

creating a better place
for people and wildlife



Canterbury City Council
Development Control
Council Offices Military Road
Canterbury
Kent
CT1 1YW

Our ref: KT/2023/130653/03-L01
Your ref: CA/23/00484
Date: 22 February 2024

Dear Planning Team,

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.

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

Thank you for consulting us on the above application.

Based on the submitted information we must **maintain our objection** as the concerns outlined in our letter ref KT/2023/130653/02-L01, dated 12 May 2023 have not been addressed.

Informative

In addition to our existing objection, we provide the following additional comments, based on the newly submitted documents.

The proposed development is within an area that is prone to groundwater flooding when groundwater levels are high. Sewers in this catchment are prone to groundwater ingress. We would expect the applicant to allow for higher than normal ingress volumes both when constructing the incoming sewer and when calculating Dry Weather Flow and Flow to Full Treatment.

The applicant should consider constructing the sewers to a higher standard to protect against groundwater ingress

Yours sincerely,

Mr Adam Blake
Planning Advisor

Direct e-mail kslplanning@environment-agency.gov.uk