

Alexander Gunyon

From: Caroline Scott [REDACTED]
Sent: 02 June 2024 21:43
To: Consultations
Subject: Policy W4, C12 and Spatial Strategy objections

Categories: Blue category

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Hello, I would like to share my objections to the draft local plan as below:

1.) I object to Policy W4 Brooklands Farm:

I live by South Street and am already negatively impacted by the significant overdevelopment in the area with the new housing estates (Whitstable Heights and Grasmere gardens), another 1400 houses will add to the current issues of the sheer volume of traffic along the old and new Thanet Way (especially with the proposed addition of a new slip road), which will impact on the air quality, travel time to school and work and pedestrian safety. We have to walk along the old Thanet way to get out of our road and it's already scary and horrible to breathe in the polluted air. Residential roads will become busier and more dangerous for drivers and pedestrians with the increase in traffic on local roads. The majority are already damaged by potholes and cracks which will only get worse.

Added to the issue of increased cars and traffic, is the fact that our infrastructure isn't capable to support existing residents of Whitstable, let alone thousands more. For example, our sewage system is already far beyond capacity discharging more and more into our rivers and sea. We no longer swim in the sea as our young daughters got ill last summer after doing so at our beach hut that we pay Canterbury Council extortionate land rent for but cannot enjoy it to its full potential as we're surrounded by sea with human excrement often visibly floating by. The further impact on our sewerage system by these additional housing plans is obvious and will put our residents at greater risk of harm and make it more difficult to fix our strained system that is getting negative national attention. Soon Whitstable/Chestfield will no longer be somewhere people choose to visit or live as the numbers of people getting ill from their visit or those who see/smell the sewerage issues will become our reputation.

In terms of the infrastructure of GPs, dentists, hospitals, schools, pharmacies etc. We are struggling in East Kent. We have one of the worst performing hospital Trusts in the country in terms of its financial crisis and patient experience/poor care. Increasing the population size in such a compacted area with such poor resources is a significant risk to patients and staff. We know there are not enough Dentists, GPs, we have recently struggled with the lack of pharmacies and still are. This will all only get much worse if Policy W4 goes ahead.

The infrastructure in terms of water supply will also be negatively impacted, we are one of the worst areas in the country with a continuous hosepipe ban throughout the summers for consecutive years. We also suffer from drainage issues and flooding right where policy W4 covers, especially at the junction of South

Street, cars get stuck in the deep water when there is heavy rainfall, and throughout Whitstable and Chestfield our water pipes are crumbling - just this week Chestfield road has been closed for days due to broken pipes resulting in severe flooding.

We need to safeguard our valuable resources, in this instance our farmland. Bulldozing so many green spaces and valuable farmland will cause such a negative impact on biodiversity and nature conservation, as well as human wellbeing and sustainability of our food source. All of the above issues I have mentioned will ultimately reduce the wellbeing of this towns' residents and visitors. The increased traffic, noise and pollution (sewerage, car fumes, light, and visual) will make it a very miserable place to live. We deserve open spaces, wildlife, farming spaces, clean sea water, safe roads and pavements, access to health and dental care. We are losing all of this at an increasingly alarming speed.

2.) I object to Policy C12 - Land North of the University of Kent:

Similarly to my objections above in terms of infrastructure, the development of a further 2,000 homes as per Policy C12 will significantly damage this area and its infrastructure. Blean and Tyler Hill is already prone to flooding and heavy traffic. There has been no traffic impact assessment made publicly available which is a serious flaw to the consultation process. Policy C12 states the 'rural settlement' will be car-dependent - likely at least another 3000 cars on nearby roads. These roads are already busy, with an average of 26,000 cars passing on Tyler Hill Road per week (2022 ATC survey, Kent Highways). The houses will be built on either side of the small country road which has 2 dangerous bends - this increase in cars will not only damage the environment but will also be unsafe. Tyler Hill Road is not suitable to deal with increased traffic. Similarly, Whitstable Road (identified by the Road Safety Foundation as having one of the worst road traffic accident records in the UK) will not withstand any further increase in traffic at the proposed volume. It is very concerning that a traffic impact assessment has not been made publicly available given the impact on this already unsafe road.

In terms of the negative impact on the environment the C12 Policy will be hugely damaging to the biodiversity of the area. Concreting over large areas of agricultural land which has a thriving wildlife is in direct contradiction to Canterbury City Council's 20% biodiversity net gain proposal as part of Policy DS21. The Sarre Pen Valley which is the procedure site of development is surrounded by ancient woodland, hedgerows and arable fields. The open fields provide a habitat for a number of protected species of birds including nightingales and skylarks. The longest running great crested newt monitoring programme will also be impacted as newts are very sensitive to outside disturbances - a building site within a close vicinity will adversely affect their wellbeing. Another internationally recognised project, the Wilder Blean Project will also be negatively impacted - Policy C12 directly contradicts the project's aims to restore the ecological functioning woodland. The 'Landscape Character and Biodiversity Appraisal 2020' lists Blean as one of the 5 Biodiversity Opportunity Areas. The C12 site is right in this middle of this area.

The water infrastructure and flooding issues will not cope with further demands in capacity. Regular flooding and drainage issues are already a problem for many areas of the C12 plan. The Strategic Flood Risk Assessment 2024 notes that where a property is located in close proximity to the Sarre Penn there may be a rise in flooding. 2000 additional homes will undoubtedly increase this risk and exacerbate the problem considerably.

The scale of the proposed development completely contradicts the aspiration of conserving the rural character of the landscape. It would remove the green gap between the villages and Canterbury City.

Thank you for taking the time to read my objections to Policy W4, C12 and the general infrastructure issues as per the Spatial Strategy.

Sincerely,
Caroline Potter-Edwards

[Redacted signature]

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