

Alexander Gunyon

From: Lyn Gadd [REDACTED]
Sent: 28 May 2024 18:03
To: consultations@canterbury.gov.uk.
Subject: Consultation for Canterbury District Local Plan to 2040 - policies W3 and W4 (Brooklands Farm) of the draft Local Plan to 2040

Categories: Blue category

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

--Email From External Account--

We object in the strongest of terms to the proposed development of Brooklands Farm [Policies W3 & W4] for the following reasons:-

We have lived in Chestfield for over [REDACTED] years and it has always been subject to severe flooding, even to the extent of all access roads being impassable on occasion. Indeed the A299 underpass on Radfield Road even requires buses to drive on the pavement to get through the flood sometimes and last winter Kent Fire Brigade had to rescue a driver from their flooded car.

The only positive to our thick clay soil is that the surrounding fields, viz Brooklands Farm, have regularly absorbed a large amount of water and allowed gradual run off. To build on these rich productive farmlands is totally the wrong approach, not only the loss of prime agricultural land but it would make flooding much worse. We have photos of the depth of the flooded Brook behind Long Tye Way showing where we haven't even gained access to the footbridge over it – the footbridge was at least 14" under water.

Any suggestion of an access off the new Thanet Way [A299] would effectively make Chestfield Road a major thoroughfare for all HGV's to all industrial estates – John Wilson, Joseph Wilson, Swalecliffe and Broad Oak Canterbury. No lorry driver would continue to queue at Estuary View slip road if Chestfield had a shorter, apparently quicker option – options which SatNavs would gravitate to.

Chestfield Road would become a major rat run for lorries, day trippers and anyone wanting Tankerton, Swalecliffe, Grimshill and for that matter Canterbury and beyond. There was a 7tonne weight limit from Radfall to Canterbury but that sign is missing and the restriction totally ignored – 40tonne foreign HGV's and supply lorries for B&Q, Magnet etc go through regularly even now. To make access to our only woods via an 'off' at Chestfield is unforgivable - pollution wise for humans and for all our current wildlife alike. The new A299 has already squeezed wildlife out of the area. To allow direct access to Clowes Wood would affect wildlife, produce more pollution and affect humans. The farm supports hares, bats,

skylarks, foxes, water voles and a multitude of birds. We need open spaces for our health and more building in Chestfield will aggravate –

A] The totally overstretched sewage works, hence regular sewerage releases and little likelihood of solution

B] Our ‘tourist town’ won’t have tourists if swimming becomes a health gamble

C] The 2000+ more people will increase the regular restriction on water use in the summer,

D] The fact that Whitstable Medical Practice are at capacity and already struggling to cope – Whitstable Heights, Grasmere Gardens [always known as Grasmere Pastures for reason of flood drainage] and the Long Reach Developments adding hundreds to local numbers even now. The hospitals are also at capacity.

E] The number of commuter cars through the village and the woods will increase, especially at school times – the queues into Tyler Hill daily are proof already.

F] Chestfield Road is not wide enough or safe enough for greatly increased traffic flow. The new estate at Grimshill has already made Molehill Road a rat run adding to vehicle numbers. Some of Chestfield Road has no pavement and Chestfield Roundabout is already a bottleneck. The village can’t take more.

Likewise South Street is way too narrow and Tesco’s roundabout will be a permanent bottle neck.

The whole scheme is totally impracticable, unsafe and to the detriment of all those living in what was meant to be a village in a rural setting not an infill to the Thanet Way corridor.

It also contravenes paragraphs 135c, 168, 173, 180b, 180d and 191b of the Government’s National Planning Policy Framework.

We trust Canterbury City Council to agree with our comments

Lyn & George Gadd

[Redacted signature]

[Redacted signature]

[Redacted signature]