



Phish Alert



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Re: Local Plan Consultation Concerns

--Email From External Account--

I am writing to share my concerns for the sites included in the Local Plan, particularly sites N21 and N24.

I believe that these sites will negatively impact on the local residents of Whitstable and those visiting the town.

While I appreciate that there is a need for accommodation and pitches for Gypsy and Travellers, I do not feel that N21 or N24 are the right place for these. This is a built up, residential area and incorporating Gypsy and Traveller pitches will no doubt be out of keeping with the current houses and neighbourhood. This will have a negative effect on local residents and therefore be an unacceptable form of backland.

There is a covenant covering the land at Golden Hill which I believe has been shared with the consultation team and local councillors.

N24 is in close proximity to current residents. Will this mix of residents in houses and Gypsy Travellers pull on the already stretched resources and services like the Local Council and Kent Local Policing teams? It is unusual to combine Gypsy and Traveller pitches with residential areas. Are there any examples of where this works well for all residents?

In the Gypsy and Traveller Site assessment report from Arc4, dated July 2025, Golden Hill was recommended for 10 pitches, dependent on the need. In the Local Plan, a minimum of 20 pitches of the 45 pitches required has been suggested for Golden Hill. With unofficial Gypsy and Traveller sites already in close proximity, is there a need for another here? The Benacre site, a hidden site opposite the road from there and a site next to Lidl are all within a few miles of the proposed pitches on Golden Hill. (That's without mentioning the additional site at Yorkletts.)

The local area to N21, N24 and W5 does not have sufficient infrastructure to support additional residents. Southern Water have placed residents on a hose pipe ban for months. Residents are still on a hose pipe ban and yet South Eastern Water continue to have issues with polluting the sea with sewage. Within Eversleigh Rise, Aurelie Way and Whitstable Heights, there have been subsidence problems in properties. The continued problems with drainage in this area are to blame. Building further homes and pitches in this area will exacerbate this further.

N24 shows vehicle access between No. 40 and 42 Golden Hill. I believe there is a dispute about the ownership of this access point to the track. This is a small track which meets the road at Golden Hill, just where the road narrows and becomes a single country road with a national speed limit. This is dangerous and not suitable for two-way traffic. Larger vehicles, including caravans and trailers would not be suitable for the track or road. It currently has limited pavements along Golden Hill and it is dangerous for pedestrians. With several pitches potentially being planned for at N24, that could mean multiple families and multiple vehicles. This is unsafe for vehicles, pedestrians and cyclists, etc to use this.

The road network in this area is also not suitable for the number of vehicles currently using it. When there are roadworks along The Old Thanet Way or at busy times, drivers use their satnavs and attempt to take short-cuts via Golden Hill and Bogsole Lane. This road is not suitable for traffic; the limited visibility, single lane road width and condition of the road make this route impassable. With additional vehicles and further strain, it will only deteriorate further.

Golden Hill is a much-loved area for local residents and wildlife. Wildlife such as birds of prey, including owls, buzzards, kestrels and red kites; other birds like swallows, house martins and long tail tits; and mammals such as foxes and badgers have been seen on the land west of Golden Hill at N21 and at W5. It would be a real shame to lose the biodiversity in this area through habitat loss. Building here will have a harmful urbanising effect on the rural area.

Thousands of homes have been planned for in Whitstable in this Local Plan. Current housing estates at Whitstable Heights and Grasmere Gardens are still to sell all of the plots. Is there a demand for houses in the local area? Or will there be houses left unoccupied and unsold? What will this mean for the house prices in the town?

I feel that the Local Plan should be reviewed, particularly in view of the sites at N21 and N24. These are not suitable and will have a negative impact on the current residents and wildlife in the local area.

Regards,
Linzi Bradbury

