



unseen by local residences, once site pitches, with caravans placed on them, as well as houses and other buildings are built, the whole site will loom over the settled communities that are in very close proximity to the whole site, as well as the whole town of Whitstable.

The PPTS states (Policy B 13. a) that chosen sites for Traveller sites should “promote peaceful and integrated co-existence between the site and the local community” and (Intro 4.i) to reduce tensions between settled and traveller communities in plan-making and planning decisions; At such close proximity to a settled community that strongly opposes these proposals, this will prove to be very difficult, if not impossible, to accomplish.

Stress on local amenities and services

The PPTS states (Policy B 13.f) proposals for Traveller Sites should “avoid placing undue pressure on local infrastructure and services” and (Intro 4.k) for local planning authorities to have due regard to the protection of local amenity and local environment. This area is already well known to be stretched in many areas of infrastructure in particular, Sewage, Traffic and Water Supply.

Sewage

We have an immense problem with sewage being piped into the sea at Tankerton and Swalecliffe due to there being an excess of sewage the local plant is unable to contain and manage. More households mean even more sewage being beyond capacity.

Traffic

The increase in traffic that a site of this size would bring is unthinkable. The small town of Whitstable is already overcrowded on the roads. The Thanet Way has seen a number of vehicle accidents, which has increased in recent years. In October 2025 alone, there was a fatal accident along the Thaney Way. There have been 3 fatal accidents in the last few years and the risk of this will only increase as traffic increases on a limited amount of roads.

Water Shortages

Water shortages have been a very serious recent problem in Whitstable. Some 3000 households in Whitstable and Seasalter experienced no water in early July 2025 and up to 500 households were still without water for a second week. The shortage was due to depleted water tanks. This area continually experiences hose pipe bans as the water available cannot sustain normal household usage. We are, in October, still in a hose pipe ban that has been in place for a few months.

Flooding Risk

The PPTS states (Policy B 13.g) “do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans”. Although the field in question may not be at risk of flooding, The Whitstable area in general has experienced flooding in localised lower lying areas due to burst water pipes. The old clay water pipes installed many years ago have many times been both pressurised beyond capacity as well as are crumbling due to age. Whitstable town historically experienced severe flooding, and the risk of placing more residential sites, of any nature in elevated areas of the town, will only place further pressure on a fragile water management infrastructure. Given that the PPTS acknowledges that caravans pose a particular risk in areas becoming flooded, it seems irresponsible to place further pressure on this fragile system.

Visual harm to the town

The risk of visual harm to the landscape and vista of both South Whitstable, and Whitstable as a whole, being a town that many people choose to visit, is substantial. The site is the highest point of Whitstable and can be seen from across the whole area of Whitstable. Housing and caravans being placed at such a pivotal part of the landscape will reduce the attractiveness of the area and give a feeling of claustrophobic over-development in such a small town.

As stated previously, the PPTS makes clear (Policy C.14) that, “when assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community”.

It also details (Intro 4.d) “that plan-making and decision-taking should protect Green Belt from inappropriate development”; and (Policy E16) that “inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development unless the exceptions set out in Chapter 13 of the National Planning Policy Framework apply”. The area in these proposals form part of a green band that has surrounded Whitstable and separated it from settlements close to the nearby area of Canterbury. The plan allows for the development of urban sprawl which is gradually eroding the important green areas so necessary for human physical, mental and emotional well being.

Refuse

The traveller site will be impossible to service for refuse collection, given the limited space for movement and manoeuvring of large vehicles to and from that area of the site.

Site access

Placing a traveller site so close to a narrow road with very tight access on a sharp bend isn't feasible. In addition, the road of Golden Hill is single lane and wouldn't sustain both large vehicles such as trucks or caravans, or any more traffic, as so many people on the Thanet Way attempt to find alternative routes to avoid excessive congestion.



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