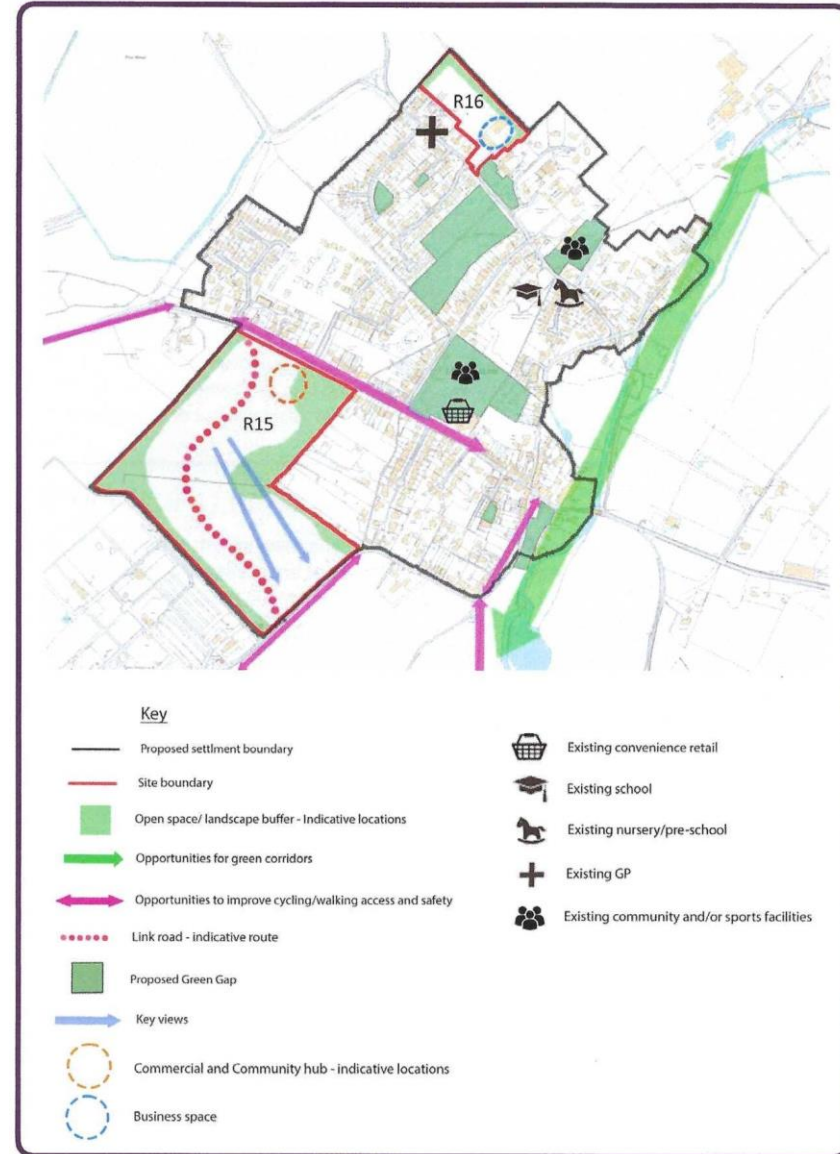


# Draft Canterbury District Local Plan to 2045

## **Littlebourne**

Littlebourne

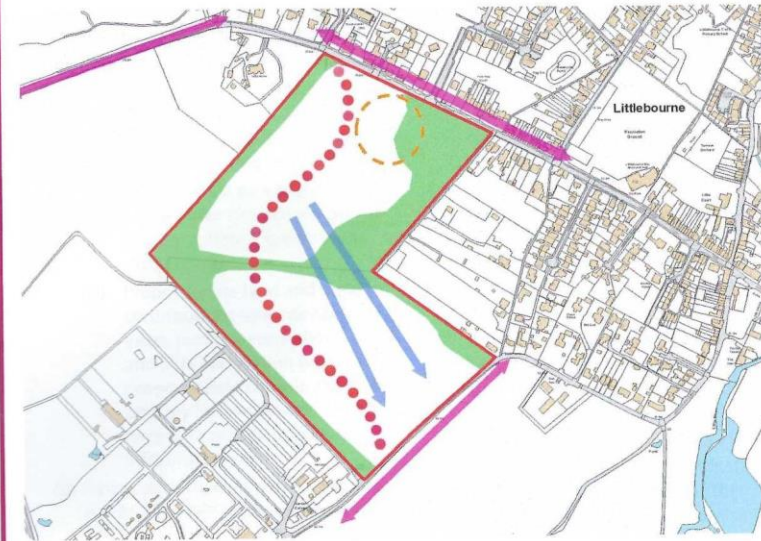
Policy R15 &  
Policy R16









# Policy R15 - The Hill

## Policy R15 – The Hill, Littlebourne

### The Hill – concept masterplan



#### Key

- |  |  |
|--|--|
|  Site boundary  |  Key views                  |
|  Open space/ biodiversity opportunities- Indicative locations |  Link Road-Indicative route |
|  Community and commercial uses- Indicative location           |  |
|  Opportunities to improve cycling/walking access and safety   |  |

Site R15 is allocated for mixed-use development. Planning permission will be granted for development which meets the following criteria:

#### 1. Development mix

Across the site, which measures 15.99 ha, the development mix will include:

- (a) Approximately 300 new dwellings across circa 8.63 ha:
- (i) 30% affordable housing in line with Policy DS1;
  - (ii) 10% bungalows;
  - (iii) 15% of new homes to be built to M4 (2) standards, and 5% to be built to M4 (3) standards;
  - (iv) An appropriate housing mix, in line with Policy DS2; and
  - (v) Self and custom built plots in line with Policy DS2.

# Policy R16 – Land north of Court Hill

## Policy R16 – Land north of Court Hill

### Land north of Court Hill – concept masterplan



#### Key

-  Site boundary
-  Open space/ landscape buffer - Indicative locations
-  Vehicle access - Indicative location
-  Business space

Site R16 is allocated for mixed-use development. Planning permission will be granted for development which meets the following criteria:

#### 1. Development mix

Across the site, which measures 1.95ha, the development mix will include:

- (a) Approximately 50 new dwellings across circa 1.43ha:
  - (i) 30% affordable housing in line with Policy DS1;

- (ii) 15% of new homes to be built to M4 (2) standards, and 5% to be built to M4 (3) standards; and
  - (iii) An appropriate housing mix, in line with Policy DS2.
- (b) Non-residential development:
- (i) Business or commercial space (minimum 400sqm); and
  - (ii) Proportionate land and build contributions towards early years, primary, secondary and SEND education plus proportionate contributions for primary healthcare and other

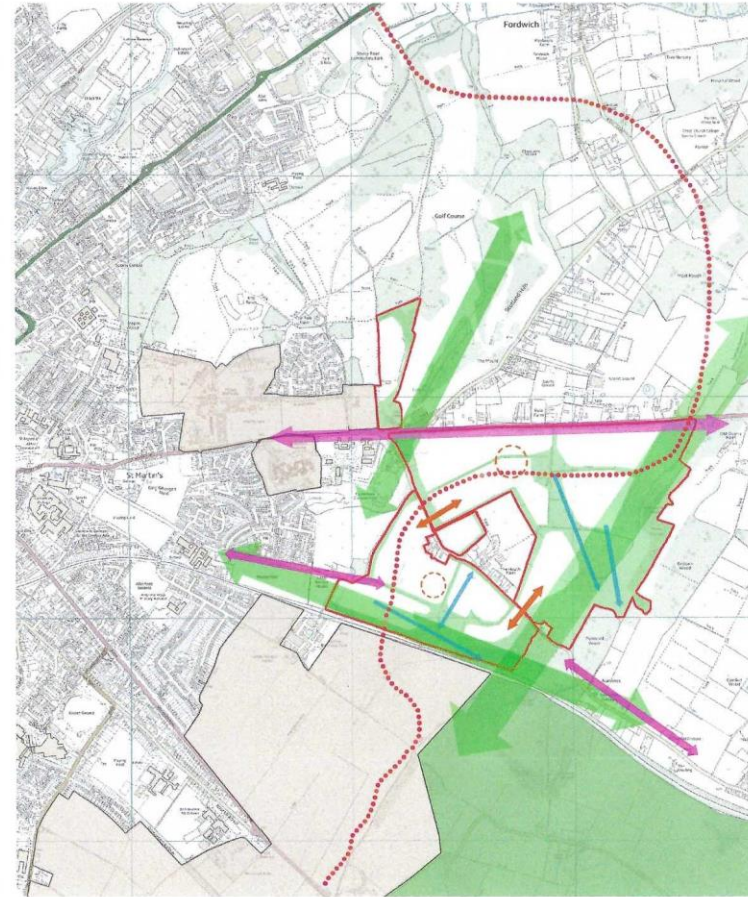
# 2021 CCC Refusal of 115 houses off the Hill

- Not in 2017 Local Plan
- Unsustainable, unplanned urbanisation (outside of settlement)
- Permanent loss of best agricultural land
- Harm to designated heritage assets
- Lack of sufficient assessments on species and Little Stour chalk stream
- Likely harm to Stodmarsh reserve
- Insufficient affordable housing
- Effect on A257 near other junctions
- Lack of assessment on water run-off (potential flood risk)
- No 'sustainability' statement



# East Canterbury Strategic development area

East Canterbury strategic development area – concept masterplan



**Key**

- Site boundary
- Open space/ biodiversity opportunities- Indicative locations
- Opportunities for green corridors
- Community hub- Indicative location
- Proposed green gap
- Opportunities to improve cycling/walking access and safety
- Opportunities for new cycling/walking connections
- Key views
- ... Eastern movement corridor
- Sites allocated in Local Plan 2017

# Littlebourne Parish Council's *Action Group*

## Context

- **Our Little Stour is a chalk stream** - Rare and globally significant; only 225 known in the world ; 85% of these in southern England. Extremely rich in fauna and flora biodiversity.
- **River quality and aquatic environments are in rapid decline in UK.** Water companies in England discharging raw sewage into rivers - 20,000 hrs by Southern Water.
- **Ineffective wastewater management and infrastructure** along the Nailbourne/Little Stour catchment combined with insufficient investment by Southern Water to overcome a raft of problems.
- **CCC Local Plan 2045** proposes housing development in Littlebourne comprising 350 houses in two locations with implications for inadequate wastewater infrastructure and management.
- **Local housing development** severely held up due to concerns over nutrient pollution and resulting 'eutrophication' at Stodmarsh sites (Natural England)
- **A recently study** reviews evidence on housing development within our catchment and impact on pollution problems at the Stodmarsh sites and other key local habitats

# Main Study Conclusions

- **Evidence** shows that wastewater from Littlebourne and other local villages has an impact on Stodmarsh sites that have legal protection under the Habitat Regulations.
- **Why is this happening?** Peculiar local 'hydrological' conditions - high groundwater levels during prolonged wet spells results in infiltration into sewage network and flooding of the wastewater infrastructure. Treatment plant is unable to handle high flows which, with Climate Change, will become progressively more pronounced.
- **Lack of sufficient Investment** by Southern Water to upgrade the existing network and enable it to meet current and future demands for new housing outlined under NPPF, has been inadequate and has already been offset during recent wet periods..
- **Result: emergency measures now “normal” in our villages.** Southern Water Emergency Measures include tanker use, pumping raw sewage into the river, and reduced river access due to health risk.
- **Tankers.** FoI request to Southern Water: 04/2019 to 02/2022 **over 10,000 tons of untreated sewage was taken from our network by over 500 road tankers and discharged at Canterbury sewage works ...situated upstream of Stodmarsh!**

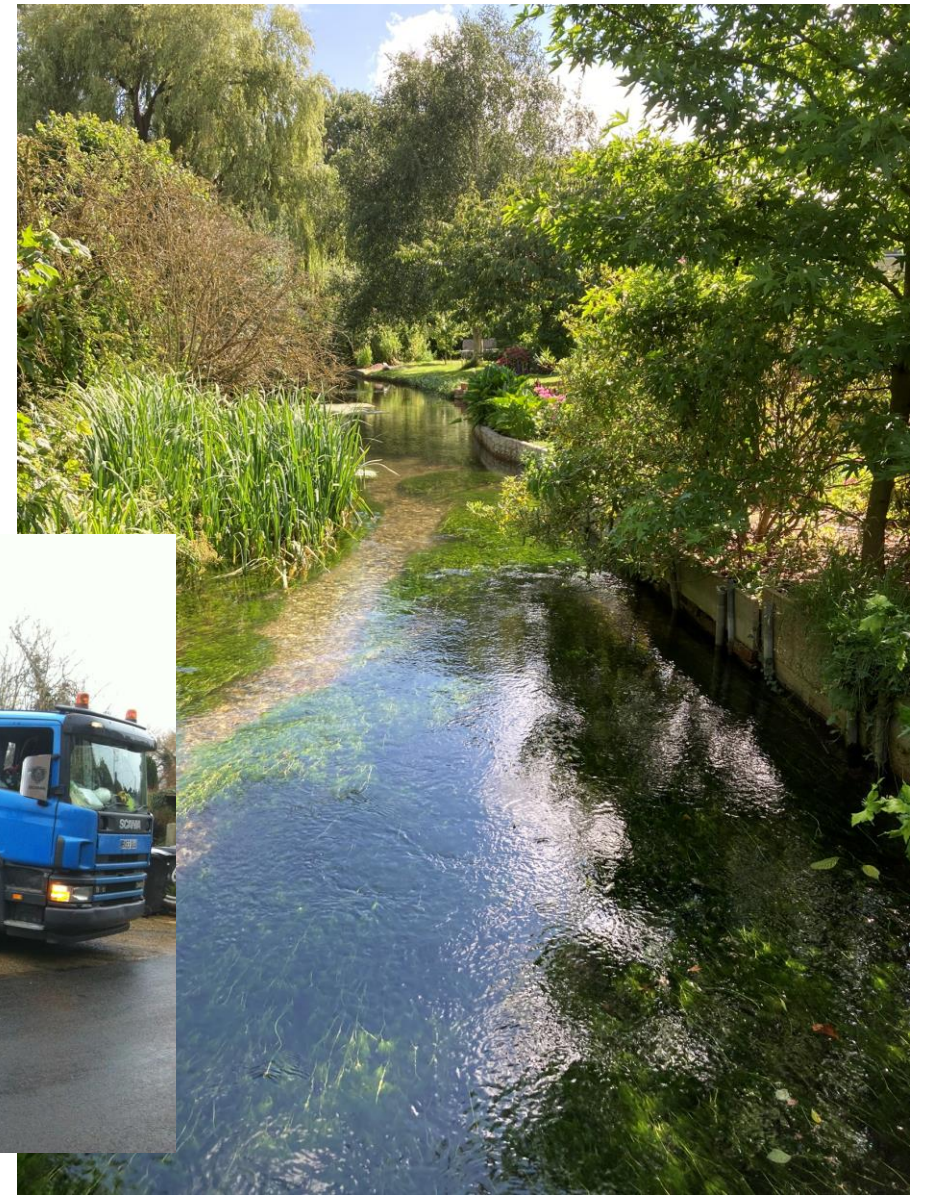


# Main Study Conclusions (cont'd)

- **A significant 'nutrient impact pathway'** currently exists between our catchment and the current pollution problems at Stodmarsh.
- **Aside from Stodmarsh**, increased housing development will create long-term damage to protected and priority habitats along our own stream, stretching from Littlebourne through to Plucks Gutter, unless prior and effective mitigation measures are taken to reduce nutrients in the Little Stour.
- **Legal framework.** Current relevant national regulations include Water Framework Directive, the Environment Act, NERC Act and National Policy Planning Framework.
- **What next?** Competent authorities should reflect carefully on the implications of large housing projects on 'real world' **sustainable development** which must embrace balanced social, economic and environmental perspectives.
- **Sustainable Development** recognises the need for appropriate housing provision, but this should not prejudice stated National and Local Plan objectives to protect habitats and increase biodiversity by 20%.
- The full study can be requested from [tim.bostock@gmail.com](mailto:tim.bostock@gmail.com)

**500 Tankers/10,000 tonnes raw sewage taken to Canterbury**

**River Pollution and eutrophication – the monster hiding in plain sight (CPRE)**





# The best way to have your say

- Complete the questionnaire on the City councils website [canterbury.gov.uk/consultations](https://canterbury.gov.uk/consultations)
- Email your comments to [consultations@canterbury.gov.uk](mailto:consultations@canterbury.gov.uk)
- Write to the Policy and Strategy team, Canterbury City Council, Military Road, Canterbury, Kent, CT1 1YW.