

Alexander Gunyon

From: Kevin Smith [REDACTED]
Sent: 21 May 2024 09:57
To: Consultations
Subject: RE: Policies W3 and W4 (Brooklands Farm) of the draft Local Plan to 2040

Categories: Blue category

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Dear Sirs,

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

This proposal is in clear contradiction to your own Landscape Character Assessment (as published 2020.) which states planners should resist development in the A299 New Thanet Way corridor.

1400 houses would likely include up to two extra vehicles per unit, ie 2800 more cars using the South Street / Millstrood road route to supermarkets and Whitstable and South Street to Canterbury St. Stephens and on into North Canterbury, both routes are already subject to serious overuse and poor road condition, this proposal can only increase the problem.

The proposed new junction linking the A299 to Chestfield Rd and South Street will feed yet more cars onto the routes mentioned above, pollution will increase as would litter and noise all of which would unacceptably affect the well-being of villagers living in Chestfield, South Street and Tyler Hill.

Swalecliffe Brook regularly floods, your proposal places the development in this area, as well as the likely drainage problems for the proposed properties themselves, more worrying is the accompanying increase in hard standing (drives, roads and predilection for concrete in gardens) which will reduce the ability of the land to absorb run-off during periods of wet weather, particularly during the predicted more frequent periods of excessive rainfall where already saturated land cannot absorb the run-off leading to flash flooding of the Swalecliffe Brook down to the coast, ie not just the proposed properties but many more low lying properties downstream in Chestfield and Swalecliffe will experience more frequent flooding.

This will also increase the frequency that the Southern Water Treatment plant at Swalecliffe will release untreated Sewage into the Swalecliffe Brook. It already regularly releases during times of extreme run-off, the extra treatment demand from 1400 houses will compound the problem.

Whitstable and most of East Kent is already subject to an epidemic of unaffordable house building which does nothing practical to help those that really need housing ie the poor and rental market. This proposal adds nothing new but does increase pollution, noise and will negatively impact local services and utilities.

All development on Green land removes future options for arable use, removes wildlife and reduces biodiversity and makes it ever more difficult for local inhabitants to to access the well documents benefits of living near green areas and wildlife. Our green land should be valued and protected not permanently given up to developers for short term gain.

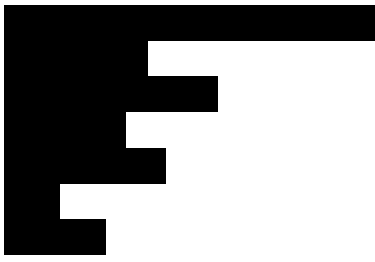
Yours faithfully,

Kevin smith

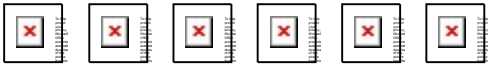
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