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Our Ref: A257/24-03 CCC CA/23/00484 Gladman Planning App Updated response  
 Tuesday 4 June 2024

Andrew Gambrill, Planning Department  
 Canterbury City Council  
 Military Road Canterbury  
 Kent CT1 1YW  
 Sent via email to: [planning@canterbury.gov.uk](mailto:planning@canterbury.gov.uk)

Dear Mr Gambrill

**CA/23/00484 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**

### LETTER OF OBJECTION

The A257 Traffic Group, which consists of Councillors and representatives from the parish councils of Adisham, Ash, Bekesbourne with Patrixbourne, Ickham & Well, Littlebourne, Preston, Shatterling (Staple), Wickhambreaux, Wingham and the Littlebourne & Stodmarsh Roads Community Association, **OBJECT** to this planning application due to the negative impact on the A257.

The current application for 300 dwellings will have a significant direct impact on the parishes of Littlebourne and Bekesbourne with Patrixbourne but also has serious safety and efficiency implications for the whole of the A257 and neighbouring parishes.

This letter was first sent to you last year (Ref: A257/23-05 CCC CA/23/00484 Gladman Planning App) on 11 May 2023, but at their meeting on Saturday 18 May 2024, Group members asked that a further letter of objection be sent to CCC, noting the Group's additional concerns regarding waste and surface water. The additional paragraph is therefore written in **bold** numbered 4 on the next page.

In the Group's 2021 letter to you (6.8.21 Ref 21-05 CCC CA/21/01657) regarding the subsequently refused application from the same applicant, we noted that the location of the proposed access on The Hill, Littlebourne, is noted in the Group's 2018 publication, the A257 Plan, as a hotspot and so this proposed access remains of concern to the Group. The additional access in Bekesbourne Lane will generate more traffic at the very difficult to negotiate junction onto the A257 by the former Anchor pub. This is virtually a blind junction which is very heavily used as Bekesbourne Lane offers an alternate route to/from South-West Canterbury and various secondary schools plus access to the popular Howletts Wild Animal Park. On busy zoo days during school holidays, the junction is incredibly busy. It cannot easily be reconfigured to improve safety due to existing dwellings.

In our 2021 letter, we also noted three\* main areas of concern which are even more relevant now given that the current application is over twice the size of the 2021 application (115 dwellings). For clarity, these concerns are restated here (\*now including a 4<sup>th</sup> paragraph on surface water):-

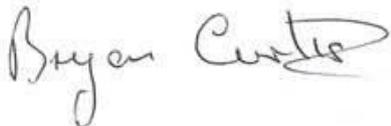
1. **Increased traffic volume:** The A257 Plan highlights the pressure being put on the A257 from the various developments on and near to the A257 which in 2021 the group equated to an extra 2000+ vehicles daily on the A257 - an increase of 26% from the DfT 2016 statistics which

showed 7500 vehicles moving daily between Littlebourne and Wingham. This did not take into account the increase in home deliveries to these developments, nor the newly completed development known as 'The Laurels' which is not yet up to full occupancy. No improvements to the A257 infrastructure have been proposed nor instigated to mitigate the increased traffic movements resulting from these developments.

2. **Congestion**: The A257 Plan highlights the issue of congestion on The Hill, particularly at peak times. The potential increased volume of traffic from new residents and services associated with the proposed development will only make this situation worse with more congestion, more standing or slow-moving traffic at peak times and therefore increased levels of air pollution, not to mention the waste of fuel, energy, time and decreased efficiency of the road.
3. **Accident Risk/Pedestrians**: According to police statistics, there have been three 'serious' incidents and 3 'Slight' incidents between 2017 and 2021 on the stretch of road where the proposed development access is planned on The Hill and a further 'slight' incident just east of the Bekesbourne Lane junction with the A257. Crossing the road now on The Hill is hazardous, particularly during rush hour. Residents, including children, have to cross the road between vehicles and peer out to complete the crossing to reach the bus stop on the south side of the road. Eastbound drivers can be held up by westbound drivers and they are anxious to accelerate and speed into any gap in the traffic available. (*We are now aware that the developers plan to install a toucan pedestrian crossing on The Hill*)
4. **Wastewater & Surface Water drainage**: **The Group is aware that tankering that started in winter continues in Littlebourne until an undefined date, as the wastewater system cannot cope with current levels of water entering it from the aquifer. We are concerned that a development of 300 properties could lead to tankering becoming a permanent occurrence with serious knock-on effects to the A257 and its users. Surface water on this land is currently slowly released into the drainage system before entering the Highway drain as the soil can hold a large amount of water. Development will lead to much faster run-off, and with proposed pumping of surface water from the whole site into the existing drainage system, the Group have serious concerns that the system will be overwhelmed increasing risk of flooding on the A257 and nearby roads.**

The A257 Group feel it is imperative that a holistic view be taken of the imposition and cumulative effect of piecemeal development plans such as this proposed development at The Hill. The capacity of the entire road structure of East Kent needs to be examined and the Group feel it is not sustainable to continue approving developments which directly impact the A257 without any infrastructure improvements or other mitigation being put in place.

Yours sincerely



Bryan Curtis, A257 Traffic Group Chairman

ccfi. A257 Group members