

Linda Hann

N32 Rattington Street

02.10.2025

N32 Rattington Street

Site N32 is allocated for residential development. Planning permission will be granted for development which meets the following criteria: 1) Development mix Across the site, the development mix will include: a) Approximately 170 new dwellings including affordable housing, accessible housing and an appropriate housing mix in line with Policies DS1 and DS2. b) Proportionate contributions to community infrastructure in line with Policy DS7. c) Open space provided in line with Policy DS24.

	Agree strongly	Agree	Neither agree or disagree	Disagree	Disagree strongly
I support N32 allocation that will allow 170 houses as above					✓
I support the Neighbourhood Plan allocation of a smaller scale mixed development					✓

Any Comments

Please see my attached comments

Continue overleaf if required

LINDA HANN



N32 Rattington Street

02.10.2025

I have lived in Chartham for 26 years so feel I am in a good position to raise my concerns about building in Chartham, especially Rattington street which is on greenfield land and is behind my property.

In the 26 years of being in Chartham I have seen many new houses going up, including the development of the old st Augustine's hospital which now houses hundreds of houses. This development used both brownfield land (buildings/infrastructure was already there) and some green field land. Although this was not a major disruption to me whilst it was being built, there are since many problems that a major housing site like this has developed. These are follows:-

The residents of the estate are constantly having water issues (no water) due to the pumping station and water pipes. They are always having power cuts due to the large scale of houses. This will only be made worse when new pipes and electricity/phone wires are installed. The drainage is absolutely awful and the drains which lead to the bottom of the hill, which will be where the new build would be is consistently flooded due to the drains being blocked, not being able to cope when we have large amounts of rain. This water has also on a few occasions made our driveway flooded and on a number of occasions it is nearly coming into the house because there is nowhere for it to go. This will become a major problem if you put houses on the field as it will have nowhere to go once the remaining field gets waterlogged.

Other reasons why I think this development should not happen of Rattington Street is:-

Previous planning permissions failed when they were last put to the residents as there were so many objections and reasons why this should not go ahead. **What has changed with this piece of land since the last time?**

As I mentioned above with the current climate changes we are experiencing, taking green land away to build houses with utilities will only get worse and the current land/pipes will not be able to cope in extremely bad weather and will cause flooding to properties/roads.

I am also really concerned on the environmental aspect this new development would cause to the wildlife which have made this land their habitat for many years, including foxes, owls and a variety of birds. This will have a major impact on these beautiful animals before, during and after, if development gets the go ahead.

Another major concern will be on the increased traffic a development like this would bring with potentially another 400 cars on this former small unlit country road. This would also bring more pedestrians trying to navigate down tiny roads to get to the station/schools/doctors (which is another concern with the doctors and schools who

are to their maximum ability, how will they cope with all these extra people). If they cannot get into a village school/doctors they will be going into Canterbury which will make the roads more hazardous and will create a rat run through Chartham on already poor roads. **More cars on the road means more pollution, safety issues for both pedestrians, cycles and buses.**

More houses means more car parking spaces needed per household. With the average family owning potentially 3 + Cars and only have a drive for 2, this would mean that cars will be on the roadside when members of the family/visitors come to visit also causing safety concerns. Chartham has a problem with this already, we do not want to add to this.

The noise pollution would be horrific both during and after the development for both residents and wildlife.

Chartham is one of the oldest villages around and still has many historic buildings, such as St Marys church, old school surgery (which used to be the primary school), INCA Geometric, Chartham Primary School and not forgetting the houses (our included dated 1928). Most of these buildings have character which supports their age and adding new houses right on top of them will have a major visual impact on the landscape and Chartham will lose its unique character. I also feel there would be a risk of contamination should this development happen.

Please can you take these concerns from a long standing member of Chartham seriously when considering the impact this will have on Chartham when trying to build houses on Greenfield Land rather than Brownfield land, which Chartham still has some (Chartham Paper Mill), which I am not disagreeing needs developing and I support this building on this land, albeit I think a care home, especially for the older generation of Chartham (which there still are many) can still live in the village most of them have lived all their life and still enjoy the beautiful village we live in. I also support that houses should be built on this land for the younger generation but this need to be 1 to 2 bedroom first time buyer affordable houses for our younger generation to get onto the property ladder. We already have enough large build on the St Augustine Site.