
Draft Local Plan Consultation

From Philip Notley [REDACTED]
Date Wed 5/13/2026 11:05 AM
To Consultations <Consultations@canterbury.gov.uk>

--Email From External Account--

Dear Planning Inspector,

I would to raise some concerns with the Draft Local Plan specifically related to Policy W4 Brooklands Farm.

1. Traffic modelling.

Policy W4 requires the developers to construct a new intersection between the A299 and Chestfield Road.

This will increase the traffic along the Chestfield Road which is a residential road and cause congestion at the intersection with the A2990. With the proposed new schools and housing this will increase the pedestrian and vehicle traffic at the pedestrian crossings.

I believe this has not been modelled so the impact to the local area has not been fully assessed.

2. Decision making.

There has not been evidence shown by the council why Policy W4 has been included in the draft plan.

Brooklands Farm is a viable farm that has cattle pastures and wheatfields which are currently productive.

The landscape of Brooklands Farm combines ancient woodland, traditional hedgerows and a brook which are enjoyed from two public footpaths that cross the farm.

Taking away valuable farmland and green space from this area would severely reduce the quality of the area.

This part of North Kent has a number of developments being constructed or already in the pipeline resulting in the urbanisation of this area.

So why has the council included Brooklands Farm a productive farm in the draft local plan ? I have yet to see the rational for this decision.

3. Infrastructure

The construction of 1,400 new homes on Policy W4 will contribute to the pressure on the water supply in the area. Last year parts of Whitstable were without water for a number of days.

Southeast Water reported that this was due to high demand.

This is without the proposed developments included in the draft local plan.

Southeast Water have reported to the Council earlier this year that it would struggle to supply the new homes in the draft local plan.

The construction of the Broad Oak reservoir would help to alleviate this issue.

Can Southeast water confirm that this facility will be constructed and when it will be operational.

The increase in sewage will increase the pollution of the local beaches.

The Southern Water Swalecliffe Treatment Plant has insufficient storage capacity resulting in many sewage releases during heavy rainfall.

Has Southern Water demonstrated that they are acting quickly to resolve this problem and have robust plans in place to cope with the additional demands that will be placed on the Swalecliffe Treatment Plant.

Thank you for taking time to read my concerns.

Kind regards

John Philip Notley

