

Alexander Gunyon

From: Joe Najman [REDACTED]
Sent: 26 May 2024 14:41
To: Consultations
Subject: Consultation for Canterbury District Local Plan to 2040

Categories: Blue category

You don't often get email from [REDACTED] [Learn why this is important](#)

--Email From External Account--

Dear Sir or Madam,

I wish to strongly object to the W3 and W4 policies for Brooklands Farm in the draft of the Local Plan to 2040 for the reasons below;

Loss of high-quality landscape with stunning rural views of the distant Blean. The 2020 Landscape Character Assessment by CCC recommended reinforcing the open rural setting south of Whitstable and resisting development along the A299 New Thanet Way corridor.

This location is not suitable for large-scale development, as it is likely that most residents would commute to Canterbury, predominantly by car, contributing to traffic congestion in the north Canterbury area.

Increased flood risks on the Swalecliffe Brook. Currently, heavy rain is absorbed by farmland and gradually evaporates or trickles into the Brook. Urban development would require vast storage areas for rainwater run-off, but these could not be situated close to the Brook, which already floods when river levels rise, as seen in February. Existing houses around South Street have been known to flood after heavy rain and no provision will be made for adequate rain water run-off.

Insufficient health facilities for the area, health services and GP. Local residents struggle to secure GP appointments already with over subscribed GPs. Hospital stays in Margate often result in patients being placed in corridors due to a lack of beds.

The local sewage works are unable to handle increasing demand, frequently releasing untreated sewage into the sea and causing serious illnesses for beachgoers. The new outfall under construction will not resolve this issue it will make it worse.

The proposed new junction linking the A299 to Chestfield Rd and South Street would have unacceptable negative impacts on local residents, road safety, noise and pollution in residential areas.

Significant negative impact on biodiversity. Brooklands Farm supports a rich insect life, attracting swallows, house martins, wagtails, numerous bats, and more. The arable fields also support wildlife, such as skylarks. As well as a loss of agricultural land.

The remaining farmland within walking distance of Whitstable is vital for residents' recreation and well-being, as well as preserving the town's natural setting. Therefore, the farmland between the Blean woodland and Whitstable's urban edge should receive statutory protection.

Yours faithfully
Joe Najman