

## Alexander Gunyon

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**From:** Tori Lowe [REDACTED]  
**Sent:** 03 June 2024 16:40  
**To:** Consultations  
**Subject:** Consultation for Canterbury District Local Plan to 2040

**Categories:** Green category

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### --Email From External Account--

To: Canterbury City Council Consultations  
From: Victoria Lowe, [REDACTED]  
Re: Consultation for Canterbury District Local Plan to 2040

To whom it may concern,

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 as it will significantly contribute to traffic congestion in the north Canterbury area given the limited public transport options available.
3. Increased flood risk downstream on the Swalecliffe Brook. At present heavy rain sits on the farmland before it 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 it's almost impossible to find an NHS dentist in the area who will take on new patients. The local hospitals are also already under strain, particularly the A & E departments.
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. Not to mention the environmental impact on wildlife in the area.
7. There will be a huge impact 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. There is a lot of work being done in this area to try and encourage biodiversity and reintroduce native wildlife and trees for this purpose, this development is a serious step backwards.
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.

12. There is already a serious lack of places at local childcare facilities in the area. Without creating any new nursery places to accommodate the children moving to this development, this will put a huge amount of strain on the limited places available. There is also very limited postnatal and breastfeeding support in the area already for families with young children and this development will further stretch these resources making them harder to access for new families and the existing community.

Thank you very much for considering my objections to this plan.

Yours sincerely,

Victoria Lowe

A black rectangular redaction box covering the signature area.