



CCC Consultations &lt;consultations@canterbury.gov.uk&gt;

## Objection to Canterbury District Draft Local Plan to 2045. Objection to Brooklands Farm Development & South Whitstable Developments.

1 message

Beryl Saunders [REDACTED]

16 January 2023 at 21:22

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

Dear sirs,

Re Draft Local Plan for Whitstable and Herne Bay.

I write to oppose the Draft Local Plan to 2045 for Whitstable & Herne Bay proposed by Canterbury Council. My opposition is non limited to, but specifically applies to policies W4 & W5.

Sadly due to both physical & cognitive impairment and only very recently becoming aware of this plan I have been unable to look at it fully. However I wish to raise my objections to the two section I have been able to look at more fully which I started above.

Having recently returned to live in the area after 30 years away(due to health issues of my own & those of my mother), I am acutely aware of how much development & loss of green landscape has occurred during that time period and the consequences across the board of this & in particular to local residents. The considerable increase in traffic, noise & light pollution in the area from development over that time is very apparent meaning sadly the open spaces, great views, privacy and peace & quiet once enjoyed living here is greatly reduced or non existent. A very similar time scale to that of the draft plan. Although I do appreciate the need for additional housing It is apparent to me that the underlying infrastructure, particularly in relation to health, social care, education, traffic, transport, ecology & utility provision is sadly lacking, with little or no provision to improve this before increasing the population drastically with the new developments planned. In addition the permanent loss of vast areas of green landscape & agricultural land across the area, at a time when the importance of having & maintaining these has been highlighted by the recent global Covid pandemic. This seems to be negligent & makes me fear absolutely no lessons have been learned by those we elect and trust to govern our country, both nationally & locally, nor is the bigger picture being considered.

In relation to Policies W4, encompassing W5, W6 & W7 I oppose the draft local plan for the following reasons:

1. The proposed development of Brookland Farm alone will hugely increase noise, traffic, delays and disturbances for local residents and those travelling into Canterbury, both during development and long term on completion.
2. The proposed Brookland Farm development of such a huge site of 1300 hundred residential properties & further business/industrial properties will create a large suburban sprawl totally out of character with the surrounding area.
3. Proposed developments during construction & on completion would feed thousands of additional vehicles(hundreds of which would be heavy goods/construction vehicles) & journeys onto roads daily that are already struggling with the volume of traffic.
4. Access arrangements are unlikely to operate safely & reliably over the many future decades required. This inevitable failure could lead to hazardous "rat-running" along unsuitable surrounding roads and/or catastrophic health and safety events & insufficient access for emergency vehicles.
5. Current road surfaces are unable to sustain the volumes of traffic experienced now & already cause damage to vehicles using them.

6. Increased risks of flooding & water drainage problems which is already a considerable problem in the area with much of it consisting of London Clay. Historical incidents of existing waterways breaching their banks & flooding surrounding areas & properties particularly at times of heavy rainfall. Government policy as set out in Sections 100–103 of the Government's National Planning Policy Framework is to avoid development of areas at risk of flooding including any development which could increase the risk of flooding to surrounding areas. In my lifetime I have seen a rowing boat crossing flood water on the higher elevated area of the proposed Brookland Farm development by Rayham Road & Lismore Road junction.
7. Increased demand for water on a system already struggling to provide the current population. An example of this being the local hosepipe ban during the summer of 2022.
8. Increase in levels of sewage. This is already an issue in the area with the current structures in place unable to cope with the current volume.
9. Increase of raw sewage being pumped into the sea locally. The frequency of this occurring is already a major issue due to failing infrastructure & would only increase with further increase in waste volume. In addition to the health & environmental impact, this could seriously affect the towns tourism. People will not visit the area to swim or to eat the oysters & other fish delicacies from contaminated waters. The latter is something the town is globally famous for & it's tourism industry is largely based on.
10. Health & social care provisions are insufficient for the current population. Lengthy waits for even routine healthcare appointments are now the norm, due in part to insufficient GP & hospital facilities in the area. KCC already contributes below the national average for residential care placements for the elderly, physically & mentally disabled in the area. A personal example of the health component from before the 'current healthcare crisis' occurred in 2019, my 87 year old mother who suffers dementia lay on the floor, following a fall, for 7 hours during daylight on Boxing Day before an ambulance was able to attend. This lengthy period of time directly resulted in a permanent decline in her health. Another time a year earlier after 13hours waiting in considerable pain for a GP out of hours home visit(weekend), at 1am we received a call from the Dr to inform he would not attend & if reason for the call was still a problem to call an ambulance, which we then did waiting a further 3 hours before being taken to hospital. This was before the pandemic. I have dozens of examples of similar failures across the health & social care system I could quote from first hand experience & those of neighbours & friends. Obviously this situation is catastrophically worse now & changing the goal posts(eg ambulance attendance to patients experiencing heart attacks being changed from category 1 priority to category 2) is not a solution. Vastly increasing the local population will only exacerbate this unacceptable situation further.

I could continue at length & with multiple other objections on this & no doubt other proposals if I had time.

Yours faithfully,

Mrs M Saunders

