

## Alexander Gunyon

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**From:** Paul Sherriff [REDACTED]  
**Sent:** 28 May 2024 06:27  
**To:** Consultations  
**Subject:** Re: Consultation for Canterbury District Local Plan to 2040

**Categories:** Blue category

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To: Canterbury City Council Consultations

**I strongly object to policies W3 (Whitstable Urban Area) and W4 (Brooklands Farm) of the draft Local Plan to 2040** for the following reasons:

1. 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. The local sewage works cannot cope with the current **and 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 (see recent 'South West Water's Brixham water-born-parasite contaminated water' and 'Wessex Water's Wiltshire sewage spill kills 1,000s of fish' articles regarding sewage spills).
3. Lack of health facilities. Local residents now find they can't secure an appointment with a local GP (approx 3 weeks + for phone appointment only), and if they need hospital treatment their 3-day stay in Margate's hospital is in the hospital corridor due to lack of beds. Additionally there is a paucity of available Dentist's, specifically accepting NHS patients in Whitstable / Chestfield and it is only just about possible to get a private appointment subject to being placed on a waiting list.
4. 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. Any further erosion of potential rainwater run-off areas such as building on farmland, will cause increased flooding in the local area and hence the inevitable cries of 'climate change' and 'net zero' nonsense.
5. 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. It would also constitute permanent destruction of the rural nature of the valley of the Swalecliffe Brook, which provides the unofficial Green Belt between urban Whitstable and The Blean. (Why is this not protected status?)
6. Loss of "Best and most versatile" agricultural land. With the current shift to food security making headlines in the national news, CCC must encourage the farmland to be farmed once again and not built on in an attempt to meet a futile Government target (just fail like everything else) with more homes that we do not want or need in the area.
7. 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.

8. 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. New slip roads connecting the A299 (New) Thanet Way are likely to result in huge increases in traffic on South Street, Chestfield Road and the Radfall Hill route into Canterbury. This is not a sustainable place to build a large development, from which, based upon current evidence, more people would be commuting to Canterbury than any other destination.

**I strongly object to policies W5 (Land South Of Thanet Way) and W6 (Bodkin Farm) of the draft Local Plan to 2040 for the following reasons:**

1. I strongly object to these 2 policies mainly for all of the reasons given above for W3 and W4. Part of the allure of Whitstable and surrounding areas is the beautiful green spaces and rolling countryside. Developments like these are essentially destroying large areas of green open space to fill with dwellings that we do not want, affordable housing which is not affordable and social housing which are generally offered to the non-working unfavourable members of the community. There is no mention of additional car parking or residential parking spaces, noting developers by law only have to provide 1 parking space per property and virtually everyone these days have 2+ vehicles (more if family still living at home). I appreciate that car parking facilities are provisioned for a bus interchange, which will be expensive to park and then be reliant on Stagecoach bus services, which appear to vary on a daily basis and keep being cut on a whim. The Thanet Way is already very congested without extra developments, especially during summer holidays or sunny weekends and obviously during rush hours.

**General Thoughts**

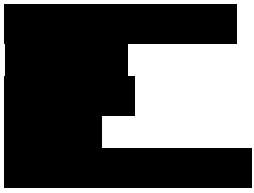
With all of the new developments springing up in the area recently (Whitstable Heights, Grasmere Gardens – which incidentally was built on open green land), we desperately need more health care facilities such as Hospitals, Doctors Surgery's, Dentist's and expansion of medical facilities at Estuary View. The current medical facilities available to residents cannot cope with today's local population and yet with the previously mentioned developments (400 and 300 houses respectively) plus this proposed 1400 new homes at an average of 2 people per dwelling, that's an increase of approx 4200 for already overstretched essential medical services.

Additionally to supplement a new development, there must be the provision of police stations, fire stations, council facilities, community areas and education, none of which have so far been provisioned for or even given any consideration to, with the exception of destroying Church Street Fields green space for a SEND school. I appreciate that this proposal does at least include a new school plus the alternative location for the SEND school but I do not consider it to be a suitable development site for the many reasons listed above.

As part of any new development we definitely do not need more retail units and business space. Just look around every UK town / city and High Street, shops are closing at an alarming rate and with the shift to working from home, a lot of business space is unoccupied and empty. If new homes need to be built then they should be built on the current brownfield sites, such as derelict business parks (Brook House?), empty retail units, abandoned offices (Radio House?), etc.

Kent is known as the Garden of England not the Concrete Monstrosity of England, so let's keep it that way. We don't have to build on every available green space annihilating the natural beauty of the area for future generations. We do not want to turn the area into a large conurbation, the residents like the area as it is.

Paul Sherriff



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