

Tom Hawkes

From: cath jones [REDACTED]
Sent: 21 October 2025 09:49
To: Consultations
Subject: Re: Draft Local Plan Consultation 2025 - response from Moira Poulton

--Email From External Account--

Dear Canterbury City Council,

I, Moira Poulton, am emailing you to object to the latest draft of the local plan which in my opinion is definitely the worst of all plans for Whitstable. The proposed number of new homes in Whitstable has now increased to 2,106 which is far in excess of what is needed.

I have written this email with my wife, thus our objections are the same. I would like each of our objection emails to be noted, though they are identical.

I object to the new draft Local Plan 2025 (policies N20, N21, N22, N23 together with policies W4 and W6 Brooklands and Bodkin Farm). My key reasons for objecting are inadequate infrastructure: the roads will be overwhelmed with traffic and be dangerous for both pedestrians and cyclists; the water supply system is already failing to cope (earlier this year, bottled water had to be delivered to residents because of poor water pressure and inadequate supply); the sewage disposal is not fit for purpose with frequent releases into the sea which impacts both bathing and sea food and our local health service is already struggling with long waits to see GPs and specialists. How will it cope with thousands more residents?

Also, the planned new A299 junction at Radfall is likely to trigger additional development along the A299 corridor.

Policy N23 – Land to the south west of Joseph Wilson Business Park

I object to the plan (N23) to extend the Joseph Wilson Industrial Estate southeast of the Tesco store on agricultural land in the Area of High Landscape Value.

Policy N23 intends to provide landscaping so it can't be seen from the surrounding countryside, but this is meaningless because the Industrial Estate failed to provide any effective screening last time they expanded into the countryside.

The protected status of this area (formerly "Special Landscape Area" and currently "Area of High Landscape Value") was originally demonstrated as a result of a proper landscape assessment of the area and its role in providing a setting for the northern Blean Woodlands and providing a protective "buffer" between urban Whitstable and the tranquillity of the Blean Woods. CCC's decision to drop this status was not taken on the basis of a serious comprehensive landscape assessment and seems to be purely based on the Council's ambition to develop this land.

I object to Policy N20 Land East of Chestfield Road because it would be another unsuitable car-dependent development about 1.5km (over a mile) walk to the supermarket, and about 2.5km (1.5 miles) from the nearest primary school. There is virtually no nearby employment and many people would drive to Canterbury for work or education. If the proposed A299 / Radfall junction were to be built, the site would simply be used as dormitory housing for commuters driving to work anywhere along the A299 / M2 corridor.

The proposal would therefore not be a “sustainable development”, particularly as it is agricultural land that can be used for growing food.

The development would also have a damaging effect on the Chestfield Conservation Area.

I also object to this proposal because Chestfield Road floods both north and south of the proposed single access point, so the site would be “cut-off” by flood waters from time-to-time.

Policy N21 Land at Golden Hill

I object to site N21 because it is a hill-top location with high visual impact, visible from the A2990 Old Thanet Way and from the south, e.g. from Blean Woods Area of High Landscape Value.

I also object to the development of this site for reasons that CCC gave for not developing it in last year’s draft Local Plan 2040; i.e. it is one of the “ parcels of undeveloped land, adjacent to the new A299 Thanet Way, whichhelp to sustain the rural character of this edge-of-urban location and contribute significantly to the sense of place along this corridor. The protection of this land is particularly important where new development has been located on one side of the Thanet Way....”

Policy W4 - Brooklands Farm

New information on this proposal has been revealed by the recent planning application. The extent of traffic congestion on A2990 Old Thanet Way (especially west of Long Reach roundabout) shows that there is not enough road capacity for this development to be built without the proposed A299/Radfall junction. However, if that junction were to be built it would cause a significant increase in traffic on Chestfield Road, and (due to increased accessibility) trigger opportunistic development applications on other fields along the A2990 corridor which CCC would not be able to refuse due to current planning legislation. The likely consequences have not been assessed.

The Brooklands developer would be unlikely to build the new junction before accruing funding from selling hundred of new homes on the site, meanwhile adding to the existing unacceptable congestion on the Old Thanet Way. I must therefore object to this Policy on grounds of highway safety and congestion.

Lack of up-to-date traffic modelling suggests that CCC is probably unaware of the impacts of their Local Plan on Whitstable’s roads, so the Local Plan is therefore unsound.

The planning application also shows that Brooklands Farm is home to protected wildlife species, e.g. dormice, bats, slow-worms, skylarks etc. I therefore also object on the grounds of adverse impact on protected wildlife.

This could not be a sustainable development.

Policy W6

Bodkin Farm is not a suitable site for a large secondary school due to the narrow pavement on Herne Bay Road under the railway bridge (where it can't be widened) and the narrow platforms at Chestfield station. Use by large numbers of teenagers would lead to unacceptable safety issues.

New information on this proposal comes from the recent planning application. CCC has clearly failed to fully assess the impact of their proposal on pedestrians. There would also be traffic congestion caused by all the pedestrians from the new schools crossing roads, especially the A2990 and Herne Bay Road.

I must therefore object to Policy W6 on the grounds of Highway Safety. The Plan is clearly unsound because it is based on inadequate assessment of its consequences (lack of up-to-date traffic modelling, failure to assess impacts on/from pedestrians, etc).

The planning application also shows that Bodkin Farm is home to protected wildlife species, e.g. dormice, bats, slow-worms, lizards, skylarks etc. I therefore also object on the grounds of adverse impact on protected wildlife.

Policy W4 Brooklands Farm

I want to stress my objection to draft Local Plan policy W4 Brooklands Farm and new A299 junction, because improved accessibility from the new junction would trigger additional developments alongside the A299 New Thanet Way, causing yet more problems with traffic, water shortages and sewage pollution on our coastline.

The area around the Tesco supermarket and South Street is likely to become so congested with traffic that it will backup onto the Old Thanet Way causing on occasion a gridlock situation. I am extremely concerned and have not seen evidence that this has been taken into account.

I have objected to previous drafts and planning applications but so far have seen no evidence that CCC is listening to its residents, in particular, in relation to the proposals relating to Brooklands Farm.

Yours faithfully,
Moira Poulton

