

Alexander Gunyon

From: Margie King [REDACTED]
Sent: 02 June 2024 13:47
To: Consultations
Subject: re: Consultation for Canterbury District Local Plan to 2040

Categories: Blue category

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

--Email From External Account--

From: Margie King, [REDACTED]

Dear Canterbury Council,

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

I object for the following reasons:

Environment & Green Space

Canterbury City Council (CCC) must recognize that housing developments impact coastal towns like Whitstable much more severely than Canterbury. While Canterbury can expand in all directions—north, east, south, and west—Whitstable is limited to southward expansion due to marshland to the west and Herne Bay to the east. The remaining farmland within easy walking distance of Whitstable is essential for residents' recreation and well-being and for preserving the natural setting of this tourist destination. Therefore, the farmland between Blean Woodland and the existing urban edge of Whitstable should receive statutory protection.

The 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.

The proposed development will have a seriously negative impact on biodiversity. The cattle at Brooklands Farm support a rich array of insect life, which in turn attracts swallows, house martins, wagtails, numerous bats, and likely many other less visible species.

As a resident living near to Brookfield farm, increased flood risk downstream on the Swalecliffe Brook is very worrying. As you will be aware, climate predictions suggest that we will have wetter and warmer weather. When there is heavy rain it sits on the farmland before it slowly evaporates or trickles into the Brook. Without this land, huge storage would be required to accommodate rainwater run-off from any urban development. Any storage could not be located close to the Brook as this area regularly floods. As you will be aware, the river level rose over the riverbanks in February.

Resources & Services

Currently, there is a shortage of healthcare facilities. Local residents struggle to secure appointments with GPs, and those requiring hospital treatment often endure up to three-day stays in hospital corridors due to a lack of beds at Margate's hospital.

Additionally, the local sewage works are unable to handle the increasing demand, frequently discharging untreated sewage into the sea and causing serious illnesses for beachgoers. This also has an impact on tourism in the local area as people already avoid using the beaches because of the issues described.

Traffic & Road System Overload

Entering and exiting Whitstable will become increasingly difficult with the proposed development, leading to heightened health risks for residents and a negative impact on the environment.

The proposed development will exacerbate the already significant strain on local roads. The full impact of new developments at the Long Reach roundabout and Duncan Down is unknown but it is certain that they will generate additional traffic.

The A2990 Thanet Way is frequently congested at both ends of the Whitstable stretch, with queues forming during rush hour and summer weekends from the west via the A299 New Thanet Way. While

Daily traffic jams occur on Church Street and Foxgrove Road as vehicles attempt to turn right onto the A2990. Further east, the Sainsbury/KFC roundabout is consistently backed up in the evenings due to traffic heading into the fast-food outlets. The roundabout under the railway bridge at Chestfield and Swalecliffe station also experiences severe congestion during morning and evening rush hours and the school runs.

Additionally, the proposed new junction linking the A2990 to Chestfield Road and South Street would have unacceptable adverse effects on local residents, road safety, and pollution in residential areas.

Building a large development in this area is unsustainable. Similar to other parts of South Chestfield, the majority of residents will likely commute to Canterbury, predominantly by car. This will further contribute to traffic congestion in the north Canterbury area. Additionally, the planned large-scale development at Blean will worsen the situation, as new commuters from the Brooklands development will join the existing traffic queues heading into Canterbury.

For the reasons listed above, and the lack of broader strategic planning, linking developments, the proposals would be unsustainable and would contravene paragraphs 135c, 168, 173, 180b, 180d and 191b of the Government's National Planning Policy Framework.

Yours sincerely

Margie King