



Re: CANTERBURY AREA DRAFT LOCAL PLAN 2020-2045 (Policy W3 - W8 in particular)

1 message

MARY ANNE SMITH SELLEN 

16 January 2023 at 15:22

To: consultations@canterbury.gov.uk

Dear Policy and Strategy Team,

I was brought up in Whitstable and lived there until I was 26. Having read the relevant parts of the Draft Local Plan, I want to register very strongly my objection to the proposed developments planned for Whitstable, particularly those at Brooklands Farm and Bodkin Farm, for the following reasons:

1: In 1999 I applied for planning permission to build one small bungalow at Pean Hill, Whitstable on a plot of land I then owned. Canterbury Council refused this on the grounds that (and I quote) they considered it *'not appropriate in location and appearance to its surroundings and would not preserve or enhance the character and amenity of the locality'* and also stated that:

'The proposed development would result in intensification of undesirable sporadic development in the countryside and would be detrimental to the rural character of the locality'.

I also remember being told by someone at the time that only the one-for-one replacement of dwellings was permitted in the Pean Hill area, because the drainage system there was at capacity. And yet, a mere 24 years later you are proposing to build 1300 new homes only 3 miles away from Pean Hill at Brooklands Farm (and nearly 300 about 4 miles away at Bodkin Farm). To use your own wording, I object to both these developments on the grounds that THEY are *'not appropriate in location and appearance to its surroundings and would not preserve or enhance the character and amenity of the locality'* and that *'the proposed developments would result in intensification of undesirable sporadic development in the countryside and would be detrimental to the rural character of the locality'*.

2: Whitstable is already notorious for sewage pollution, a problem that has continued for decades. How will the addition of 1600 solve this when no workable solution has ever been found before?

3: Traffic has also been a decades-long problem in Whitstable. On paper, a Park and Ride Scheme sounds like a good idea. In reality it isn't, when to provide one you are having to *'Pave paradise to put up a parking lot'* (Joni Mitchell had so much foresight in 1970). Also many people really don't like using Park and Ride. If they wanted to use public transport, they would take a bus or train all the way to their destination. One example of this is Sturry Road Park and Ride in Canterbury, which has had to close through lack of use.

4: The destruction of centuries-old countryside and farmland will have a devastating affect on local biodiversity, no matter how many 'green wedges' you say you will provide. These 'wedges' will be surrounded by new developments so in all likelihood they will end up as targets for vandalism and anti-social behaviour.

5: The Brooklands Farm area is steeped in history. According to Kent County Council's 'Exploring Kent's Past' webpage, a Roman Building was found and excavated near Brooklands Farm in 1962. It is also the site of the (now) oldest railway bridge in the world. Any new development here will put all this at risk of being lost forever. To quote Joni Mitchell again *'Don't it always seem to go, you don't know what you've lost till it's gone'*.

I therefore request you to register my strong objections to these developments on all the grounds stated.

Mary Anne Sellen

