

Alexander Gunyon

From: Christopher Ground [REDACTED]
Sent: 03 June 2024 18:37
To: Consultations
Cc: Christopher Ground
Subject: Objection to W3 & W4 of the Draft Canterbury District Local Plan 2040

Categories: Green category

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Dear sirs

I am writing to raise **objections** to the W3 & W4 sections of the Canterbury District Local Plan 2040.

1. **A new slip road from the A299 (W3)** will increase both atmospheric (cumulative) and noise pollution with the increased traffic flow. The assertion that this will take away traffic from the town centre has no foundation. Traffic currently does not need to go through the town centre and uses the "Old Thanet way" to bypass. Adding a park & Ride will not reduce traffic either, using the example of the Thanington and Canterbury (Sturry) road facilities show this does not work and even more land will be taken up, paved and left unused. Furthermore the slip road will cause more HGV traffic on the Chestfield road accessing the supermarkets of Sainsbury, Tesco and Lidl. The road is currently not suitable for increases in traffic. Additional traffic will also access the new slip roads from the surrounding area even when now there are few delays with the existing access to the A299. A significant study needs to be conducted to assess damage to road and infrastructure such as buried services due to increased traffic and traffic flows.
2. **DS6 section 5 (water efficiency)** . Water resource in the region is under constant threat. The calculation in DS 6 would mean for the W4 development 405,000 extra litres per day of treated water required (based on average 3 people per dwelling). Ground water supplies are not able to sustain the sort of increase that the draft plan puts forward unless up-front investment is made to the infrastructure. Only last year (2023) South East water could not treat enough supplies at the first sign of increased temperature. How then, with no investment, is there capability to supply in excess of 2000 (W4/5/6) more dwelling let alone additional businesses. This is not a sustainable design. Given that only between 7-10% of water is supplied by reservoirs the building of a new facility at Broadoak will have little impact. Water shortages will increase. Resource studies need to be completed and made accessible for public review.
3. **Waste water.** In spite of the investment at Swalecliffe there is not enough treatment capacity for the proposed development. There will be an increase in sea discharge increasing the pollution and damaging local wildlife and local businesses. Increasing health hazards will inevitably lead to increased pressure on the health services.
4. **Health services** - these are severely stretched at present and will require the expansion of facilities at estuary view and Chestfield for both W4 (Brooklands) W5 Land South of Thanet Way, W6 Bodkin Farm. Once again this is not sustainable development.
5. **Taking up valuable green space and co-joining villages and towns** is not aligned to the government policy 142 & 143 National Planning Policy Framework

"3.10 Development at Brooklands Farm will be focused to the west as an extension of South Street, and in the east as an extension of Chestfield, creating two new distinct neighbourhoods. Development to the south of Thanet Way provides a logical extension to the urban area,"

The above section of the Draft plan clearly states the objective of effectively co-joining the village of Chestfield to the town of Whitstable. The use of the term neighbourhoods defines the nature of the development.

These **objections** are raised in order to force more thought around the process and the objectives. The consideration to develop brownfield sites should be studied more. Infrastructure development should be charged to the developers and not the households or council. The developers should be creating the infrastructure platform and not a burden on the local council.

And finally the properties should be for local people looking to be employed with local business expansion and not as a solution for London's housing crisis.

Your faithfully

Christopher Ground

