

The planning dept,  
Canterbury city council  
Council offices  
Military road  
Canterbury  
CT1 1YW

Mr M R & Mrs M A Wickers



26th May 2024

**Re: OBJECTION LETTER FOR PROPOSED  
BROOKLANDS FARM PLANNING APPLICATION**

**I OBJECT to the planning application of Brooklands Farm,  
South tankerton - Please see reasons for this  
application as outlined below:-**

- **Permanent loss of green space**

I moved from London as it was a semi rural location with a view for a better quality of life. You have approved the Grasmere Pastures site which was strongly objected to for years, having currently been used for years as a recreational site. There will be an estate built on this site. There is also land off of Grasmere road for another 185 homes - in consultation stage. Brooklands farm is the last piece of green space locally and you intend to put EVERYTHING on it from residential to park & ride to 2 x schools & business units. There will be more green space available in inner London which can't be right. There is also a need to safeguard the loss of valuable farmland which has been reduced in Kent at a considerable rate.

- **Failing Infrastructure**

Over the years infrastructure in Whitstable and Tankerton/ Swalecliffe have been failing. This is due to the sheer number of housing applications that have been approved by you. The most recent being “Whitstable Heights” which along with Grasmere pastures and the proposed Brooklands farm will bring the area to a standstill. Traffic has had a problem flowing over the last few years, especially on the main Tesco/ Long reach/ Swalecliffe roundabouts and heading into Whitstable town and coming from the London motorway exit to Whitstable. These areas are at a standstill when the tourists arrive in peak season. Traffic demand is too high currently and new planning will only serve to diminish the quality of life for existing residents and tourists during peak time. Infrastructure is not adequate and it will be impossible to change the layout of a quaint fishing village into a large suburban area. Continual urbanisation of every inch of green space will lead to local chaos. The proposal for Brooklands farm with residential homes, park & ride and 2 schools and business units will add to the unmanageable level of traffic in the local area on a daily basis. The proposed new slip road off the new Thanet Way will further aid chaos to this area.

- **Sewage/ Flooding issues**

There are current sewage problems in the local area resulting in sewage being pumped into the sea frequently. Our current system is beyond capacity. This is not acceptable to local residents or visitors to the area. How do you intend to manage the sewage demand from all the new estates? There was an already existing problem with surface water on parts of South Street and Chestfield and that was before the build on Grasmere pasture. The Brooklands development will only exacerbate this problem.

- **Doctors / Hospitals/ Dentists**

Doctor's appointments are already scarce- More residents will add to this existing problem. We have already lost Kent + Canterbury as our main hospital and will be directed to Thanet or Ashford. These areas + Canterbury have also been loaded with the new builds and there is no plan that I am aware of to build a new hospital in Canterbury to deal with the onslaught of new people coming into Kent from London/Medway etc into your proposed plans.

- **Green areas for dog walking**

The Grasmere pastures has taken away the recreational area and dog walking area for South Tankerton. There has been an increase in dog litter and decreased quality of life for dog + dog owners. The new Brooklands build of 1400 houses will bring even more animals into the area with nowhere to walk. If the proposed Brooklands go ahead there will be no dog walking areas whatsoever in the local area. Church street field is predominantly a child recreation area and the sea has had more dog walking restrictions placed upon it with imposed fines. The new estates will bring more dogs to the area with nowhere to exercise them properly.

- **Quality of life**

There will be years of building works with the proposal generating noise, traffic, heavy goods vehicles diminishing quality of daily life for all local residents & visitors. There will also be a hugely negative impact on biodiversity and nature conservation within this area which has and is proposed to be an over developed area.

- **Increase in demand on water supply**

There will be a huge demand on water supply. In the last few years, especially the last couple of years with unusually increasing temperatures, the water has been limited in the Summer months. This weather trend is likely to continue and put further pressure on local resources.

- **Urbanisation demand footprint**

Each house built creates a demand footprint - each adult, each child, number of cars per household, water consumption, energy consumption, sewage management, EMF loading, number of pets, areas to exercise children & pets, schools, doctors etc.

We have already exceeded the above footprint with existing new builds approved in the last 10 years for Whitstable/ Tankerton and surrounding areas. Brooklands proposed footprint will produce a complete breakdown of infrastructure and will eradicate the needs of the local community. This will deter tourists from Whitstable as they once came to visit a quaint fishing village that has morphed into an ugly suburban sprawl and the council will not be able to manage the needs created by the excess footprint.

Who would want to visit Whitstable for an estate tour or a sewage swim?

Original guidelines from the government were to build new houses at any cost. They have recently amended their guidelines which has decreased the need to build anywhere at any time.

This council has approved too many applications which has been a high cost to the local area & residents.

You now have the opportunity to sensibly halt consultations for any new build including this one at Brooklands Farm.

The council has contributed over and above to new builds within the UK and so this area has played its part.

No further build required. Please reconsider your plans to overdevelop this area.

Thank you for your proper attention to this matter

Kind regards

Mr M R Wickers

Mrs M A Wickers