

Alexander Gunyon

From: Alex Enachioaie [REDACTED]
Sent: 02 June 2024 20:17
To: Consultations
Subject: Consultation for Canterbury District Local Plan to 2040 - Objections

Categories: Blue category

You don't often get email from [REDACTED] [Learn why this is important](#)

--Email From External Account--

Hello,

Name: Alexandru Enachioaie

[REDACTED]

I strongly object to policies W3 and W4 (Brooklands Farm) of the draft Local Plan to 2040 for the following reasons:

1. Loss of an Area of High Landscape Value with wonderful rural views of the distant Blean. CCC's Landscape Character Assessment 2020 recommended that CCC should reinforce the open rural setting south of Whitstable and resist development in the A299 New Thanet Way corridor.
2. This is not a sustainable place to build a large development, from which (if its like the rest of south Chestfield) more people would be commuting to Canterbury than any other destination, almost all of them by car. It will also contribute to traffic congestion in the north Canterbury area.
3. Increased flood risk downstream on the Swalecliffe Brook. At present heavy rain sits on the farmland before is slowly evaporates or trickles into the Brook. Vast areas of storage would be required to accommodate rainwater run-off from any urban development, but this could not be located close to the Brook because that area already floods when the river level rises over the riverbanks as happened in February.
4. Lack of health facilities. Local residents now find they can't secure an appointment with a local GP, and if they need hospital treatment their three-day stay in Margate's hospital is in the hospital corridor due to lack of beds.
5. The local sewage works cannot cope with the increasing demand, and regularly releases untreated sewage into the sea, causing instances of serious illness for people on local beaches. The new outfall under construction will not solve this problem.
6. The proposed new junction linking the A299 to Chestfield Rd and South Street would create huge increases in traffic, and therefore road safety problems, pollution and noise in residential areas.
7. Bad for our wildlife. Seriously negative impact on Biodiversity. There is a lot of insect life associated with the cattle of Brooklands Farm, and consequently there are swallows, house martins, wagtails, numerous bats and no doubt much more that is less easy to see. There is also wildlife on the arable fields, e.g. skylarks
8. Adverse effect on the Local Wildlife Site at Convicts Wood. Building 1,400 houses nearby would cause it to be severely degraded and used as a children's recreation area and dog-walking route. Residents would use the area for dumping garden waste, as already happens in comparable areas along the Swalecliffe Brook. Residents' cats would kill off the local wildlife.
9. Loss of "Best and most versatile" agricultural land.
10. CCC needs to recognise that housing developments affect the coastal towns much more severely than Canterbury. Canterbury can expand to north, east, south and west. Whitstable can only expand southwards, as it is constrained by marshland to the west, and by Herne Bay to the east. What little farmland that remains within easy walking distance of Whitstable is needed for residents' recreation and well-being as well as to preserve the last vestiges of the natural setting of this tourist destination town. Therefore, the

farmland between the Blean woodland and the existing urban edge of Whitstable should be given statutory protection.

11. For the reasons listed above, the proposals would be unsustainable and would contravene paragraphs 135c, 168, 173, 180a, 180b, 180d and 191b of the Government's National Planning Policy Framework.

I strongly object to policy C12 (Land north of the University of Kent) of the draft Local Plan to 2040 for the following reasons:

1. For developments of this magnitude, brownfield sites in the District should be accorded precedence before any consideration is given to paving over the countryside. Where that is not achievable on a large scale, the Council should urgently seek an exemption from housebuilding targets set by the Central Government, based on the district's exceptional wealth of rich natural assets and heritage. In hastily advancing the C12 proposal, the Council is flouting their own policies by hurriedly pushing forward a weak case in a manner that suggests it has been hurried through without sufficient deliberation and preparation.
2. Urban development would introduce noise and light pollution, disrupting the natural behaviors of sensitive species like bats and nightingales.
3. Relying on temporary facilities at Blean School could compromise the quality of education, as these may not be equipped with the same resources as permanent schools. It will drive talented staff away and damage the school's reputation.
4. The town's hilltop location and the area's geology will pose major problems, causing runoff to flow into the area, calling for enhanced drainage strategies.
5. Altering weight-limited Rough Common Road for gigantic construction rigs and excessive commuting traffic threatens to disrupt the residents' peace and security and will lead to a loss in property values.
6. Building a new road would disrupt the community's social fabric and increase noise pollution, affecting the peaceful living conditions of residents and the learning environment of local schools such as Kent College, where student safety would be put at risk due to increased traffic from the new town joining Whitstable Road right in front of their campus.

Kind regards,

Alex Enachioaie