

# Comments for Planning Application CA/23/00484

## Application Summary

Application Number: CA/23/00484

Address: Land At The Hill Bekesbourne Lane East Of Bekesbourne Hill Bekesbourne Canterbury CT4 5EA

Proposal: Outline planning application for up to 300 residential dwellings (including affordable housing and older person accommodation), a new community hub, introduction of structural planting and landscaping, informal public open space and children's play area and surface water flood mitigation and attenuation. All matters reserved except for access.

Case Officer: Andrew Gambrill

## Customer Details

Name: Mr Michael Evans

Address: Not Available

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

R7 + R8  
CANTERBURY LOCAL  
PLAN 2040

Comment: I am against this proposal in its entirety. The Nailbourne is a designated chalk stream and therefore carries significant ecological value. These chalk water streams are rare and should be protected. It is worth noting the below is taken from your own local plan. In winter 2013 and spring 2014 the more severe flooding was along the Nailbourne, Little Stour and Petham Bourne plus rural areas or the Great Stour mainly due to very high groundwater levels and springs which resulted in water infiltration into foul sewers along the Nailbourne resulting in sewer surcharging adding to the effect of flooding. Before any significant development takes place in these locations such as culverted outfalls and major pumping at outlets. A development of this size is effectively another village. Our village has already grown significantly. Where will the doctors be to cope with all the extra people as our current one already has long wait times and the school is full. The council has stated before it will encourage developers to consider where there is previously land available in suitable locations for new development rather than building on prime farm land which is badly needed for crops of which much has already been taken up resulting in large tonnages of crops. With regards to the A257 and Bekesbourne Lane this development could hugely affect them with the possibility of upwards of 600 more cars trying to use an already overloaded road at times and the bus service is also struggling at peak times. By using this land it will block the possible any bypass plan. We have lived in this great village for over 30 years and have had the pleasure of great views and open space along with many sightings of a vast array of wildlife which will be hugely affected.