

From: Karen Robertson [REDACTED]
Sent: 20 October 2025 18:30
To: Consultations
Subject: Site reference N20 -150 new dwellings on land east of Chestfield Rd AND W4 Brooklands farm development

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Mrs Karen Robertson, [REDACTED]

To whom it may concern:

I strongly OBJECT to the proposals to build 150 houses on the above site known as N20 AND also the W4 Brooklands farm development.

Over the last 10 years, 3 separate planning applications have been made to build a single dwelling on the above site N20. All were refused! The last application was in 2018 ref CA/18/01518 with the appeal being dismissed due to two main issues:-

1. The character and appearance of the area.
2. The North Kent Marshes, Thames Coast and Sandwich Bay special protection areas.

This appeal was carried out by John Morrison BA Hons MSc HRTPI, the Inspector appointed by the State, with the Decision made on 3rd May 2019.

Now, as part of the new draft plan, it would seem that this is now all to be swept under the carpet and site N20 is to be joined to the much larger Brooklands farm development. How can this be possible?

N20 - this area includes a disused milking shed and cited three ponds, and for the past 26 years we have consistently observed a rich variety of wildlife on that land. Each year, we see bats flying in that area which are believed to be roosting/hibernating in the shed and nearby, as well as owls, dormice, and shrews, all of which are protected species under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. The three mentioned ponds on the site raise further ecological concerns - given the habitat type and local conditions, there is a real possibility they could support protected amphibian species.

The village of Chestfield is just that: a village. Developments of this scale can only have a significant, detrimental and irreversible impact on its landscape, with huge implications to the whole infrastructure which is already under immense pressure.

Health and wellbeing of existing Chestfield residents

The health and wellbeing of the village's existing residents must be top priority. Backed by well-published knowledge, excessive overdevelopment seriously affects quality of life and community

stability. Protecting the village and its residents must come before senseless, unchecked expansion.

Local Infrastructure

Overpopulating the area by shoe-horning large, new housing developments will completely overwhelm local infrastructure, substantially increase traffic, pollution, noise pollution and reduce access to green spaces; all of which harm physical and mental health. Excessive building puts pressure on already overstretched resources: doctors, dentists, schools, and many other community services.

All too frequent sewage leaks which pose serious health risks, water shortages and wintertime flooding will be compounded.

The roundabouts in Chestfield are already often completely clogged at peak times causing traffic gridlock.

These already unacceptable and serious situations will be compounded by yet more development.

The increased traffic along Chestfield Road will be significant. Drivers already speed along this road and any new development will only add to this. Will we wait until a fatal RTA occurs before we wake up to this issue?

Unsustainable strain on GP surgeries

Last week, on Southeast News, we learn a poll of GPs revealed that 40pc say the pressure and stress they are currently under is unsustainable and they are being driven to consider leaving their careers in the foreseeable future. This area is struggling to keep existing medical professionals). Currently, getting a non-urgent GP appointment earlier than two weeks is rarer than hen's teeth, and that's without adding 1,500 houses to the village. We have even yet to feel the full effects on the area's overstretched resources of the Grassmere Park development, with all its future phases to come, and Whitstable Heights, to name just two.

Future consequences

With global insecurity and instability, lessons must be learnt; it's more important than ever for our country to become more self-sufficient and less reliant on others. Preserving our countryside and farmland is vital for food security, self-sufficiency and environmental resilience. Once green spaces and arable land is built on, IT IS GONE FOR GOOD. Instead, building on brownfield land, rather than precious green spaces, is the responsible and sustainable way forward.

Chestfield is a village community, enjoyed by all its residents and it should remain so. I urge the Council to stop and think carefully about the developments N20 and the W4 Brooklands farm.

Regards,
Karen Robertson