

Subject: CA//15/01296 Devine Homes Estate

*'Outline planning application (**with all matters reserved except for access**) for the demolition of existing buildings and the erection of up to 400 dwellings'*

Dear Sirs,

We object\* to this application solely on the ground that it includes a request for detailed permission for only bus access on the northern end. Approval will prevent in practice even consideration of permitting other traffic, such as commuter cars, to use the northern access before the detailed application is submitted.

We support this application if, in the Planning Committee or prior, the application is altered so as to transfer access at the northern end to Reserved Matters consideration and consultation of that can be undertaken by all concerned.

Our stance and submitted response was the same as this wrt the draft local plan in which this site is brought forward for residential development. The Inspector will be considering this site shortly and we ask that no detailed permission be granted re the northern access which may undermine the Inquiry.

To make it clear, we support the outline application and the detail of the southern access, being a roundabout on the Thanet Way, but will have to object when this application is submitted to the Planning Committee if detailed permission of 'only bus' access at the northern end is included.

\*The reasons for objecting to only bus access at the northern end are as follows.

1. Car access at the northern end is very important to give residents on the new estate a shorter route to the centre of the town rather than using Millstrood and Belmont Road: the latter being at absolute capacity at various time of the week, and chaotic on more occasions.
2. Saddleton Road is a natural route for this purpose, and parked cars and some further safety feature will help ensure that speeds are low.
3. Residents of the Grimshill estate area currently have to drive the wrong way (north) to access the Old Thanet Way to the south for commuting and other purposes;. This adds to the morning congestion at the

junctions of Millstrood Rd and Canterbury Rd with the Old Thanet .  
Direct via a northern access to the Devine Estate and hence the new roundabout will be environmentally more sustainable and of great benefit to residents of the Grimshill estate area and others.

4. A northern access is unlikely to be used as a commuter through-route as a journey via the new roundabout on the Old Thanet Way is not the shortest or fastest route from areas other than the Grimshill and Duncan Down Estates to get to Canterbury or the New Thanet Way, and is thus not a natural or convenient commuter rat run in rush hours.
5. Conversations with local residents of the Grimshill estate area suggest that this access would be widely welcome, subject to any steps necessary to keep speeds down. A 20 MPH zone would make sense.
6. Consideration will need to be given to how traffic would be restricted so as to exclude larger vans and lorries using the new access as a through-route if they wished to. Such vehicles could have free access to the two estates from the other accesses available .

These views have been discussed with Whitstable Society members and no objections have been raised to the principle. The views have also been made available publicly and we have received no objections to the principle .

We feel safe in saying that the local public request that *the option of car access at the northern end is not excluded at this stage of the planning process and is properly considered by all that may be concerned.*

We also know from two meetings with Devine Homes (Oct 14 and June 15) that they would not object to car traffic being given access at the northern end.

Yours faithfully

Graham Cox

Chair . Planning Committee  
The Whitstable Society  
Official Planning Consultee for Whitstable



