

Tom Hawkes

From: [REDACTED]
Sent: 21 October 2025 17:45
To: Consultations
Subject: Draft Local Plan Consultation 2025

--Email From External Account--

Dear CCC

Having moved into your area (to Whitstable) in 2024 I did not feel able/qualified to respond to the previous consultation regarding the Local Plan, which I appreciate is a necessary and important policy which can be used to moderate the volume of development proposals in the Council's area.

However, I am mortified at the amount of recent housing developments that have been permitted along the 'Thanet Way corridor' though Whitstable and Herne Bay that are already in place and currently under construction, let alone the proposals for more than another 2,000 new homes to be built in the area, mostly on greenfield sites.

The proposed policies that concern me the most are:

- N20;
- N21;
- W4; and
- W6.

My concerns cover all of the proposed sites, particularly in respect of:

- Traffic congestion and road safety - the A2990 Old Thanet Way is already an extremely busy single-carriageway road and I consider many of the junctions along it to be dangerous (for example that nearest my property - Foxgrove Road/Clover Rise), the B2205 Herne Bay and St Johns Roads that run approximately parallel to it are also extremely busy at certain times of the day;
- Water supply - there were a number of occurrences of water shortages during this summer, with numerous properties cut off for several days and needing to collect bottled water from distribution sites, I appreciate that South East Water have now commenced exploratory works on their long-proposed new reservoir at Broad Oak, but how many years will it be before this is fully constructed and contributing to the water supply for the area?
- Sewage disposal - it is very evident that the existing facilities at the Swalecliffe treatment works are unable to cope with even the current number of homes in its catchment area (a walk along the coastline to Long Rock several days after any significant rainfall often identifies that untreated sewage has been released into the brook and, therefore, the sea);
- Loss of swathes of valuable agricultural land, much needed in this time of food insecurity, reductions to the limited green space between the coastal corridor and Canterbury, and wildlife habitats leading to reduced biodiversity.

I feel reasonably confident that electricity and gas supply networks may also be put under undue stress through needing to supply this amount of additional homes, I also believe that the existing medical

services in the area are already under strain from the rise in the local population; having no children of school age or grandchildren I cannot comment on the situation regarding education.

An additional concern relates specifically to policy W4, in that the proposed new junction on the A299 New Thanet Way will cause yet more traffic to use Chestfield Road, impacting on the already very congested junction with the A2990 Old Thanet Way adjacent to Chestfield and Swalecliffe railway station, along with the junction with the B2205 immediately north of the railway bridge. This new junction may also trigger additional developments alongside the New Thanet Way, in effect infilling the remaining gap between the two roads.

Regards

Graham Matthews

