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From: Peter Hatton [REDACTED]
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To: Consultations
Subject: Consultation for Canterbury District Local Plan to 2040

Categories: Blue category

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From: Peter Hatton, [REDACTED]

Dear Canterbury Council,

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

For the following reasons:

Traffic & Road System Overload

The proposed development will add stress to local roads, which are already busy. The A2990 Thanet Way is currently regularly congested at both ends of the Whitstable run. Queuing is commonplace at rush hour & Summer weekends entering Whitstable from the west from the A299 New Thanet Way. The full impact of new developments at the Long Reach roundabout and Duncan Down are an unknown, what is known is that there will be more traffic. Traffic queues Church Street and Foxgrove Road are daily events as traffic tries to turn right onto the A2990. Further East, the Sainsbury/KFC roundabout is jammed in the evening due to traffic trying to get into the fast food outlets. The roundabout under the railway bridge at Chestfield and Swalecliffe station again comes to an almost standstill with traffic trying to enter from the A2990 during the morning & evening rush hours and later during the schools runs. Add to this the proposed new junction linking the A2990 to Chestfield Rd and South Street would have unacceptable adverse consequences for local people, road safety and pollution in residential areas.

Getting in and out of Whitstable will only become more difficult with the proposed development. Traffic increasing the health risks to residents and environment generally.

This is not a sustainable place to build a large development, from which (if it's like the rest of south Chestfield) more people would be commuting to Canterbury than any other destination, almost all of them by car. It will also contribute to traffic congestion in the north Canterbury area. Further exacerbated by the plans for a largescale development at Blean, with new commuters from the Brooklands development joining the queues of traffic trying to get into Canterbury.

Resources & Services

Strategic planning for the provisional development needs to include financing for Health & services.

There will be a lack of health facilities. Local residents now find they can't secure an appointment with a local GP, and if they need hospital treatment their three-day stay in Margate's hospital is in the hospital corridor due to lack of beds.

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.

Environment & Green Space

Loss of high-quality landscape 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.

As a resident close to the Brook, increased flood risk downstream on the Swalecliffe Brook is a very real concern. Climate predictions indicate wetter & warmer weather for the UK. 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.

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

Adverse effect on the Convicts Wood Local Wildlife Site. 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.

Loss of "Best and most versatile" agricultural land.

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.

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
Peter Hatton