

Tom Hawkes

From: [REDACTED]
Sent: 22 October 2025 12:27
To: Consultations
Subject: Re: Response to Local Plan consultation from the SaveBrooklands group

--Email From External Account--

Further to your email, my details are Alison Tappenden and I live at [REDACTED]
[REDACTED]

This document is on behalf of the group 'Save Brooklands Farmland' and sent via my email account. It is not my personal objection, which you will find has been sent from the same email address but has totally different content.

Please get back to me if you are unable to deal with receiving two separate documents from the same email address, thank you.

Alison Tappenden

On Wed, 22 Oct 2025, 10:48 Consultations, <Consultations@canterbury.gov.uk> wrote:

Thank you for your response to the draft Local Plan: Focused consultation 2025.
Unfortunately, we are unable process your rep as your response is not signed off with your first and last name.

We need this sign off to ensure we are not duplicating responses from consultees and to ensure each person has a single response to the consultation.

Could I ask that you resend your consultation response signed off with your first and last name so we can ensure that your response is included as part of the consultation.

Kind Regards,
Consultations Team
Canterbury City Council

From: [REDACTED]
Sent: 20 October 2025 20:37
To: Consultations <Consultations@canterbury.gov.uk>
Subject: Response to Local Plan consultation from the SaveBrooklands group

--Email From External Account--

Response to Local Plan consultation from the SaveBrooklands group

Summary

We object to CCC's Policies N20, N23, W4 and W6 for the reasons set out below.

Overall Local Plan strategy for Whitstable

CCC's draft Local Plan 2025 proposes 2,106 new homes to be built in Whitstable. This is more than proposed in last year's draft Local Plan 2040, which received approximately 2000 objections in CCC's public consultation. The majority of residents' concerns were about lack of infrastructure, adverse impact on public services, highway safety and loss of our much-loved Area of High Landscape Value.

Can CCC please demonstrate to Whitstable residents how it has fulfilled its legal requirement under Regulation 18 to "take into account any representations made to them", and how it has decided that residents' concerns are so unfounded that addition housing can be added without unacceptable consequences. This information is unaccountably missing from the available Consultation documentation.

Notes in the Site Assessments show that CCC are depending on a new A299 junction being constructed at Radfall to remove a safety hazard on the A299 and to relieve congestion on the on the A2990 Old Thanet Way between the A299 off-slip and Borstal Hill roundabout. The new junction is to be built by the developers at Brooklands Farm. This appears to be a high-risk strategy, because the developer may not build the new junction, in which case the safety hazard and severe congestion will become greatly worsened by the developments in this Plan. This would suggest that CCC's draft Local Plan is potentially unsound (in the sense it is used in Regulation 19 consultation).

Site N20 – land east of Chestfield Road

This site is not within walking distance of a primary school, and many people would not consider it within walking distance of the local supermarket or

railway station. Therefore, it would be a car-dependent development, and could not be considered to be in a sustainable location.

This may change if shops and a primary school are built at Brooklands Farm, but it is by no means certain that this would happen. People buying a house here would probably drive to work in Canterbury, like so many others in the Chestfield area.

It should be noted too, that the single site access could be isolated after heavy rainfall. Chestfield Road is known to flood both north and south of the site access.

We note that the impact of this site has not been assessed in any traffic modelling, the last published modelling dating to 2022 is out of date.

We therefore object to site N20 on grounds of being an unsustainable car-dependent development.

Site N23: Land to the south west of Joseph Wilson Industrial Estate

We object to Policy N23 because is in an Area of High Landscape Value. The site could be seen from South Street and the Crab & Winkle path. The Industrial Estate have not screened their existing development, so it is unlikely they could be relied-on to screen the proposed development.

New comments on Site W4 Brooklands Farm

CCC needs to consider new information learned in the recent planning applications for Brooklands Farm and Bodkin Farm, and review whether development of these sites is achievable without causing unacceptable consequences and risks.

Documents submitted for the Brooklands Planning application show the severity of congestion between the A299 and Borstal Hill roundabout, and the hazard this causes with risk of high-speed collisions with queuing traffic on the A299. The proposed development at Brooklands Farm would increase the

chances of these collisions occurring, at least prior to any new junction being built at Radfall Hill.

It has also recently become apparent that the new A299 junction would encourage developers to submit planning applications for further development along the A299 corridor to exploit the improved accessibility provided by the new junction. These developments would be hard to stop under current planning regulations. Being a consequence of the draft Local Plan, the potential outcomes and risks need to be evaluated.

CCC say they need to build in Whitstable “to deliver infrastructure”, but local people regard the consequences would be too damaging. It would be better for Whitstable to have no site W4 and no new A299 junction and no extension of the Crab & Winkle cycle route.

The recent Brooklands planning application has highlighted that the Brooklands proposals would be incapable of providing any improvement in Biodiversity. Sixty-six species of birds have been recorded on Brooklands Farm, and the wildlife found there includes protected species such as hazel dormice, bats, slow-worms and skylarks. The proposals would badly affect the existing Ancient Woodland and Local Wildlife Sites at Convicts Wood and Longtye Wood, as well as the Blean Woodland (including West Blean & Thornden Wood SSSI). It appears that these issues have not been taken account of in CCC’s decision-making process.

We object to Policy W4 Brooklands Farm because of potential increased highway safety risks, impact on protected species, potential impact on the nearby West Blean & Thornden Wood SSSI and for reasons of unsustainability.

New information on site W6 Bodkin Farm

Documents submitted for the Bodkin Planning application showed that the pavement of Herne Bay Road under the railway bridge is too narrow for use by large numbers of secondary school pupils at the same time as young children walking to Swalecliffe Primary School. There is insufficient room to widen the pavement, which also provides access to the station platforms. Consequently, it is likely that many pupils would use this pavement for going to school.

British Transport Police have expressed concern about large groups of pupils using this unstaffed station and waiting a long time for trains.

It follows from the above that site W6 would not be a suitable location for a large secondary school. It would therefore not be a suitable location for housing, because it lies in a Green Gap.

Other information learned from the current planning application includes the presence of protected species at Bodkin Farm, including dormice, bats, skylarks, common lizards and slow-worms. These would not survive the

urbanisation of this site.

We object to Site W6 for reasons of road safety, impact on protected species and unsustainability.

Climate change

Where is CCC's assessment of what is required to address the impacts of climate change? We learned from Sky News (15 th Oct 2025) that the Government has been advised it needs to prepare for at least 2 degrees centigrade of warming (above pre-industrial levels) in just 20 years, a faster rate than had been previously expected. What would the effect be on the flooding of the Swalecliffe Brook and consequences for the Brooklands Farm plans?

Planning for new housing estates requires assessing the impacts of flooding over the expected lifetime of the housing – 100 years or more. Has CCC considered how the existing flash-flooding of the Swalecliffe Brook (and tributaries) would impact Chestfield and the flood-plain at Brooklands Farm under the new accelerated rate of climate change? Where is the evidence? Without this, the draft Local Plan would be “unsound”.

For these reasons, we formally ask the council to reconsider these allocations and find the relevant sections of the Draft Local Plan unsound. We request that these concerns are taken into consideration during the decision-making process



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