

**On behalf of the
The Lismore/Rayham Road Action Group
Whitstable
CT5-3HU**

Date 15/05/2026

To the planning inspector

**I Strongly object to the following,
FAO Canterbury City Council planning department.
Planning reference number, CA/25/00779**

Reference: Proposed Development of Brooklands Farm

**Further objections to Regulation 19 sections W4 and Section W9
For the following reasons**

Does not contain Relevant or up to date evidence

In part this reflects anger and anxiety related to the proposed scale of this further development. In recent years, this locality has seen the ongoing development of the former Grasmere Pasture, the development at Whitstable Heights a large number still unsold. Nonetheless everybody is already aware of greater traffic and greater pressure on local services.

Combined with other developments across the Canterbury district, the scale of development in recent years has had a significant adverse impact on the quality of life of residents. My view is that the local infrastructure is insufficient to cope with any more large-scale development.

I wish to voice objections specifically to the Brooklands Farm development on a number of grounds listed below

Loss of agricultural land.

It seems to us incomprehensible that developers and the Canterbury City Council should even consider as suitable sites for development areas which are currently used as farmland for many reasons (There are policies written into the councils own local plan which protect farming and green areas from development.)

- We have a growing population, which need feeding as well as housing.
- We have great concerns about climate change, which drives the need for more emphasis upon use of local produce and locally sourced food to minimise our carbon footprint.
- We have concerns about food security following in the wake of the Russian invasion of Ukraine, and now the current situation in the middle East has made the food/fuel situation worst then ever which now shows the need to be more self-sufficient.

Against this backdrop, it seems frankly bizarre that any consideration should be given to converting agricultural land which is currently used for both beef and crop farming into further housing and industrial development. The developers seek to present the proposed development as a means of improving biodiversity, when it is quite apparent that the loss of agricultural land will lead to loss of biodiversity.

. Loss of Green Space:

Local residents are already concerned about the lack of green space, not just in South Tankerton, but across Whitstable. There is little green space in the town, apart from small areas in Westmeads Road and the Church Street Playing fields. adjacent to the Thanet Way.

The only green amenity for South Tankerton was that at Grasmere Pastures which is now being developed, in spite of the City Council originally having objected to it on the grounds of unsuitability.

The development of Brooklands Farm will inevitably change and destroy the character of a semirural environment, with the loss of valuable hedgerows, historic trees, ancient farmland, and habitat for wildlife.

The development proposals show a small strip of land which is referred to as a “green corridor”, and this is presented as if it were increasing biodiversity, whereas the reality is that many acres of open farmland will be destroyed.

Whilst the patch of green may take the edge off the prospect of total urbanisation, it hardly represents an amenity for local people. Some of the woodland and farm area around Brooklands have been declared areas of High Landscape Value and of SSI so should be protected for future generations.

. Increased traffic and road noise.

All the local residents are concerned about the increasing volume of traffic which is already being experienced as a result of the developments mentioned above.

A proposal for a further 1400 houses will inevitably create further traffic, bringing with it dust, dirt, air pollution and noise pollution. There does not appear to have been any modelling of what this might mean in terms of additional vehicles, but a reasonable guesstimate is that there might be a further 2500 cars and 4000 people living on the new estate. As well as the ordinary residential traffic, there will be rush hour congestion around the opening and closing times of the two new school that are proposed increasing the amount of foot traffic at the various road crossing with the possibility of more accidents at school opening and closing times. An increase in vans and lorries servicing the industrial units that may be developed, plus the proposed new slip roads to and from the existing A299 would mean the current local road infrastructure is not adequate enough to support the current amount of traffic let alone any further developments.

Given the ongoing road works to the continuing disintegration of the Thane Way, the period that it is closed it increases traffic on all the local roads. This situation would be greatly exaggerated during any ongoing construction works on any of the proposed developments.

As mentioned above, the morning and evening rush hour, and when the schools close, (Even worse if two new schools are built) there are major pinch points all around the area. The roundabouts on the Thanet Way alongside Chestfield Station are frequently blocked by drivers queueing for the takeaway facilities at McDonald's and KFC. The new slip roads and more developments would only add to this congestion and add a possible increase in accidents to pedestrians. The British Transport police have raised concern with the number of children that may be using the railway station at Chestfield if the new schools are built and having to cross the roads etc.

There is already a huge build-up of traffic trying to exit the John Wilson Industrial Estate at Reeves Way. This junction will become much worse once Grasmere Pastures has been further developed, as the traffic exiting the industrial estate and housing development will increase significantly.

Traffic backs up much of the way to Greenhill at busy times. Queues build up on St John's Road and the Herne Bay Road on both sides of the mini roundabout.

Our local roads are already in a poor and unsafe state of repair. Navigating the local area has become increasingly difficult with increases recent in developments and if the existing South Street is used as a link road between the preposed Brookland developments, this would be extremely concerning as it is sometime used by busses when the main road to Canterbury is closed.

Waste and Drinking Water Concerns

After a recent drinking water outage, it proves that the current services are at breaking point, and this has been proven by the fact that hosepipe bans have been a commonplace in recent years, creating problems for gardening and car washing.

We recently asked Southern Water for further detail following a recent letter to residents which warned of limited capacity on the existing network for future developments. We quote from their detailed response (in bold italics):

"Land at Brooklands Farm

As the statutory wastewater undertaker for Whitstable, Southern Water has undertaken an assessment of the existing capacity of our infrastructure and its ability to meet the forecast demand for this proposal should the development connect to our network in future. The assessment reveals that local sewerage infrastructure in closest proximity to the site has limited capacity to accommodate the proposed development. Limited capacity is not a constraint to development provided that planning policy and subsequent conditions ensure the occupation of the development is phased to align with the delivery of wastewater infrastructure.

Proposals for up to 1400 dwellings at this site will generate a need for reinforcement of the wastewater network. This reinforcement will be provided through the New Infrastructure charge, but Southern Water will need to work with site promoters to understand the development programme. Planning policies and conditions help ensure connection of new development is aligned with new infrastructure delivery, and does not contribute to pollution of the environment, in line with paragraph 180 (e) of the revised National Planning Policy Framework (NPPF) (2023)".

In separate communications, Southern Water have stated that it will be at least 20-25 years until the Long Rock pumping station is able to cope with current demands and existing levels of usage, without factoring in Grasmere Gardens, Whitstable Heights and so on and have also stated that they are struggling to keep up with demands for drinking water

In other words, residents face the problem of water shortages and sewage spills for years to come, as the existing inadequate network will only be developed incrementally.

It would also appear that the effects of long-term flooding within the local area have not been taken into account with this new planning application particularly with areas around the Chestfield brook which is prone to flood the local roads after heavy rain.

Local Medical services

We have been lucky in this locality in having the services of the Whitstable Medical Centres, but these services are under increasing pressure and local residents now regularly experience difficulty in obtaining appointments to see their doctors. There are now delays where previously patients could be seen within 1-2 days. This will get worse with an increasing population.

Estuary View ETC is now receiving people from all over the local areas due to the hospitals being at full capacity and this will only worsen with a further increase in population.

As mentioned above, we have yet to see the full impact of the developments that are already underway, and the prospect of another 1400 homes can only add to the difficulties currently being experienced.

. Lack of affordable housing:

We have been advised that the proposed new development would have to consist of 30% of affordable homes. This information appears to be very misleading, because when further detail is requested, it transpires that this 30% will include a mixture of rented properties and shared ownership schemes. Detail about who the social landlords would be does not yet appear to be available.

We as local residents recognise that there is a need for affordable housing. What we would like to see, however, is property that enables our children and grandchildren to get onto the housing ladder with a first-time purchase of 100% of the equity. Young people want to have a home of their own, in the same way that previous generations were able to do.

Given that the average wage in the area is £28-30.000pa, it is now almost impossible for young people to get on to the housing market given the current prices of houses in the area.

. If the proposals for affordable housing do not meet local need, who needs this development?

There is evidence that houses on the new estates already mentioned are not selling well. As mentioned above, housing is being offered to London boroughs, rather than providing accommodation for people on the local council's waiting list for housing. This cannot be right.

It is clear that before any further developments are undertaken, some assessment needs to be undertaken of local housing needs, plus all, the local services, roads and transport links which currently are stretched to their limit.

Summary.

We are unable to see any merit in this proposal, which does not appear to provide any benefits for local people.

There is a huge amount of proposed development in the Local District Plan. If it were all developed, the character of the district would be changed for ever, and it would become an urban sprawl facilitating greater migration from London, rather than meeting the housing and employment needs of local people.

I will ask my
local councillors to strongly to object to the proposed development on Brooklands Farm, and we will lobby the district council not to give planning permission.

Yours sincerely
Hilary & Robin Stokes.

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