

Alexander Gunyon

From: Graham Aldridge [REDACTED]
Sent: 27 May 2024 23:21
To: Consultations
Subject: Brooklands Farm

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27 May

2024

Dear Sir,

I wish to object to the proposed housing development at Brooklands Farm, Chestfield.

This development would result in the loss of prime farming land and would merge Chestfield into Whitstable. The area's infrastructure cannot cope with more housing and residents. The sewage treatment works at Swalecliffe is already at capacity so until major solutions are found to resolve this, there will be more discharges into the sea. As a retired local authority Principal traffic engineer, I am concerned about the impact on the road network. Even with the proposed realignment of South Street, the road network is inadequate.. The section of South Street between Millstrood Road and the farm is not wide and there is always on-street parking there as some residents have nowhere else to park. Indeed this parking serves as a form of traffic calming and, overall makes the road safer and is not a problem with existing traffic flows. However, whilst that parking does not really cause a problem at present, it would do with the extra traffic generated initially by construction traffic, many of which will be large vehicles bringing and removing large plant and machinery, and then by the new housing. The idea of proposing new slip roads off the A299 sounds a good idea from the developer's point of view except for the fact that other motorists will use this slip road to gain access to Tankerton, Swalecliffe and Whitstable as drivers may think that it would be quicker to use Chestfield Road rather than the existing exit slip roads to the west of Whitstable. The problem is that Chestfield Road is not suited (or probably constructed) to cope with greatly increased traffic volumes. Again the road is affected by on-street parking particularly between Polo Way and Primrose Way. Again at present this does not cause a major problem but the parking could increase the risk of accidents as heavier traffic flows try to negotiate the parked vehicles. The parking is generated by the use of the W.I. Hall and local businesses and must not be sacrificed because of traffic generated by the proposed development. The slip roads must not be approved.

There is no adequate bus service for the proposed development. If anyone moved to the development and intended commuting to London by train how would they get to the station? It is nearly 2 miles to Chestfield Station and there is no early morning bus on route 5 through Chestfield Road. In the afternoon when commuters come back from London, the last bus from Chestfield going towards Canterbury is at 17.10. So the commuters would drive down Chestfield Road and park in the side streets. Why should residents in roads near the station have to put up with this just because a developer wants to build houses in the wrong place and at a huge profit and with total disregard of

residents in the area. The same problem would arise if the new commuters went to Whitstable Station. It would have to be assumed that if their household has one car, they would get a lift to the station and be picked up again later. In other words more journeys by road. If they have 2 cars (most likely) they would park near the station as mentioned above.

Our medical facilities are already under pressure from developments which are already taking place in the area and this development would make this situation worse.

I understand that the developers have proposed to build a school as part of the plan. It is all very well for a developer to pay for that, but who is going to finance the running of the school. Education budgets are under pressure, there is a teacher shortage. So how is this going to be managed.?

It seems that Canterbury City Council is keen to dump all its housing developments on Whitstable and this has to stop. I understand that developments are struggling to be approved around Canterbury because of drainage problems associated with Stodmarsh Nature Reserve. So to give the impression that the Council can give the go-ahead for new housing to satisfy Government guidelines on housing quotas, it sees Whitstable area as an easy way out.

I hope that the Council takes note of the concern being expressed by residents in this area about the large number of housing developments in and around Whitstable and Chestfield and the problems that will be created if they are given the go-ahead,. Brooklands Farm development must not be given the go-ahead. It will not solve the housing problems in the area as it would not provide the sort of housing i.e. starter and small houses that are needed. Most houses on existing developments are likely to be bought as second homes or for use as air b and b's.

Brooklands Farm development MUST NOT be given the go-ahead.

Kind regards,
Graham Aldridge MCILT MCIHT