

Concerns for the Planned Development of Beacon Road Green Space – HB4

- The site's development is inadequately supported by background studies; as both landowner and planning authority, Canterbury City Council (CCC) has not demonstrated that the land is suitable, available, or achievable for development.
- The site's location within the Herne Bay Conservation Area and its historic use as open space necessitate detailed planning applications, including Heritage and Design Statements, which are absent.
- The proposal lacks sufficient information on how the development has been scaled down from initial plans, and how it will meet criteria such as open space, density, and high-quality design.
- The site was previously used for sports but has been neglected, overgrown, and access has been blocked by CCC, raising questions about whether it is genuinely available or suitable for development.
- No ecological survey has been provided, despite the site's overgrown habitat, and the impact on biodiversity remains unassessed.
- The strategic assessment highlights vague statements about design, landscape impact, and biodiversity, with no concrete evidence or detailed proposals to demonstrate compliance or preservation within the conservation area.
- The site's designation as protected open space conflicts with its proposed development, and the rationale for policy change is unsubstantiated.
- Overall, the promotion of this site lacks the necessary detailed work, justification, and evidence, and its inclusion as an allocation is unwarranted. The site could still be developed through future detailed applications, but it should not be allocated in the current plan.