

Tom Hawkes

From: Graham Aldridge [REDACTED]
Sent: 20 October 2025 10:35
To: Consultations
Cc: James Flanagan; peter.old
Subject: Draft Local Plan

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Dear Sir,

I am writing to you about the Draft Local Plan. My background is that I was a local authority traffic engineer all my working life retiring as a Principal Traffic Engineer in a London Borough. I have experience in dealing with development sites, access, pedestrian routes etc. I understand that the plan includes the proposed construction of 150 houses on land on the east side of Chestfield Road near South Street and opposite the proposed Brooklands Development. I commented on the Brooklands Development some time ago, and my concerns about that development extend to this proposed site. Chestfield Road is an unclassified road but with the additional traffic generated by another 150 houses will make the road much busier and lead to further deterioration in the state of the road plus, presumably, another roundabout to get vehicles in and out of the site. The east side of Chestfield Road only has a very narrow footway. On the west side there is no footway. This development would add pressure on the existing water, sewerage and other utility services. It will increase pressure on medical facilities and schools. In short the infrastructure in Chestfield and Whitstable cannot cope with any more developments. Surely anyone can see that the reasons that the Blean development was turned down are the very reasons that the Brooklands site and this new site should be rejected. If the new development were to be approved the new road junction layout should incorporate a banned right from the site into Chestfield Road. This can easily be achieved with an island in the road.

The N21 proposed development site again will result in the loss of prime farmland . The existing roundabout by Whitstable Heights is too small to cope with additional traffic especially if the W5 site were to be developed. I recall that this plan would involve a Park and Ride facility.. Any bus, particularly single deck buses, would occupy the roundabout everytime they enter and leave the site delaying all other traffic.. The roundabout would need to be enlarged. but there is a problem. The ground levels of the existing fields are much higher than the levels along Thanet Way. I seem to recall that sheet piling was used when that roundabout was constructed. If that is the case. there will be a real problem cutting into that land and protecting it from slipping.

The proposed development site N24 for gypsy and traveller accommodation is questionable. There have been several developments over the last few years, e.g. near Lidl at Greenhill and several parcels of land along the A299 between Whitstable and Dargate. They seem to slowly appear, first a caravan, then gates then a house, but all with sub-standard vehicle accesses. Do they have planning permission. Yes or No?

In short I object to any further large developments in the Chestfield area.

Kind regards,
Graham Aldridge MCILT, CMIHT