

The Planning Policy Team,
Canterbury City Council.

7th October, 2025.

As residents of Chartham we would like to submit our objections to the neighbourhood plan for the area.

Originally it was planned for only 14 houses to be built, it was then increased to 20 and now it has increased to 350. This would therefore not suggest building requirements based upon the needs within the Parish.

The plan shows a proposed development of 170 houses in Rattington Street. This is an area that has previously been declined planning permission.

It is an historic area with narrow roads and no room for widening and increased safety measures to be put in place.

The road provides a direct link to Chartham Downs, a route that would be increasingly used should the Council's plan for the development of Merton Park be implemented. It would not only provide a commuter link to the proposed 1930 houses but also draw in more people to use the sports complex planned. This raises concern for congestion, pollution, increased dust, noise and damage to the environment. Canterbury would face further congestion in the Old and New Dover Road areas of the city.

The increased traffic from the entire housing proposal for Chartham would add greatly to the already congested A28. The already failing infrastructure means that there are virtually always roadworks on the road into Canterbury, which hinder movement and increase pollution levels from idling engines. The poor public transport system often means it is not a viable option. Elderly residents are not always able to walk to the train station and they cannot drive there as there is no carpark, or room for on street parking. The buses do not provide an evening service and do not cover the whole village even during the day.

The junctions from Station Road and Hatch Lane are already dangerous. The turning into Hatch Lane has been designed in such a way that it is impossible for cars to pass if two cars are waiting to move on to the A28, and can cause tailbacks and blindspots for merging traffic. Equally traffic can back up on to the A28 when the railway barriers are down, adding to congestion & pollution. People in a hurry often try to overtake at a dangerous point with a bend in the road.

Damage to the environment is already being caused by cars using Hatch Lane as a 'rat run', the erosion of the banks and sides of the road is clearly visible. Increased traffic from further development would obviously add to this problem.

Congestion would also be increased should the proposed Park and Ride be implemented at Thanington as more cars would be coming from different directions. The plan to build on Thanington Recreation Ground is also another concern. The site is adjacent to Hambrook

Marshes which supports rare wildlife and therefore should be protected. The pollution created would have a negative impact.

The notion that Merton Park would be a substitute for the Recreation ground is a fallacy. Thanington is one of the poorer areas of Canterbury, the Recreation ground provides a place not just for sports teams, but local children to play, and for residents to walk. It is a green space that many would be deprived of. It has the potential to cause social issues when children become bored and turn to vandalism.

The proposal for the development of Chartham Paper Mill to include 165 houses is also of concern. Previous consultations have identified it to be unsuitable for housing due to the high flood risk and possible implications for other villages and towns in controlling the flood water. Not only is there chalk stream river but also underground springs. Whilst the disused buildings are becoming an eye-sore, a more creative approach to the development of the area is called for and the historic buildings need to be preserved.

It is of importance that the river is not polluted and the eco-system be unharmed.

There are Mill Houses on the opposite side of the road which have been neglected for almost 50 years. Should that area be developed, it would fit the original plan for 14 houses and considerably reduce the harm the proposed plan would cause.

Kent is one of the driest counties in the country. We are still under a hosepipe ban with Southern Water saying we do not have enough water. With the proposal for such a huge increase in housing throughout the area, how would the Council propose the water supply is provided and sewage dealt with?

Since many new developments in Kent still have unsold houses years after being built, can such numbers really be justified?

Could the 'real evidence' for such a need also be put on public display, not a blanket statement "We need these houses." What are the criteria based upon, apart from political will? At the public consultation it was stated the average household comprises of 2.6 people – a lower figure than past statistics. Does this really justify the proposed building of thousands of extra homes? It simply doesn't.

Nicholas and Sarah Reed,

