

From: Rachael Mitchell [REDACTED]
Sent: 19 October 2025 19:26
To: Consultations
Subject: Objection to Proposed Site Allocations in the Draft Local Plan (Focused Consultation 2025)

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To: Consultations Team

From: Rachael Mitchell, [REDACTED]

Email: [REDACTED]

Date: 19th October 2025

Reference: Draft Local Plan, Focused Consultation (Regulation 18)

Dear Consultations Team,

In addition to my comments previously made regarding the Draft Local Plan, I wish to add the following -

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 town'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

The Draft Plan considers these site allocations in isolation, which fails to account for the combined, unsustainable pressure on local services and infrastructure.

- **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.
- **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.

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.
- **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.
 - **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.

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 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,

Rachael Mitchell