**POLICY R8**

1. **LOSS OF GRADE 1 LAND** This land is fine farming land which is outside the envelope of the existing village. The proposal will result in permanent loss of Grade 1 farming land – as the Council well knows. There is no justification for such rural vandalism. It is a beautiful swathe of fine agricultural land which apparently needs to be protected from the Council as well as developers.

**2. EXCESSIVE URBANISATION.** Taken with R7 and the substantial development now reaching completion, Littlebourne is subject to excessive urbanisation which is not appropriate. Littlebourne is a village – not a suburb of Canterbury.

3. **COHERENT INFRASTRUCTURE**. The proposed development worsens an already inadequate local infrastructure with which the current community struggles. Blocked roads, poor access to Canterbury and the A2, tankered sewage now a permanent feature. **Littlebourne is already suffering from an inadequate infrastructure**

4. **SUSTAINABLE DEVELOPMENT.** The proposed development will not improve employment opportunities in the local community – it will simply become a dormitory for those working elsewhere.

**5. TRAFFIC.** Court Hill links to two grossly over-congested roads – Jubilee Rd and Nargate St. Both are blocked by parking and inaccessible to large vehicles. The traffic situation there and in its wider context have not been considered adequately and are VERY important.

a. The A257 is a very constricted A road – going through built-up areas, quite narrow and bending and, in the case of Littlebourne itself, quite dangerous for pedestrians.

b. The Hill and Bekesbourne Lane are already over-burdened – Bekesbourne Lane being turned into a rat-run by the lack of alternative routes round Canterbury.

C. Access into Canterbury itself is already difficult. The changes in the City itself – with the A257 now being subject to 4 different speed limits before it grinds to a halt where the 20 mph limit starts. The proposal will exacerbate the situation.

**6. WATER and DRAINAGE.** There is an existing (and significant) problem with the management of wastewater (sewage) both in Littlebourne and the villages along the Bekesbourne Lane – requiring regular tankering of waste. A substantial infrastructure investment is already required to address that problem - without any further development. The **ENVIRONMENTAL IMPACT** is also significant – esp.in respect of the Little Stour – a chalk stream.