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Dear Sir / Madam ,

As a resident of Chestfield I would like to make comment on Policy W4 Brooklands Farm. My understanding is that any proposals in the plan must be both sound and legally compliant .

Whilst I have numerous issues with the plan , I should like to focus on just a few.

Firstly , proposals to construct a new intersection between the A299 New Thanet Way and Chestfield Road at Radfall hill .

This construction is to be delivered under the plan before fifty per cent of houses on the new development are occupied . This junction has been proposed to reduce local congestion , but the reality is the developers will cite lack of funds and consequently not complete more than half of the 1400 homes proposed, yet another example of developers not delivering mitigating works in the area . In addition, the New Thanet Way itself may face closure due to a £64 million funding bid being declined. All this presents a real risk that Policy W4 Brooklands Farm will only be half delivered .

The current local plan excludes Policy C12 that was in the draft local plan of 2024, an alternative site with a scope for 2000 new homes . This site is potentially a highly sustainable site with excellent transport links , located close to the districts largest employment site , and even boasts a cycle route to the city centre !

Secondly , water and sewage .

Southeast water have openly announced this year that they will struggle to provide enough water for the increased number of homes in the draft local plan.

Policy R24 proposes a new reservoir at Broad Oak to supply as much water as possible for the expected growth , but would have to use potentially polluted water. At no point have details been shared as to how the chemical pollutants likely to be present would be removed. Southeast water have also communicated that they actually do not even have the money to build the reservoir !

All proposed developments in Whitstable will undoubtedly increase the volume of sewage effluent at local beaches, and the expected increase in volume will not be able to be met by current treatment capacity plans.

Finally , but not least , the environmental impact these developments will have.

The draft local plan , outlines the removal of areas of open countryside , and replaces it with semi urban parks . These will result in a significant loss of natural beauty and biodiversity .

The landscape at Brooklands Farm is made up of traditional hedges , grass margins to open arable fields , cattle pasture , and importantly an adjacency to ancient woodland .In short a unique and special landscape /ecosystem.

None of the proposals in the local plan , deliver the protection that these features should enjoy , and are at odds with the policy's that are there to protect them.

I sincerely hope that these points along with many others put forward by the local population , are fully considered , and the correct conclusions drawn. Not only to protect but even improve the environment and conditions in which we currently have the good fortune to enjoy.

Yours Sincerely,
Mr Rick Jordan

A solid black rectangular box used to redact the signature of Mr Rick Jordan.