

## Alexander Gunyon

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**From:** Lyn Koukoulis [REDACTED]  
**Sent:** 02 June 2024 15:56  
**To:** Consultations  
**Cc:** [REDACTED] Peter Old  
**Subject:** Fw: Objection to LDP to 2040, Policy W4 Land at Brooklands Farm

**Categories:** Blue category

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Mrs Lynda Koukoulis

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I Object most strongly to the Local Draft Plan to 2040, Policy W4 land at Brooklands Farm.

I am extremely concerned about all the building that is now taking place all over & around Whitstable.

This was a small fishing town, picturesque and delightful to visit. In the last twenty years, more buildings have crept in and in the last ten years, the urban areas are in great danger of starting to link with, & then take over the rural.

The rural areas should be kept as such: ***“A rural area is an open swath of land that has few homes or other buildings, and not very many people. A rural areas population density low.”***

Brooklands Farm is in a rural area, and you're wishing to build on irreplaceable good quality agricultural land is criminal in my mind, as it is in many others. We need good agricultural land to feed people. We need farmers. We also need the visual effect that this beautiful farmland gives us. It is a joy to look at, and a walk through the footpath gives great peace to a troubled mind.

In one of your surveys, this is seen:

11.1 Encourage the efficient use of previously developed land

11.2 Avoid the unnecessary loss of best and most versatile agricultural land

11.3 Encourage appropriate building densities within developments

11.4 Support the reduction in land contamination

If building is allowed to go ahead, the rural areas of Whitstable will be gone, because once building starts in an area, it carries on and on like a cancer, because the nature of the area will then be perceived as urban.

Other concerns regarding building in general:

Our roads cannot cope. These were originally built for small towns going down toward Thanet.

The planned new junctions for the A299 would be dispensing traffic onto roads that are already ill equipped to deal with it. The additional traffic then going through to Chestfield, South Street and Canterbury will create a significant impact on not only the roads and residents in the area, but going to Canterbury, the road goes through ancient woodland, and pollution and noise etc will have a detrimental impact on wildlife.

Already there is congestion on the old Thanet Way as building continues at Herne Bay Whitstable Heights, Pearsons Heights, and others.

The new development will bring at least an additional 2000 cars to be added to our roads.

When the new Thanet Way was built, development was prevented along the fringe of the Old Thanet Way to prevent traffic from building up again! The scheme that brought us the New Thanet Way determined that only 50% of the traffic would come off the Old Thanet Way. Since then however, we have seen piecemeal development, gradually saturating this road, bringing noise and pollution into the neighbourhood. The road is already a nightmare and that is before the 400 Hyde Homes comes to fruition or the traffic from the major Seasalter development.

The post here is the Whitstable Society Response to the Draft Canterbury District Local Plan to 2045, submitted on the 16th January. 2023.:

There is a need for time consistency between LP's over the decades, as well as consistency between different parts and policies on the current draft local plan. If new ideas or policies trigger interaction with elements of former local plans and/or their process of creation, the past elements need to be recognised and formally eliminated and/or, possibly, have content, such as promises linked with predictions or concerns tested and brought forward if still valid. This is exemplified in Whitstable by the machinations inside and outside the local plans of the decisions in the 1990s to build the New Thanet Way (called now the A299) in the countryside north of the Blean, and to not modify the existing Thanet Way (now the A2990) which passes through the urban area of the town. In the 1990s clear spoken and written promises were made, and policy stances created, that made clear the need to avoid building between the two roads. This has gradually been broken down between Local Plans through time, and the new Local Plan. In this draft Local Plan W5, W6 and W7 breach the policies and promises because they will generate extra traffic on the Old Thanet Way (A2990) and this will lead to the foreseen situation of causing such problems on the A2990 that Kent Highways will be under pressure to improve the A2990 (e.g. by dualling) instead of the new Thanet Way sorting out that pressure for a very long time period (e.g. 50 years). This is made all the worse, or at least more uncertain, by the failure to model the impact of these South Whitstable estates on the pinch points of the Old Thanet Way. The use of S 106 money from these The Whitstable Society - Response to CCC Local Plan to 2045 16/01/23 5 new estates to finance two ramps off and on the A299 where the New Thanet Way intersects Chestfield Rd, breaches the commitment then given in the 1990s not to have junctions on the New Thanet Way.

I and others have heard many times of these "Promises", but the documentation appears to be missing!! I would like this to be thoroughly looked into.

The Long Reach Roundabout can be a nightmare for pedestrians and cyclists. East bound traffic queues, already back up to A299 New Thanet Way, even before the slip road on a daily basis. The Tesco roundabout on the old Thanet Way on the affected stretch of road is also extremely busy most of the time. Traffic congestion is likely to increase further and the new large development at Seasalter has not been factored into the applicant's figures!

The roundabout installed for Hyde Homes is utterly inadequate for the traffic today. It is so narrow no vehicles go round it whilst staying in their lanes. Accidents have already happened. Not sustainable for pedestrians so a car is essential.

Brooklands Farm is too far away from the main town area to be sustainable in pedestrian movement terms either. Walking routes involve crossing very busy roads, and they will get busier.

The route to the Estuary View Medical Centre requires crossing the junction of Borstal Hill and the Long Reach roundabout. This junction appears to be over capacity and not sustainable as the primary route to get to the Medical Centre.

The route to the no;4 bus to Canterbury requires crossing the Old Thanet Way at the junction with the Long Reach roundabout. This is particularly dangerous with speeding cars coming off the roundabout. You can only get across if cars stop to let you.

The route to Tesco is not sustainable because it takes you into the Tesco car park with no designated car pedestrian pathway, or via the stepped bridge, which is totally impracticable for less able residents. The vehicle speeds have increased following the recent widening of the junction into Millstrood Road, affecting this route.

Furthermore, all the distances quoted are more than the official guidelines for feasible walking distances, that pedestrians are happy to walk before they switch to their vehicles. This indicates the use of cars as the primary means of even the shortest journeys as it will just be much easier to drive, which also blows sustainability claims.

The no;5 bus service from Tesco is extremely infrequent running hourly at best. It is not fit for purpose as the sustainable means of public transport for this development.

The Park and Bus idea does not appear to have been thought through. On account of the appallingly infrequent #5 bus service and bad pedestrian routes, the Park and Bus scheme cannot justify sustainability either. Furthermore, this Park and Bus idea situated in the proposed location unfortunately forces cars to come into the urban area creating even more unnecessary traffic. This is fundamentally a poor arrangement. An out of town scheme would have been a much more sustainable proposition. When the Park and Bus is found to be unsustainable, we fear further homes, cars, noise pollution as the site will now be classed as brownfield so development will be easier to obtain!

If the new residents in the development want to commute, they will be driving to the station where there is not enough car parking and increasing congestion with the extra traffic as Mums do the school run, and there will be more coming into the development for the new schools. More pollution, more congestion. Not good for health.

Our water system most definitely cannot cope! Sewage is still being pumped into our sea and there are no remedies for that at present. Extending the outlet pipe as is being done now, will not sort out the issues. The summer brings a heatwave, and we are asked to limit our water usage. If you were to build your 5000 houses all over Whitstable, that is pressure on our water companies that cannot be met with either consumption or sewage. 1400 plus toilets being flushed!

Flooding is another grave concern in Whitstable and Chestfield. Open land will help to drain away excess rainwater, concrete will not. The land at Brooklands is always boggy in wet weather. I live beside it, in South Street, beside where the proposed road on South Street enters the proposed development. My large garden is often under water.

The Swalecliffe Brook flows through Brooklands Farm through the Thanet Coast Site of Special Scientific Interest (SSSI) before joining the north Kent coast to the east of Whitstable, a section of the coast which forms part of the Saxon Shore Way. When it was badly polluted in 21st July 2013, Environment Agency officers found the water was heavily discoloured with dead sticklebacks and eels at regular intervals along the polluted stretch of the watercourse.

Water quality monitoring carried out on site recorded high levels of pollution and very low dissolved oxygen. This indicated that the brook had indeed been contaminated with untreated sewage.

A survey identified 249 fish had been killed as a result of the polluting discharge, including 155 eels which are an endangered species.

The court heard that the polluting discharge had a wider detrimental impact on amenity value of the area, as well as hearing summaries of statements provided by local businesses.

Where is the infrastructure to increase doctors surgeries, dentists, hospitals. Local health services are already over-stretched to capacity, with patients frequently unable to get beds in hospitals.

Then there is the wildlife. Slow worms live on Brooklands farm. Birds of prey, sparrow hawks & buzzards use the hedgerows in and around Brooklands Farm to hunt. The hedgerows are vital to our biodiversity and are known to support over 2,000 species? I have seen Magpies, Wagtails, European Robin, Corn Bunting, Sparrows, Thrush, Wrens, Blackbirds, Goldfinches, Dunnocks, to name but a few.

Bats are seen regularly in early evening. My own hedgerow (200ft) between myself and the Farm land is awash with said birds, insects, dormice voles etc.

They won't survive the noise and pollution of building. I can remember when I first came to this house thirty five years ago, I would sit in the garden of an evening listening to the nightingales. They will be gone.

More pollution from traffic, including light pollution, visual intrusion, all impacting on human wellbeing. The stress that many people are feeling about this development is overwhelming.

This is Green belt land and it makes little sense to develop housing in an already congested area. It just feels like we are being overrun with developments with no consideration for infrastructure, environment or the real residents.

You talk of creating a green gap. Why create one when Brooklands Farm is exactly what is needed. You can't cover it with concrete, then try to create a "green corridor". Ridiculous!!

The development would not be "sustainable". Whitstable is not the right place to build houses for Canterbury and London commuters! We do not need any more housing. We are overpopulated. This area is inappropriate for it.

Listen to the people of Whitstable, we live here. We pay your rates. We see on a daily basis what goes on in and around Whitstable. We have a right to have a say in everything that will affect our way of life. If you have seen the Save Brooklands Farmland campaign, you will see how very concerned and angry the people of Whitstable are. You should be appealing to the government to change the rules, push for planning reform.

Tell them to go and build another large town in the north of England. The East IS overpopulated!

Shred up the plan.

Yours in hope, Lynda Koukoulis