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**From:** Anthony Jemmett [REDACTED]  
**Sent:** 06 October 2025 09:08  
**To:** Consultations  
**Cc:** [REDACTED]  
**Subject:** NEW HOMES in Chestfield

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Dear Consultations Team, Councillor Flanagan and Councillor Old,

I have read the leaflet regarding the proposed sites in Chestfield Ward. While it sets out numbers of dwellings and locations, it does not give enough detail on the type of homes being delivered or who will actually benefit.

I would like to know:

1. First-time buyers – How many of these proposed dwellings will be genuinely ring-fenced for first-time buyers in our community?
2. Buy-to-let – If a large share ends up in the buy-to-let sector, then the plan defeats the objective of increasing access to affordable homes. What measures are you putting in place to prevent this?
3. Investment companies – How many properties are expected to be purchased by investment companies for shared ownership schemes, rather than by individuals or families?
4. Local affordability – What safeguards are being put in place to ensure that the homes built are affordable based on local incomes, not simply the wider South East market?

In addition to this, I would like clarity on infrastructure:

- What assessments have been made of the impact on local roads, traffic congestion, GP surgeries, schools, water supply and sewage systems?
- How will these pressures be managed so that new development does not make life harder for existing residents?

Without this information, it is difficult for residents to see how these proposals meet the Government's housing targets in a way that benefits our area, rather than fuelling speculation and over-stretching local services.

I would appreciate a clear response before the consultation deadline.

Yours sincerely,

Anthony A Jemmett