



Planning Department  
Canterbury City Council

Our Ref: MB/LJ/15361  
Planning Portal Ref: PP-10078027

**Via Planning Portal**

16 November 2021

Dear Sir or Madam

**FULL PLANNING PERMISSION FOR ERECTION OF 7 DWELLINGS TOGETHER WITH NEW ACCESS, LANDSCAPING AND ANCILLARY WORKS**

**ROSARY HOUSE, AERODROME ROAD, BEKESBOURNE, CT4 5EX**

Please find enclosed a planning application for the above development. The application is submitted on behalf of our client, Woodchurch Property Developments Ltd. and comprises the following documents and plans:

Document	Author	Reference
<b>SUPPORTING DOCUMENTS</b>		
Application Form	DHA Planning	-
Covering Letter	DHA Planning	MB/LJ/15361
Design and Access Statement	OSG Architecture	20-0933
Planning Statement	DHA Planning	MB/LJ/15361
Archaeological Desk-based Assessment	Canterbury Archaeological Trust	2021/91
Preliminary Ecological Appraisal	KB Ecology	2021/05/17
Reptile Survey and Mitigation Strategy	KB Ecology	2021/05/17
Reptile Receptor Site Management	KB Ecology	2021/05/17
Bat Survey	KB Ecology	2021/05/17
Noise Impact Assessment	MRL Acoustics	MRL/100/1764
Nutrient Neutrality Assessment	Water Environment	21078-NUT-RP-01-C01
Outline SUDS Strategy	Water Environment	21078-DNG-TN-01-C01
Canterbury City Council Surface Water Drainage Pro-Forma	Completed by Water Environment	N/A
Transport Statement	DHA Transport	SM/15733

planning transport design environment infrastructure

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URS is a member of Register of Standards (Planning) Ltd.

DRAWINGS		
Existing Site and Site Location Plans	OSG Architecture	20-0933-01
Proposed Site Plan	OSG Architecture	20-0933-10H
Proposed Site Perspectives	OSG Architecture	20-0933-11A
Plot 01, 02 – Proposed Ground and First Flood Plans	OSG Architecture	20-0933-15A
Plot 01, 02 – Proposed Second Floor and Roof Plans	OSG Architecture	20-0933-16A
Plot 01, 02 – Proposed Elevations	OSG Architecture	20-0933-17A
Plot 01, 02 – Proposed Elevations	OSG Architecture	20-0933-18A
Plot 03 – Proposed Ground and First Floor Plans	OSG Architecture	20-0933-20B
Plot 03 – Proposed Roof Plan and 3D Perspective	OSG Architecture	20-0933-21B
Plot 03 – Proposed Elevations	OSG Architecture	20-0933-22B
Plot 03 – Proposed Elevations	OSG Architecture	20-0933-23B
Plot 04 – Proposed Ground and First Floor Plans	OSG Architecture	20-0933-25A
Plot 04 – Proposed Roof Plan and 3D Perspective	OSG Architecture	20-0933-26A
Plot 04 – Proposed Elevations	OSG Architecture	20-0933-27A
Plot 04 – Proposed Elevations	OSG Architecture	20-0933-28A
Plot 05 – Proposed Ground and First Floor Plans	OSG Architecture	20-0933-30
Plot 05 – Proposed Roof Plan and 3D Perspective	OSG Architecture	20-0933-31
Plot 05 – Proposed Elevations	OSG Architecture	20-0933-32A
Plot 05 – Proposed Elevations	OSG Architecture	20-0933-33A
Plots 06, 07 – Proposed Ground and First Floor Plans	OSG Architecture	20-0933-35B
Plots 06, 07 – Proposed Ground and First Floor Plans	OSG Architecture	20-0933-36B
Plots 06, 07 – Proposed Elevations	OSG Architecture	20-0933-37B
Rosary House – Existing Plans and Elevations	OSG Architecture	20-0933-40
Rosary House – Proposed Plans and Elevations	OSG Architecture	20-0933-41

The statutory application fee payable in this case is **£3,234.00**, and this will be paid under separate cover to the Planning Portal.

I trust you now have sufficient information to validate this application and I would be grateful if the application could be registered and validated as soon as possible.

I look forward to receiving the signed documents. In the meantime, if you have any queries regarding the above then please do not hesitate to contact me.

Yours sincerely,



Matthew Blythin

Director

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