



13.10.2025

Dear Sirs/Madams,

Re: Draft Canterbury District Local Plan: Focused Consultation 2025

We wish to express our views, objections and reasoning regarding the above Local Plan.

Traffic - There needs to be a thorough and detailed transport assessment for the following reasons:-

1. The proposed plan for 170 houses (N32) on Rattington Street would in our view, cause chaos to car, bicycle, public transport and pedestrian users. The road is a country lane and even if widened would bottle neck towards the village where river and bridge constraints narrow the road. The other direction towards Cockerling Rd is also likely to cause worse congestion where it joins the faster flow of traffic.
2. The above situation is likely to be further intensified by the proposed building of 165 houses (N31) on Chartham Paper Mill.
3. The Station at Chartham has a crossing that already holds up traffic, including public transport into the village lanes and up towards the A28. This would be hugely intensified by the building of so many homes, which are highly likely to have 1 -2 cars each. There is no car park at Chartham Railway Station, so extra homes using the station are likely to park in the already congested village lanes and narrow roads, causing chaos to the already stretched bus timetable that uses these lanes.
4. **As a household that does not have a car for environmental reasons, we walk and/or use the bus service daily. We can speak from personal experience that it is already hazardous to walk some of the routes where there are sections with no pavements. These lanes are walked regularly by parents with small children and elderly and disabled persons. I feel the impact of extra traffic of these large building plans within a small village is highly likely to lead to accidents and injuries. It is also of note that a previous idea for a 'village walking bus' to the Chartham Primary School was already turned down by the Kent County Council for the specific reason of being unsafe.**
5. There is of course the increased pollution that would be caused to people, wildlife and the adjacent farm lands growing vital crops etc. In addition Chartham contains a number of listed buildings and 'buildings of historic interest' that lie adjacent to the roads. These are likely to deteriorate with greater speed with any increased traffic flow.
6. This is an area designated as 'of outstanding natural beauty' and containing conservation areas. The likely impact of the increased traffic from any new developments mentioned in Thanington, Nackington and any proposed beyond, are likely to add to the 'rat runs' through this area and all the already listed problems.

7. As mentioned above, the public transport to Chartham village is already stretched. Since the automation of the Railway Crossing gates, the hold up to traffic including buses appears to have increased. Other than rush hour, there is only one train that stops at Chartham Station (both ways) an hour. However in addition, a number of fast trains run through either way regularly, causing more gate closures. We believe this is one factor that has led to the 1X bus from Ashford, no longer routing through the village and only travelling along the A28. We now only have a single bus through the village per hour (with some gaps longer) and a very early last bus at around 18.00 hours.

We can report that the bus service is well used and of vital importance to young families, school children, the elderly and disabled alike. Any increase in traffic is likely to further impede this public transport service, to run with any kind of efficiency. Surely with the current 'green agenda' of the government we should be doing all we can to encourage the use of public transport and safe cycle and walking routes. Further, large developments of car owning households are simply at odds with this, particularly in old villages with narrow road ways.

Local Services

1. Schools – There is only Primary education within Chartham. All secondary schools lie in Canterbury or further away. Again, the proposed building plans would naturally increase the number of school age children in the village. There is already a parking problem around the school in Shalmsford Street and an increased need for transport at secondary level would be linked to all the difficulties listed under traffic.
2. Doctors – There are 2 already very busy Surgeries in Chartham. One is linked to Northgate Surgery in Canterbury and is also used by some Canterbury patients. If the planned households were built in Chartham, given the typical average household numbers, the already struggling surgeries are likely to be dealing with somewhere between 737 and 871 more patients.

Flooding Risks and other environmental factors

1. The river Stour (a natural chalk stream, rare within the world) runs through the village and through the Paper Mill site. There needs thorough research and investigation of such a proposed development on the river and its potential flood risks. Sluice gates are currently managed by the Environmental Agency, we believe. There have already been some pollution events to the river and more likely, if the proposed building is actioned. The flooding risks, not only impact on Chartham, but also Canterbury City and other settlements further upstream. To our knowledge, the draft local plan contains no mention of the effects of flooding. We believe it is a matter of 'duty of care' for the Council to thoroughly consider this factor on behalf of all citizens of the Canterbury City District.
2. The flood risks are likely to be further increased by the impact of climate change.
3. Such a large increase in building and household use in a rural area will greatly increase the noise, light and air pollution on local wildlife and vegetation, as well as a large loss of habitat.

The draft local plan has given a very limited consultation period. However, Chartham Parish Council have allotted large amounts of very carefully consulted and researched time to the Neighbourhood Plan. They have a proposed plan for building a much smaller, mixed scale development on Rattington Street.

For Chartham Paper Mill site and its environmental sensitivity, they suggest the need for a masterplan before agreement and suggest some possible creative development ideas.

The Chartham Neighbourhood Plan is therefore likely to greatly reduce many of the negative factors outlined previously.

We would thank the City Council to consider all the objections we have raised, with regard to the potential negative and hazardous impact, not only on Chartham and Chartham Hatch but Canterbury itself.

Yours Faithfully,

Alan Stone

Faith Stone

Cc : -

Canterbury City Council leader – Alan Baldock
Chartham Village, City Councilors Alister Brady and Mike Bland
MP for Canterbury, Rosie Duffield
Chartham Parish Council