

**From:** Nick Hutchings [REDACTED]  
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**Subject:** Fwd: Objection

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**Subject: Objection to altered local plan.  
CA/25/00779**

Nicholas Hutchings

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Planning Department  
Canterbury City Council  
CT1 2UR

Subject: Objection to Planning  
Application CA/25/00779 – Proposed  
Housing Development on Brooklands  
Farm

Dear Planning Officer,

I strongly object to Planning Application CA/25/00779 concerning the proposed housing development on Brooklands Farm and additional sites N20, N21, N23 & N24.

While I understand the general need for new housing, this development raises a number of serious concerns that I believe are in direct conflict with several key policies in the Local Plan, including Policies N20, N21, N23, and N24.

#### **Conflict with Local Plan Policies**

- **Policy N20 – Protection of Landscape and Countryside Character**  
Brooklands Farm is a valued greenfield site that contributes significantly to the area's rural landscape. The proposed development would cause a substantial loss of countryside character, in direct contradiction to the aims of Policy N20.
- **Policy N21 – Biodiversity and Wildlife Habitats**  
The site supports a range of wildlife and serves as an important habitat corridor. Its development would lead to habitat destruction and biodiversity loss, contrary to Policy N21.
- **Policy N23 – Flood Risk and Drainage**  
Currently, Brooklands Farm acts as a natural floodplain, absorbing excess rainwater. The introduction of impermeable surfaces would increase the risk of surface water flooding in

surrounding areas, conflicting with Policy N23.

- **Policy N24 – Infrastructure and Sustainable Development**

The local area lacks the infrastructure needed to support this scale of development, including public transport, sewage capacity, and healthcare services. This directly breaches the objectives of Policy N24.

## **Additional Grounds for Objection**

### **1. Traffic Congestion and Road Safety**

The local road network is already under pressure. Additional housing would significantly increase traffic, creating congestion and elevating the risk of road accidents.

### **2. Lack of Public Transport**

There are insufficient public transport links in the area to accommodate the increase in residents, leading to greater reliance on private cars and worsening traffic and emissions.

### **3. Strain on Healthcare and Dental Services**

GP and dental services are already at capacity. A significant population

increase will place further strain on these vital resources.

#### 4. Water Supply and Sewage Infrastructure

There are known concerns with water supply and sewage capacity in the area. Further development risks exacerbating existing issues and creating environmental and health hazards.

#### 5. Increased Flood Risk

Greenfield sites like Brooklands Farm help manage rainwater naturally. Replacing them with hard surfaces will reduce drainage and increase flood risks.

#### 6. Noise and Disruption from Construction

Construction will bring extended periods of noise, dust, and disruption, affecting residents' quality of life over several years.

#### 7. Loss of Green Space

Brooklands Farm provides essential green space for both wildlife and the local community. Its loss would be a permanent blow to local biodiversity and wellbeing.

## **Conc lusio n**

This proposal is unsustainable, environmentally damaging, and incompatible with the character and capacity of the area. It also appears to breach several key Local Plan policies, including N20, N21, N23, and N24.

I therefore urge the council to refuse Planning Application CA/25/00779 and really consider the impact of allowing such radical changes as this draft local plan and latest additional policies are suggesting. The effect of building on farmland will be felt for generations to come, please protect our children and grandchildren from this irreversible change.

Thank you for your consideration.

Yours faithfully,  
Nicholas Hutchings