

From: howe ann [REDACTED]
Sent: 18 May 2026 17:35
To: Consultations
Subject: Objection to Canterbury District Local Plan (Regulation 19) #. 25/00779

--Email From External Account--

Dear Planning Inspector

I wish to formally OBJECT STRONGLY to the Canterbury District Local Plan (Regulation 19) on its soundness and legal compliance.

My reasons are as followed:

1. **Demand on Water Supply/ Sewage effluent**
 - a. **Water Supply**

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.

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.

It should be noted also that Southeast Water told a meeting of Canterbury Society on 22nd January 2026 that they do not have money to actually build the reservoir.

There is therefore some doubt whether the reservoir is deliverable.

- b. **Sewage effluent on beaches, in bathing waters, in seafood**

All development proposals for Whitstable would inevitably increase sewage effluent pollution on local beaches, in bathing waters and in local seafood. Although Southern Water may be working to increase treatment capacity at Swalecliffe Wastewater Treatment Works, the overall volume of effluent deposited in the local environment (including the marine SSSI) is likely to increase. Treated effluent may have E Coli and similar biological hazards removed, but it still contains other waste products and probably hazardous chemicals that will be washed back into the shore area by incoming tides and onshore winds. In this respect, social conditions would also be worsening, and the likely impacts have not been properly investigated or evaluated.

Based on *SOS Whitstable* research, it is estimated that this development could add up to 420 tonnes of water and sewage into the system every day and, even if measures are taken to reduce this number, it will still have a huge impact on the ability to treat sewage.

Our local wastewater treatment works is already over capacity.

3. Increased demand on HEALTHCARE - hospitals, GP's Dentists etc.

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 relentless pressure from new housing developments in East Kent is causing East Kent Hospitals Trust to struggle to cope with demand. 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.

I have had personal experience of attending the QEQM Hospital and Urgent Treatment Centre. On 11th March my daughter accidentally electrocuted herself due to touching a light switch at home whilst pasting wallpaper. Initially we were advised to go to Estuary View, where we **waited 2 hours** for an ECG test. We were then told we needed a blood test so was directed to the QEQM Hospital. The A&E department was **completely crammed full. It took 30 mins to register your name and reason for emergency visit.** There was nowhere to sit, and outer waiting room was overflowing. My daughter eventually got **seen after 5 hours wait.** She said the corridors were full of people waiting on trolleys.

I have not contacted my GP surgery in years other than to have various jabs offered. Owing to a medical issue that has got worse, I tried to get an appointment to see my GP. It took me over **30 minutes to speak to the receptionist.** I was given a **phone consultation 10 days later.** After speaking to my GP, I was advised I needed a face-to-face consultation. This was set for **another 5 days.** When I saw my GP I explained how difficult it was to contact the Practice, especially if you are not familiar with accessing the internet or using modern technology. I am fortunate that I can use these. I am 76 years old.

The GP apologised and said that

**“They are overwhelmed by the number of new homes and
do not have the extra support or funding.**

They cannot cope with demand”.

It is only getting worse.

3. Access and Transport Bottleneck/Pollution

NPPF Paragraphs 16(b) and 36(c) state that Plans should be deliverable. CCC require the developers of Brooklands Farm (Policy W4) to **construct a new intersection between the A299 New Thanet Way and the Chestfield – Canterbury Road** to be delivered prior to occupation of 50% of the total new homes. The new junction is required to relieve congestion on the local road network, especially the A2990 Old Thanet Way. However, there is a real risk that the developers will not construct the new junction, citing lack of money, and consequently they may never complete more than half the proposed 1,400 new homes. Developers have a reputation of failing to deliver mitigation works, for example there is still no

new bus service for the 400 new homes at the Whitstable Heights Development (planning application CA/15/01296) even almost 10 years after planning permission was granted.

There is also a risk that subsidence problems on **the A299 New Thanet Way** could cause its closure, major issues. The road is like a rollercoaster now.

Total Lack of SOUNDNESS, LEGAL COMPLIANCE AND INFRASTRUCTURE
-TRAFFIC congestion, Highway SAFETY, SEWAGE network, HEALTHCARE at over capacity.

Yours sincerely

Ann Howe

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