



Outlook

Objection to Site N5 (Land South of Bokesbourne Lane)

From Anthony L. Freson [REDACTED]

Date Mon 3/23/2026 5:07 PM

To Consultations <Consultations@canterbury.gov.uk>

--Email From External Account--

To whom it may concern,

I am writing to formally object to the inclusion of Site N5 (Land South of Bokesbourne Lane) in the Canterbury District Local Plan.

I believe the plan is not sound and is not justified for the following reasons:

1. Severe Traffic Impact and Lack of Mitigation

The proposed scale of development on Site N5 will generate a massive increase in vehicle movements onto Bokesbourne Lane. This is a narrow, rural road that already struggles with current traffic volumes and lacks safe pedestrian footways. The plan fails to provide any realistic or funded highway mitigation to prevent "severe" cumulative impacts on the local network, which is a direct contradiction of the National Planning Policy Framework (NPPF).

2. Practical Car Dependency despite Existing Services

While there are existing bus routes nearby, they do not have the frequency or capacity to serve a development of this size. In reality, the majority of new residents will be forced into car dependency for work, school, and shopping. The plan is therefore not sustainable and will lead to significant congestion that the local infrastructure simply cannot absorb.

3. Inadequate Sewage and Water Infrastructure

The plan lacks a site specific Infrastructure Capacity Statement proving that the current sewer network can handle this many new homes. As seen across the Southeast, there is a chronic lack of overflow infrastructure. This development poses an unacceptable risk of sewage discharge into local waterways and the protected Stodmarsh catchment area. Without a guaranteed, funded plan for wastewater, this site is not deliverable.

4. Most importantly , the permanent Loss of Green Space and Biodiversity

Developing this greenfield site will cause the irreversible loss of high quality agricultural land and vital wildlife habitats. The site acts as a crucial green buffer and supports protected species, including Badgers habitats.

badgers and their setts are strictly protected under the Protection of Badgers Act 1992.

The destruction of these established rural ecosystems cannot be adequately mitigated, and the proposal fails to demonstrate a genuine "Biodiversity Net Gain."

Conclusion

For these reasons, the allocation of Site N5 is not the most appropriate strategy for the district. I request that this site be removed from the final Local Plan before it is submitted for examination.

Sincerely

Anthony L freson

