



Outlook

Brooklands Farm Development CA 25 00779 Objection

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To Consultations <Consultations@canterbury.gov.uk>

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Hello,

I write to you as the Planning Inspector, with my strong objection to the proposed development plan for Brooklands Farm as described in the Local Development Plan 2026.

My objection to the plan has many facets; in the National Planning Policy Framework (NPPF) "Regulation 19" focuses on whether the Plan is "sound" and legally compliant. Overall, in my opinion, the present facilities are not coping with the existing population which makes the proposed development unsound and I query whether the Brooklands Farm development is legally compliant.

Policies **W3 (Whitstable Urban Area)**, **W4 (Brooklands Farm)** and **W7 (Bodkin Farm)** do not comply with NPPF **Paragraph 32**, which states that all policies should be underpinned by **relevant and up to-date evidence**. CCC's draft Local Plan is, in fact, lacking key evidence in several areas. One of the most serious aspects of these proposals is the planned new road junction between the A299 and Chestfield Road / Radfall Road.

The proposed development would be linked to the A299 New Thanet Way via a new road junction between the A299 and Chestfield/Radfall Road. The new junction would cause a huge increase in traffic on local residential roads, such as Radfall Road; this, I believe, is still classed as a C road, never constructed to be a busy through route to Canterbury from Whitstable. The potholed road is not fit for purpose for the existing use. It seems very unlikely the new junction would be built before the first several hundred houses had been sold, so initially there would probably be extra traffic from the new houses without any significant extra road infrastructure.

The junction would also make it easier for developers to build on the remaining farmland along the A299 corridor. Or, cynically, is that the plan?

Policy **W4 Brooklands Farm** does not really comply with **NPPF Policy 110** which states *Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport mode*

Road safety and traffic congestion will be a major concern, especially in conjunction with the impacts of other housing developments at Bodkin Farm, Greenhill, "Grasmere Gardens", "Whitstable Heights", Church Lane (Seasalter) and the new homes between Tyler Hill and Blean which will add traffic to Whitstable's roundabouts at Long Reach, Clapham Hill and Radfall Hill. This surely negates the reason for the original building of the New Thanet Way, built to aid the congestion through the areas, to take traffic away from the unsuitable routes, still extant, in the area.

As I have already stated, present facilities are not coping with the existing population. It remains unproven therefore whether the proposed development is even deliverable without causing traffic congestion that would be unsolvable unless unrealistic amounts of money are spent.

When it rains, Radfall Road floods and has done in the same area, in the environs of South Street junction with Radfall Road since before the New Thanet Way was built. This is field run off, collected now due to a dip in the road, excavated to allow the bridge to be built for the New Thanet Way. There will be an increase risk of flash flooding from rainwater running off all the new roads, rooves and other hard surfaces of the new development. Swalecliffe Brook floods at South Street. It cannot easily discharge into the sea at High Tide. The developers would need to take account of increased rainfall from global warming, and we may be sure that there will be occasions when rainfall will exceed their calculations.

Other aspects of water were illustrated last year with South East water being unable to sustain a continuous supply of water to the existing homes in the environs. Water supply has, in my experience of living on Radfall Road, always been fragile. Last year proved to me that the infrastructure of the supply was not fit for purpose for existing consumers and to add to the demand would be catastrophic: 'Water Aid' for Radfall Road?

The draft Local Plan does not comply with **NPPF paragraph 20**, which states that *Strategic policies should set out an overall strategy ... and make sufficient provision for infrastructure for ... **water supply**....*

Southeast Water told Canterbury City Council Scrutiny Committee on 4th March 2026 that it would struggle to provide water for the increased number of new homes in the draft Canterbury Local Plan. See *KentOnLine* 14th March: <https://www.kentonline.co.uk/canterbury/news/now-water-firm-warns-it-will-struggle-to-supply-new-homes-in-337698/>

Policy R24 of the draft Local Plan proposes to build a new reservoir at Broad Oak in order to try to provide water for as much as possible of the proposed growth. However, the new reservoir would use polluted water pumped from the rivers Great Stour and Little Stour. Southeast Water have declined to answer questions about how they propose to remove chemical pollutants (in particular hazardous PFAS chemicals) from the river water to make it safe to drink.

Southeast Water told a meeting of Canterbury Society on 22nd January 2026 that *they do not have money to actually build the reservoir!!* Making me doubt whether the reservoir is actually deliverable. It has been on the horizon and planned since before I moved to the area in the mid-eighties, nothing has

materialised or been achieved

Undoubtedly there will be an impact on over-stretched social services, health facilities etc. Neither the KCC Social Services nor the private Care Companies are able to cope with present day demand for help in this area. As a disabled person with co-morbidities, I am sceptical of new resources being available in time to cope with the influx of this new population. The present GP services are already stretched as are the NHS services provided by East Kent Hospital University Foundation Trust and Kent Community Healthcare Foundation Trust. These providers are financially constricted in growth, future increased funding is unlikely, provision is unlikely to increase.

The draft Local Plan does not comply with **NPPF Policy 39** which requires Local planning authorities to work “to secure developments that will improve the **social....conditions** of the area.” The high level of Government-imposed housing targets for East Kent do not provide any new hospitals or significant increase in hospital capacity in this area. In this respect, social conditions are worsening. As you are aware, a Critical Incident was declared at the QEQM Hospital in Margate in January 2026 due to the high demand, and from April the East Kent Hospitals Trust is placed on an Intensive Recovery Programme to attempt to tackle the ongoing challenges.

Living on Radfall Road, since the mid-eighties, I have accumulated a substantial knowledge of the area.

The draft Local Plan (and in particular **W4 Brooklands**) fail to comply with **NPPF Policy 39** which requires Local planning to “to secure developments that will improve the **environmental....conditions** of the area.” Policy **W4 Brooklands Farm** does not really comply with **NPPF Policy 110** which states *Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport mode*

Our property has no mains drainage.

We are all electric.

There is no mains gas.

In 2024 we were subjected to 13 power cuts.

When we experience a power cut, we have no water as the reservoir is on the same phase of electricity.

Internet use is poor.

Mobile phone use is hit and miss.

Smart meters do not function.

Resources are already stretched in this area; further development and increased population demands on these limited resources are detrimental to everyone who is now and will be living in the area.

To me, this development raises serious concerns: the supply of clean and drinkable water and the disposal of sewage as well as nature's flood water; the lack of adequate infrastructure for traffic; the inadequate over stretched health services; the failing supply of public power utilities.

Please, acknowledge and understand my objections to the development of Brooklands Farm.

Yours faithfully,

Cate Jackson



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