



Objection to Proposed Site Allocations in the Draft Local Plan (Focused Consultation 2025)

From Melissa Mulhall [REDACTED]
Date Wed 10/15/2025 6:19 AM
To Consultations <Consultations@canterbury.gov.uk>

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To: Consultations Team
From: Melissa Mulhall
Address: [REDACTED]
Email: [REDACTED]
Date: 15th October 2025
Reference: Draft Local Plan, Focused Consultation (Regulation 18)

Dear Consultations Team,

I am writing to formally object to the proposed site allocations in the Draft Local Plan regarding developments in Whitstable. I find the plan to be unsound and unsustainable, failing to adequately address key material planning considerations. My primary concern is the cumulative impact of these proposals on the village's character, environment, and already strained infrastructure.

While acknowledging the district's housing needs, I believe the current proposals are inappropriate and not supported by robust evidence.

Cumulative Impact on Whitstable and the village of Chestfield

The Draft Plan considers these site allocations in isolation, which fails to account for the combined, unsustainable pressure on local services and infrastructure as well as how it severely changes the environment surrounding the town and village of Chestfield which effectively merges the two together and removes vital green spaces.

- **Infrastructure Strain:** The total of at least 220 new homes from these sites will place an excessive burden on existing services, including schools, health facilities, and the local road network, which are already operating at or near capacity. The total proposed housing accumulatively will place an unsustainable burden on these services.
- **Environmental Capacity:** The ongoing development of greenfield sites increases pressure on resources such as water supply and overlooks the need to protect sensitive landscapes and key environmental assets.
- **Character and Sustainability:** The proposed developments represent an excessive density that is out of character with the area and is therefore unsustainable. It alters the landscape and location irreparably and will ultimately change the quality of life, appearance and appeal of Whitstable and

Chestfield village which will be subsumed by the significant scale alongside the already significant development and loss of what was a precious and treasured meadow grasslands off Grasmere.

Objections to Specific Sites

The following objections relate to specific material considerations for individual site allocations:

Site N20: Land East of Chestfield Road (opposite Brooklands)

- **Highway Safety and Traffic Congestion:** The development of 150 dwellings will significantly increase vehicle movements on Chestfield Road, which is already congested at peak times. The local road network cannot safely absorb this additional traffic, especially in light of the proposed adjacent Brooklands development. It is already difficult to cross the road safely with the traffic volumes travelling through Chestfield. That area already faces substantial road flooding that makes the road impassable without loss of further green land that helps minimise this. This issue is also compounded by the separate proposed Brooklands development.
- **Character of the Area:** The high density of the proposed housing is out of keeping with the semi-rural character of this location and the adjacent Chestfield Conservation Area. It will significantly alter the appeal of the area given its semi rural village setting is its main attraction and offsets the significant road noise from the A299 as a local resident it will fundamentally reduce the reasons why I choose to live in the ward.
- **Green Infrastructure:** The plan fails to provide sufficient information to demonstrate that the proposal provides adequate and appropriate open space, a requirement of relevant policy.
- **Noise Pollution:** The plan's assessment of noise mitigation measures for residents exposed to the A299 is inadequate and raises significant concerns. This is already an important issue for residents that is impactful and fails to appreciate the additional traffic volumes on the A299 that these proposals would also bring and its impact on the persistently defected road surface (ie the current 50 mile an hour limit for these reasons)

Site N21: Land at Golden Hill (opposite Whitstable Heights)

- **Impact on Landscape:** The acknowledged requirement for landscaping to mitigate visual impact from the A2990 confirms the development's prominent and potentially damaging visual effect on the landscape character.
- **Sustainable Access and Highway Safety:** The use of Golden Hill as a secondary route, particularly for construction traffic, will add significant pressure to a local road network that is already under considerable strain.
- **Over-development:** The cumulative effect of 70 new houses and a Traveller site on this location represents an excessive and unsustainable density for the area.

Site N23 & N24: Additional sites in Whitstable

- **Insufficient Detail:** The Focused Consultation document does not provide enough information on these sites for the public to make properly informed and detailed comments. This lack of transparency undermines the consultation process.
- **Visual and Landscape Impact:** For Site N24, proposed as a Gypsy and Traveller pitch, there has

been no proper assessment to ensure it does not negatively impact any functionally linked land.

For these reasons, I formally ask the council to reconsider these allocations and find the relevant sections of the Draft Local Plan to be unsound. I request that these concerns are taken into consideration during the decision-making process.

Yours sincerely,

Melissa Mulhall