



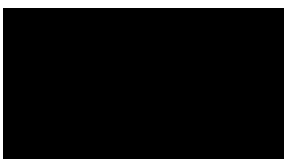
CCC Consultations <consultations@canterbury.gov.uk>

Brooklands Farm Development

1 message

Lyn Gadd [REDACTED]
To: consultations@canterbury.gov.uk

14 January 2023 at 13:38

14th January 2023

Policy W5 Land at Brooklands Farm –concept masterplan

Dear Sirs/Madams

We wish to make strong objections and observations on the above proposal.

1. On P90 of the plan Policy DS20 section [v] states Proposals for development that would increase the risk of flooding on or off the development site, or would compromise the performance of flood defences will be refused. The Brook behind Long Tye and Shepherds Walk, Chestfield floods regularly with many houses having Flood warnings and half their back gardens disappearing under water. That Brook collects water from all the adjoining farm land and barely copes now – to build houses and infrastructure will cause massive flooding. Proof of the problem is that Chestfield Cricket Club has had to resubmit plans for an extension to their clubhouse to move it to the side away from the Brook due to regular flooding on their original site plan.

The fall of the Brooklands fields currently brings excess water to the Brook. Grasmere Pastures is flat – and already afloat with the development there – Brooklands + lots of buildings will totally fit the P90 [v] reason for refusal.

2. To suggest another access from the A299 into the Chestfield village area, albeit stating it is primarily for just the new estate is ludicrous. It will make Chestfield Road a main road for all industrial traffic heading for the industrial estates at John & Joseph Wilson sites. Satnavs will send lorries by that route rather than the existing 'Long Reach' slip road. In addition day trippers for Tankerton, Swalecliffe, Hampton – 'the seaside' will also use this 'off road'. There will be no way of discriminating who uses the road and Chestfield is already coping with large lorries daily ignoring the 7tonne weight limits to cut through to Canterbury via Radfall so Tyler Hill and St Stephens area of Canterbury will be affected as well.

3. To put in a new road from the Thanet Way with its prescribed exit into South Street will not work. South Street is way too narrow, already a 'rat run' to Canterbury and will cause even more congestion at Tesco's roundabout.

4. All the suggested house building will need tankers to remove sewerage – as at Greenhill's new estate and Grasmere Pastures estate – the current sewerage farm is already not coping. With 3 large estates and all the houses involved the number of sewerage tankers on the old A2990 will obviously increase congestion – and where is all this sewerage to be taken to??!

5. The plan suggests 'opportunities to improve cycling/walking access and safety' from [119 Chestfield Road](#) to past the end of the houses and on towards Canterbury. It has not been noted that nos 141 and 143 Chestfield Road abut the road now so pedestrians are obliged to cross over at this point. Short of knocking these houses down no change can be made and to remove cherry trees and grass verges to replace with tarmac for small sections is pointless.

We hope these points will be noted and accepted as valid objections.

Regards

Lyn & George Gadd

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