

Alexander Gunyon

From: RE Taylor [REDACTED]
Sent: 25 May 2024 11:13
To: Consultations
Subject: OBJECTION to Policies W3 and W4 (Brooklands Farm)

Categories: Blue category

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Re: Consultation for Canterbury District Local Plan to 2040

Dear Sir/Madam ,

I am writing to register my strong objection to policies W3 and W4 Brooklands Farm.

I strongly object to policies W3 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. This 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. 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. 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.

5. 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.

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. 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.

I live in Whitstable and am a horse rider and sea swimmer. The roads are already insanely busy and almost unusable. Most certainly unusable by horseriders. We have beautiful countryside but will not for long if it is all built on. We will never get it back. I have been made ill swimming in the sea in Whitstable and so have my

children. Planners need to give much more thought to where developments go and not use prime agricultural land and attractive countryside. It is easier for developers and cheaper than repurposing brown field sites but it is profoundly wrong. There also needs to be much more thought about the type of housing needed . Social housing is needed. There should be more thought about incentivising people to move out of properties that are too large for them . There is a lot of unoccupied property. There should also be work done on reducing unoccupied second homes with appropriate incentives and disincentives. Building this development for all the reasons listed above is extremely short sighted and I strongly object.

Yours Faithfully,

Dr Ruth E Taylor

