

From: Leni Glynn [REDACTED]
Sent: 18 May 2026 16:40
To: Consultations
Subject: My Response to the Regulation 19 Draft Local Plan Consultation (2026)

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The Planning Inspector

I have many concerns , but one is of serious overloading of the local roads The NPPF (National planning Policy Framework) paragraph 16(b) and 36(c) require that plans be deliverable

The Canterbury City council (CCC) require the BROOKLANDS Farm Development (policy W4) To construct a new intersection between A299 , or the New Thanet Way , and thr Chestfield Canterbury Road (Raffall Hill), before the occupation of 50% of the total new homes are completed. It is feared that they will not be able to do this for lack of funds.

An example is the failure to provide a bus service for the Whitstable Heights Development 10 years after planning permission was given.

There is serious subsidence along the A299, resulting in a 50 mph restriction between Dargate and the Roman Galley Pub. This summer temporary remedial works are planned, however full repairs to the road and 2 tunnels and 4 overbridges are required.

Repairs are estimated to cost £63 million. If funding is not available the closure of this road will result. This would also close road communication between Herne Bay and Whitstable along the Thanet Way, due to closure of the Chestfield tunnel, but also impaired communication eastwards along the A299.

Traffic Congestion

The Policies W3 W4 and W7 have not considered the extra traffic between proposed secondary schools in Chestfield and Greenhill The roundabout between the A2990 and Chestfield Roads has a signalised road crossing nearby which causes traffic queues already, and the increased traffic from the schools would be too great. May I suggest tha proper traffic modelling be undertaken?

Further concerns are the lack of pedestrian safety at the Chestfield and Swalecliffe Station nearby. Additional traffic here from schoolchildren requires safer road crossing and wider pavements. At present, there is only a narrow pavement on one side, and although there is a signalised crossing, apart from poor pedestrian access, it blocks traffic flow further. I am of the opinion that pedestrian access to this station is unsafe for schoolchildren consider they start at the age of 11.

Could there be a requirement for a safety audit to give evidence suggesting the likely numbers of schoolchildren using this crossing? My concern is of traffic accidents.

Pedestrian safety

The draft plan does not propose any assessment of the impact of the various policies on pedestrian safety here or anywhere along the A2990.

Water Supplies

The draft local plan does not comply with NPPF paragraph 20 which states that Strategic policies should set out an overall strategy .. and make sufficient provision for .. infrastructure for water supply I believe that South East Water informed Canterbury City Council (CCC) on 4/3/26 that it would struggle to provide water for the increased number of homes in the draft Canterbury local plan I know we have hosepipe restrictions already during summer in the Whitstable area, and believe it will become more serious. In addition Policy R24 of the draft local plan proposes to build a new water reservoir at Broad Oak. This would use contaminated water from the Great and Little Stour Rivers, and no plans are released regarding the cleansing to make the water potable. I believe the South East Water told a meeting of the Canterbury Society on 22/1/26 that they do not have funding to build the reservoir. My concern is whether this is going to actually materialise?

Health service

East Kent Hospitals had a critical incident in January 2026 as they were overwhelmed. I understand that there are no plans to build new hospitals.

Sewage

There are major concerns in the community regarding fouling of beaches and sea with sewage, which will only worsen if more building is allowed, to strain the services further. This impacts the required provision of high standards for residents of this development, of energy, water efficiency and sustainable urban drainage systems.

Policy SS1 Environmental Strategy aims to protect habitats, landscapes, biodiversity and preservation of district heritage assets, it includes floodplain management. Policy DS 30 . I believe there will be an increased flooding risk if grassland is cemented over, policy DS 24 and DS24

Finally, I see the plans aim to improve provision for walking and cycling and public transport.

There is no direct train service between Whitstable and Canterbury, and bus services will have to be vastly improved. At present it is impossible to fetch more than one child from different schools without a car, unless the schools are very closeby.

Most people in Chestfield travel to work by car as public transport is totally inadequate. Attending and leaving hospitals at night is impossible if using daytime bus services which do not operate at night.

Thank you.

Helen Glynn

Sent from my iPhone