

Tom Hawkes

From: Gabe Mitchell [REDACTED]
Sent: 19 October 2025 20:39
To: Consultations
Subject: Objection to Proposed Site Allocations in the Draft Local Plan (Focused Consultation 2025)

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--Email From External Account--

Gabriel Mitchell
[REDACTED]
[REDACTED]

19th 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 current Draft Local Plan, specifically concerning the developments in the Whitstable area. I find the plan unsound due to its negative impact on the local environment, existing infrastructure, and the character of the Whitstable community. While I acknowledge the district's need for new housing, these specific proposals do not represent sustainable development and have not adequately addressed their impacts on key issues.

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

Cumulative Impact of Development in Whitstable

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 total proposed housing will place an unsustainable burden on these services.
- **Environmental Capacity:** The plan mentions protecting sensitive landscapes, yet continued development on greenfield sites and the pressure on resources like water supply are significant concerns.

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

- **Proposed Development:** Approximately 150 new dwellings.
- **Grounds for objection:**

- **Highway Safety and Traffic Congestion:** The addition of 150 dwellings will significantly increase vehicle movements on Chestfield Road, which already experiences peak-time congestion. The local road network cannot safely absorb this additional traffic. This issue is compounded by the separate proposed Brooklands development.
- **Character of the Area:** The development's proposed density is out of keeping with the semi-rural feel of the location and fails to respect the lower-density character adjacent to the Chestfield Conservation Area.
- **Green Infrastructure:** More information is needed to ensure the proposal provides sufficient and appropriate open space, as required by policy.
- **Noise Pollution:** The plan's details regarding mitigating noise from the nearby A299 may be inadequate for new residents.

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

- **Proposed Development:** 70 houses and a Traveller site.
- **Grounds for objection:**
 - **Impact on Landscape:** The need for extensive landscaping to mitigate the visual impact from the A2990 indicates the development is visually prominent and potentially damaging to the area's landscape character.
 - **Sustainable Access:** The plan's reliance on Golden Hill as a secondary route for construction and residents places additional, unsustainable pressure on local roads.
 - **Over-development:** The cumulative effect of 70 additional dwellings and a new Traveller site, following other development proposals, represents an excessive density that is out of character with the area.

Site N23 & N24: Additional sites in Whitstable

- **Proposed Development:** Site N24 is proposed for a Gypsy and Traveller pitch, while details for N23 are lacking.
- **Grounds for objection:**
 - **Insufficient Detail:** The consultation document lacks sufficient information on these sites for the public to make a properly informed comment. The council must provide a transparent assessment of how these proposals impact the environment, infrastructure, and community.
 - **Visual and Landscape Impact:** Proper assessment is needed for site N24 to ensure the single pitch 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 unsound. I request that these concerns are taken into consideration during the decision-making process.

Yours sincerely,

Gabriel Mitchell