



CCC Consultations <consultations@canterbury.gov.uk>

Objection to Brooklands Farm development

1 message

9 January 2023 at 10:55

To: "consultations@canterbury.gov.uk" <consultations@canterbury.gov.uk>

Re.... Development at

BROOKLANDS FARM, SOUTH STREET, WHITSTABLE

Dear Sirs

Objection from:

Mrs L East - [REDACTED]

Ms N Manz. - [REDACTED]

We would like to put forward the following points we have prepared in discussions with others, regarding our firm OBJECTION to the above development.

1. Loss of best and most versatile agricultural land

The land is currently farmed for cereal crops and is therefore likely that it is Grade 3a rather than 3b. Grade 3a is best and most versatile agricultural land and its development for housing would be contrary to policy EMP 12 of the current local plan and policy DS12 of the draft local plan.

In addition, the National Planning Policy Framework requires that local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality, and if agricultural land is to be proposed for development the economic and other benefits of that land should be taken into account.

The housing evidence base which supports the draft local plan does not address this requirement.

2. Development outside urban area

The land at Brooklands Farm is outside the settlement boundary of Whitstable and it has not been adequately demonstrated that its development is necessary to meet local needs.

3. Landscape Impact

The Canterbury Landscape Character and Biodiversity Appraisal dated as recently as October 2020 designates the site as being within LCA 10 Chestfield Wooded farmland. This is an area of high biodiversity value with rare butterflies and breeding birds. As such its ecological, biodiversity and landscape value would be adversely impacted by a development of this scale.

Furthermore it notes the:- 'Strong rural character pervades despite proximity to the urban area and route of the A299. A crisp well-defined urban edge abuts well managed agricultural land providing a rural farmed setting to the adjacent coastal settlements.' All of this would be lost by the proposals.

Limited consideration is given to these impacts within the evidence base.

4. Flood risk

The evidence base states that the site is within Flood Zones 2 and 3. This is incorrect the site is within Flood Zone 3. There is therefore a high probability of flooding which will be exacerbated by climate change.

5. In conclusion

In conclusion this site is likely to result in the loss of best and most versatile agricultural land, have a negative encroaching suburbanising impact on the countryside and adverse impacts on ecology, biodiversity and landscape. As such it should not be included in the draft local plan as a strategic site for a development of the scale proposed.

Yours faithfully

Mrs L East

Ms N Manz

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I will also forward a signed hard copy of this document to the Council