

**From:** Lyn Koukoulis [REDACTED]  
**Sent:** 20 October 2025 10:00  
**To:** Consultations  
**Subject:** Objection

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**To:** Consultations Team  
**From:** Mrs Lynda Koukoulis

[REDACTED]

[REDACTED]

**Email:** [REDACTED]

**Date:** 20th October 2025

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

Dear Consultations Team,

I am writing to formally object to the proposed site allocations in the current Draft Local Plan, specifically concerning developments in the Whitstable area, as outlined in the Focused Consultation (Regulation 18).

I find the plan unsound due to its negative impact on the local environment, lack of existing infrastructure, and the character of the community in Whitstable. While I acknowledge the district's need for new housing, these specific proposals do not represent sustainable development and have not adequately addressed their impact on key issues.

My objections focus on the following sites and specific material considerations:

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

- **Proposed development:** Approximately 150 new dwellings.

- This land has been refused planning on three occasions. The reasons for it being refused are still valid with the exception of the Chestfield road being busier and therefore more dangerous.
- I also feel that whoever was denied the chance of building their own single dwelling on the site, may have reason to sue.
- **Grounds for objection:**
  - **Highway safety and traffic congestion:** The development of 150 houses will significantly increase vehicle movements on Chestfield Road, which is already congested, particularly at peak times. There are significant concerns that the local road network cannot safely absorb this additional traffic. Also, in light of the proposed Brooklands development, this extra 150 houses would see Chestfield extended almost up to the Blean woods.
  - **Character of the area:** The proposal fails to respect the existing character of the surrounding area, with lower-density development adjacent to the Chestfield Conservation Area. The proposed density of new housing is out of keeping with the semi-rural feel of this location.
  - **Green infrastructure:** The plan allocates this land, but more information is needed to ensure the proposal provides sufficient and appropriate open space, as required by policy.
  - **Noise pollution:** Development on this site could expose new residents to noise from the nearby A299. The mitigation measures detailed in the plan may be inadequate.
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#### **Site N21: Land at Golden Hill (opposite Whitstable Heights)**

- **Proposed development:** 70 houses and a Traveller site.
- **Grounds for objection:**

- **Impact on landscape:** The search results indicate a need for landscaping to mitigate the visual impact from the A2990. This highlights that the development is visually prominent and potentially damaging to the area's landscape character.
- **Sustainable access:** While plans mention a principal access via a different site (W5), the reliance on Golden Hill as a secondary route for construction and residents adds to local road pressure.
- **Over-development:** The cumulative effect of 70 additional dwellings and a new Traveller site on this site, following previous development proposals, represents an excessive density that is unsustainable and out of character with the area.
- **Additionally,** a Travellers site should NOT be in close proximity with normal residential dwellings. The two do not mix well.

#### **: Additional sites in Whitstable**

- **Proposed development:**
- **Site N24**  
  
is proposed for a Gypsy and Traveller pitch.
- **Grounds for objection:**
  - The same reasons as for site N21.

#### **Cumulative impact**

My overarching concern is that the plan considers these sites in isolation, failing to assess the cumulative effect of all these developments on Whitstable's services, character, and infrastructure.

- **Infrastructure strain:** Existing services such as schools, health facilities, and local roads already operate at or near capacity. The proposed total of at least 220 new homes (and potentially more from sites N23/N24) will place an unsustainable burden on these services.

- **Environmental capacity:** The plan mentions the need to protect sensitive landscapes and key environmental assets. However, the continued development on greenfield sites and the pressure this places on resources like water supply is a significant concern.

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

Yours sincerely,

Mrs Lynda Koukoulis