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From: Bob Potts [REDACTED]
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I am a Whitstable Resident and would like to strongly object to policies W3 and W4 (Brooklands Farm) of the draft Local Plan to 2040 for the following reasons:

1. The development will cause a 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.
2. It is not a sustainable place to build a large development, from which (if its 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.
3. There would be an Increased flood risk downstream on the Swalecliffe Brook. At present heavy rain sits on the farmland before is 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. It would exacerbate the existing lack of health facilities. It is very difficult for local residents to secure an appointment with a local GP. My sister-in-law, a Whitstable resident, recently needed hospital treatment and spent the first 48 hours of her necessary stay in QEQM at Margate was in the hospital corridor due to lack of beds. This is disgraceful and would only get worse if this development was to be allowed. It is all but impossible to access NHS dentists and even private ones are hard to get appointments at.
5. The local sewage works cannot cope with **existing** demand, and regularly releases untreated sewage into the sea, causing instances of serious illness for people on local beaches. It is already expected that the new outfall under construction will not solve the existing problem, let alone adding a further 1,400 homes!
6. The proposed new junction linking the A299 to Chestfield Rd and South Street would have unacceptable adverse consequences for local people, road safety and pollution in residential areas.
7. There would be a 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.
8. 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.

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, 180b, 180d and 191b of the Government’s National Planning Policy Framework.

Robert Potts

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