

## Alexander Gunyon

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**From:** [REDACTED]  
**Sent:** 28 May 2024 15:47  
**To:** Consultations  
**Subject:** Consultation for Canterbury District Local Plan to 2040

**Categories:** Blue category

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Dear CCC,

## I strongly object to policies W3 and W4 (Brooklands Farm) of the draft Local Plan to 2040

I believe there will be a loss of high-quality landscape, CCC 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, 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.

Undoubtedly there will be the added risk of flooding downstream on the Swalecliffe Brook, presently heavy rain sits on the farmland before is slowly evaporates or trickles into the Brook. Concerting up the land will exacerbate this and lead to more flooding. 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.

There is already a lack of health facilities or adequate schools for present residents at the moment to import hundreds if not thousands more residents who will be unable to find GP's, Dental services, plus the school places is madness, and to add to the emergency services at Margate would be insane given Margate is already overrun.

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, it may only deal with the present releases.

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.

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

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.

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.

Regards

McCalla

[Redacted signature block]