

From: Tina Benson [REDACTED]
Sent: 18 May 2026 14:57
To: Consultations
Subject: Regulation 19 HB4 Herne Bay Beacon Road Hockey Pitch

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Please see my thoughts below :-

Subject: Concerns Regarding Development of Beacon Road Green Space (HB4)

I am writing to outline several significant concerns about the proposed development of the Beacon Road Green Space (HB4). At present, the supporting background studies appear insufficient. As both landowner and planning authority, Canterbury City Council (CCC) has yet to demonstrate that the land is suitable, available, or realistically achievable for development.

The site's location within the Herne Bay Conservation Area—and its longstanding role as open space—demands a thorough and detailed planning application. However, crucial documents such as Heritage and Design Statements have not been provided. Moreover, the proposal does not clarify how the development has been reduced from previous versions, nor does it address essential criteria related to open space, density, or design quality.

Historically, the site has served as a sports & community facility, but in recent years it has become neglected and overgrown. Access has also been restricted by CCC, which raises legitimate questions about the land's current suitability and availability for any kind of development.

Environmental considerations have also been overlooked. There is no ecological survey, despite the overgrown state of the site and its likely value for local biodiversity. The impact on wildlife remains unassessed. Additionally, the strategic assessment contains only vague references to design, landscape effects, and biodiversity, without any concrete evidence or detailed proposals to demonstrate how these issues will be addressed within the conservation area.

It is also important to note that the site is designated as protected open space. The proposed development conflicts with this designation, and there is no clear justification for altering current policy.

In summary, the proposal lacks the necessary detail, justification, and supporting evidence to warrant the allocation of this site for development. While future detailed applications could still be submitted, allocating this site in the current plan is premature and unfounded.

Tina and Stephen Benson

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