

Draft Canterbury District Local Plan to 2040

Chapter 3: Whitstable

Policy	Number of written comments
Policy W1: Whitstable Town Centre Strategy	131
Policy W2: Whitstable Harbour	80
Policy W3: Whitstable Urban Area	295
Policy W4: Land at Brooklands Farm	2,040
Policy W5: Land south of Thanet Way	220
Policy W6: Bodkin Farm	259
Policy W7: St Vincent's Centre	67
Any other comments	95
Total comments	3,187

Policy W1: Whitstable Town Centre Strategy

- Traffic congestion is a problem: 31 comments
- Infrastructure needs improving: 27 comments
- Sewage issues are a concern: 21 comments
- Object to Brooklands Farm development: 21 comments
- Concern for impact on ecology, environment and/or green spaces: 16 comments
- No new homes: 12 comments
- Support the policy: 11 comments
- Concerns about proposed Park and Ride: 9 comments
- Issues with flooding and sea defences: 8 comments
- Oppose shift to active travel/sustainable travel is not practical: 7 comments
- Parking charges are too high: 6 comments
- Over-use of street parking is a growing issue: 6 comments
- Water supply issues are a concern: 6 comments
- Support extension to Crab and Winkle Way: 5 comments
- Concern for impact to local business: 4 comments
- Holiday rentals impact residents: 4 comments
- Overcrowding concerns: 4 comments
- Prioritise independent shops: 4 comments
- Development will affect the character of Whitstable: 3 comments
- More consideration needed for heritage value of the town: 2 comments
- One way system should be considered: 2 comments
- Pedestrianise the town centre: 2 comments
- New hotel needed: 2 comments
- Detail on tree planting needed: 2 comments
- High Street should be 20mph: 1 comment
- Support Park and Ride: 1 comment
- More resident on street parking: 1 comment
- Better monitoring and enforcement needed: 1 comment

Policy W2: Whitstable Harbour

- Maintain a working harbour: 11 comments
- Object to the policy: 10 comments
- Improve infrastructure: 10 comments
- Support policy: 6 comments
- Policy lacks imagination/More detail needed: 5 comments
- Not enough support for intended growth: 3 comments
- Concerns over pollution and noise: 3 comments
- No new houses: 3 comments
- Need affordable housing for locals: 2 comments
- Parking charges are too expensive: 2 comments
- Harbour is overcrowded: 2 comments
- Protect green spaces and wildlife: 2 comments
- Development should be restricted and of similar design to existing: 2 comments
- Object to Brooklands Farm: 2 comments
- Incorporate marine plan policies: 1 comment
- Concern of traffic congestion: 1 comment
- Protect the existing high street and character: 1 comment
- More detail on renewable energy: 1 comment
- Whitstable needs a cinema: 1 comment

Policy W3: Whitstable Urban Area

- Sewage concerns: 189 comments
- Concern of increase in traffic: 170 comments
- Concern for impact on wildlife/environment: 169 comments
- Keep rural landscape the way it is: 162 comments
- Should keep farmland: 153 comments
- Concern about impact on healthcare facilities: 109 comments
- Keep green space: 101 comments
- Flooding concerns: 73 comments
- Concerns of overpopulation / overdevelopment: 53 comments
- Concern over requirement for more school: 45 comments
- Object to slip roads and/or park and ride: 44 comments
- Infrastructure needs improving: 41 comments
- How are KCC going to afford all the new roads and schools: 40 comments
- Object to Brooklands Farm development: 33 comments
- Conflict with other policies: 14 comments
- Concern over fresh water supplies: 10 comments
- Concern about pressure on schools: 8 comments
- Homes are not affordable for local people: 7 comments
- Object to policy (no reason given): 6 comments
- Stop second homes: 5 comments
- Support policy: 5 comments
- Concern public transport will not meet required needs: 5 comments
- Support expansion of Crab & Winkle: 3 comments
- Lack of need for new houses: 3 comments
- Leave Whitstable as it is: 3 comments
- More social housing needed: 3 comments
- Object to Bodkin Farm development: 2 comments
- Stress on public services: 2 comments
- More community/leisure needed: 2 comments
- Housing should be built in Canterbury instead: 2 comments
- Community hub should include changing places toilets: 1 comment
- School and sports facilities should be located closer to Whitstable centre: 1 comment
- Housing number should be decreased: 1 comment
- Concern about loss of independent shops: 1 comment
- Area is semi-rural, not urban: 1 comment
- New development will cause an increase in crime: 1 comment
- Questioning whether infrastructure will be delivered: 1 comment
- Concern about noise pollution: 1 comment

- Concern about impact on Whitstable Town Centre: 1 comment
- Development will have a negative impact on Whitstable's character: 1 comment
- Support improvements to public transport: 1 comment
- New sports facilities should be located next to the cricket club: 1 comment
- Policy should refer to Natural England's Green Infrastructure Framework: 1 comment
- To include Coastal Access Policy: 1 comment

Policy W4: Land at Brooklands Farm

- Concern regarding increase in traffic/transport infrastructure: 1,366 comments
- Concern about sewage: 1,327 comments
- Concern about healthcare provision: 1,097 comments
- Concern regarding impact on environment/biodiversity/wildlife: 1,050 comments
- Concern of flooding risk: 949 comments
- Green space/landscape/countryside should be preserved for residents: 835 comments
- Save farmland/area needs agricultural land for food security: 724 comments
- Too many other developments in the area/overpopulation: 478 comments
- Concern about impact on water supply: 374 comments
- Concern about pressure on schools: 315 comments
- Concern about pollution: 296 comments
- Will have a negative effect on local residents/negative impact on health and wellbeing: 282 comments
- Concern about local infrastructure/facilities (type not specified): 241 comments
- Object to the proposal (no other reason given): 119 comments
- Housing is not affordable for local people: 97 comments
- Scale of development is too big: 89 comments
- Concern that housing would not be for local people: 86 comments
- Development would have a negative impact on character of local area: 78 comments
- Concern about development causing an increase in crime/further investment in policing is needed: 42 comments
- Lack of demand for new homes in the area: 42 comments
- Public transport improvements are needed: 39 comments
- Concern about AirBnBs/second homes in Whitstable: 29 comments
- Conflicts other policies: 27 comments
- Overdevelopment will negatively impact tourism in the area: 26 comments
- Concern about power supply/energy infrastructure: 19 comments
- Concern if developer is unable to deliver policy requirements: 18 comments
- Quality of new homes is inadequate/homes should be designed to be more sustainable: 16 comments
- More leisure facilities/amenities are needed in Whitstable: 14 comments
- Support the proposal: 13 comments
- Lack of local employment for new residents: 13 comments
- Site has historical/archaeological importance: 11 comments
- Concern development would have a negative impact on Whitstable town centre: 10 comments
- Active travel/use of sustainable transport is unrealistic: 8 comments

- Use empty/derelict shops and property instead: 5 comments
- Brooklands site is too far removed from current town facilities: 4 comments
- Development to have sufficient parking on site: 4 comments
- Improved consultation is needed: 4 comments
- New retail and business is not needed: 3 comments
- Car parking charges should be reduced for local residents: 2 comments
- Increase allotment provision: 2 comments
- Concern there won't be enough parking in city centre: 2 comments
- Concern about loss of light to existing properties: 2 comments
- More bungalows are needed: 1 comment
- More cycle parking needed at destinations: 1 comment
- Building design should be influenced by existing local architecture: 1 comment
- Lack of demand for Park and Ride: 1 comment
- Site should be a solar farm: 1 comment
- Mineral safeguarding area should be preserved: 1 comment
- Building in Whitstable is not value for money: 1 comment
- Increased burden on council services: 1 comment

Policy W5: Land south of Thanet Way

- Object to the policy: 127 comments
- Concern over increasing pollution/sewage leaks: 60 comments
- Concern over increases in traffic: 60 comments
- Will ruin open spaces in the area: 47 comments
- Improve infrastructure: 44 comments
- Concern over the impact to wildlife/environment: 42 comments
- Do not build on valuable farmland: 33 comments
- Concerns about impact on healthcare provision: 33 comments
- Too many other developments: 21 comments
- Flooding concerns: 18 comments
- Housing not suitable for local people: 16 comments
- Development will ruin Chestfield's character: 13 comments
- Other locations would be better: 6 comments
- Support policy: 5 comments
- Existing Park and Ride near Estuary View should be used: 4 comments
- Concerns about fresh water supply: 4 comments
- Concern about increasing crime/anti-social behaviour: 4 comments
- Support Park and Bus: 3 comments
- Sustainable travel not realistic: 3 comments
- Park and Bus in the wrong location: 2 comments
- Lack of school places: 2 comments
- Improve developer funding: 2 comments
- Park and Bus plans not clear: 2 comments
- Support walking and cycling links: 2 comments
- Support completion of Crab and Winkle: 1 comment
- Not enough leisure facilities in Whitstable: 1 comment
- Site should be a green gap: 1 comment
- Too many AirBnBs in Whitstable: 1 comment
- Heritage concerns: 1 comment
- Will negatively impact key viewpoint: 1 comment

Policy W6: Bodkin Farm

- Object to development: 148 comments
- Concern about increase in traffic: 53 comments
- Sewage concerns: 43 comments
- Infrastructure needs improving: 41 comments
- Protect wildlife and green spaces: 33 comments
- Flooding/drainage concerns: 22 comments
- Concern about impact on healthcare provision: 21 comments
- Too many other developments: 17 comments
- Do not build on farmland: 16 comments
- Concern for child safety: 5 comments
- Social housing should be for local people: 5 comments
- Site is out of character with exiting settlement: 5 comments
- Keep the green gap: 4 comments
- Negative impact on wellbeing of residents: 4 comments
- Welcome new school facilities: 4 comments
- Concern about impact on character of the town: 4 comments
- Golden Hill site to be put back in the plan: 3 comments
- Do not direct traffic down Maydowns Road: 2 comments
- New school should be a grammar school: 2 comments
- Concern school will not be adequately staffed: 1 comment
- New homes to be built in line with local heritage: 1 comment
- Protect trees along A2990: 1 comment
- Infrastructure provision from new developments should be better enforced: 1 comment
- Amendment to phasing and delivery: 1 comment

Policy W7: St Vincent's Centre

- Object to policy: 13 comments
- Support policy: 9 comments
- Traffic concerns: 5 comments
- Object to Brooklands Farm: 4 comments
- Improvement to the junction needed: 3 comments
- Map is not clear: 3 comments
- Making housing affordable: 2 comments
- Protect the church: 2 comments
- Good site for SEN school:
- Essential to provide parking: 1 comment
- More detail on community facilities: 1 comment
- Prioritise social housing: 1 comment
- Green space needed: 1 comment
- Support active travel: 1 comment

Any other comments

- Do not over-develop the town: 27 comments
- Improve infrastructure: 13 comments
- Keep the character of Whitstable: 11 comments
- Protect green space: 10 comments
- Object to Brooklands/Bodkin Farm: 10 comments
- Sewage concerns: 9 comments
- Object to policy: 5 comments
- Traffic concerns: 3 comments
- More social housing for local people: 3 comments
- Housing mix/need needs revisiting: 3 comments
- Support improving walking and cycling routes: 3 comments
- Too many AirBnBs: 2 comments
- Better bus provision needed: 2 comments
- Parking is too expensive: 1 comment
- Keep farmland to produce food: 1 comment
- Consider future healthcare provision: 1 comment
- Better maps needed: 1 comment
- Support for a Whitstable Town Council: 1 comment
- More local meetings in Whitstable: 1 comment
- Park and Ride not sustainable: 1 comment
- Support housebuilding plans: 1 comment
- Whitstable lacks leisure amenities: 1 comment
- Flooding concerns: 1 comment