

Tom Hawkes

From: Andy Bray [REDACTED]
Sent: 02 October 2025 16:15
To: Consultations
Subject: Fwd: Local Plan objection

You don't often get email from [REDACTED] [Learn why this is important](#)

--Email From External Account--

Andrew Bray

[REDACTED]

[REDACTED]

Consultations Team

Canterbury City Council

14 Rose Lane

Canterbury

CT1 2UR

Subject: OBJECTION to the Draft Local Plan (Focused Consultation) for the inclusion of Brooklands Farm

Dear Sir/Madam,

I am writing to formally object to the inclusion of Brooklands Farm in the Draft Local Plan, specifically the proposed site allocation for up to 1,350 homes (and the separate, corresponding outline planning application reference CA/25/00779).

I am a resident of South Tankerton and believe the proposed development will have a severe and irreversible negative impact on the local community, environment, and infrastructure.

My key grounds for objection, based on material planning considerations, are detailed below:

1. Inadequate and unsustainable infrastructure

The existing infrastructure is already under immense strain and cannot cope with the significant population increase this development would cause.

Health services: Local GP surgeries, dentists, and hospitals are already overstretched. The addition of thousands of new residents will exacerbate patient waiting times and reduce the quality of care.

Roads and traffic: Our local roads are already congested, particularly at peak times. The development will generate a substantial increase in traffic, negatively impacting road safety and creating gridlock. The council's previous traffic modelling has been described as inadequate.

Water and sewage: The Swalecliffe sewage works already struggles with existing capacity, leading to sewage discharges onto local beaches. The addition of over 1,300 homes would overwhelm the system and worsen the pollution of our coastline.

2. Severe environmental and ecological damage

The development would cause irreparable harm to the local environment and its protected areas.

Loss of agricultural land: The site is a large area of good-quality agricultural land, and its loss is unacceptable for both food security and preserving the rural character of the area.

Wildlife and biodiversity:

Brooklands Farm

and its surrounding area contain irreplaceable habitats for local wildlife. The destruction of ancient hedgerows and the Swalecliffe Brook will harm numerous species, including sparrow hawks, bats, and dormice.

Flooding risk: The green fields at

Brooklands Farm

currently act as natural flood defenses, absorbing rainwater. Building on this land, which consists of London clay and has existing flood issues, would increase the risk of flooding for both new and existing residents.

3. Loss of area character and protected landscape

The scale of this development is wholly inappropriate for the location and contradicts the very character of the area.

Visual impact: The proposed high-density housing is not in keeping with the rural setting. It will cause the permanent destruction of the valley's rural nature, eroding the visual gap between Whitstable and The Blean.

Area of High Landscape Value (AHLV): The development directly affects an AHLV that has been protected for over 25 years. This status was designed to prevent the very kind of encroachment this proposal represents.

4. Lack of Sustainability

The National Planning Policy Framework (NPPF) requires developments to be sustainable. A project of this size, placed on a site with such significant infrastructure challenges and environmental conflicts, is not sustainable. The council should not be prioritising house-building at any cost, particularly when it comes at such a high environmental and community price.

I urge the council to remove Brooklands Farm from the Draft Local Plan and to reject the separate outline planning application. A responsible approach to future planning must consider the long-term impact on the community, environment, and existing services.

Kind regards

Andrew Bray