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## Formal Objection to Planning Application for 335 Houses in Chartham Village as referenced in the Canterbury District Local Plan

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From Jim Mustafa [REDACTED]  
Date Wed 10/15/2025 10:02 AM  
To Consultations <Consultations@canterbury.gov.uk>

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### --Email From External Account--

Dear Sir/Madam,

I am writing to formally object to the proposed development of **335 new houses in Chartham village**, as outlined in the recent planning application. This proposal is in direct conflict with the **Chartham Neighbourhood Plan**, which allocates **just over 14 dwellings** for the village up to 2040.

[\[charthamnp.com\]](http://charthamnp.com)

#### Key Grounds for Objection:

##### 1. Contradiction of Local Planning Policy

The proposed scale of development completely ignores and undermines the community-led Chartham Neighbourhood Plan, which reflects a sustainable vision for the village and was developed through extensive consultation and review with the local community and evidence gathering.

##### 2. Environmental Impact and Species at Risk

The development poses serious threats to Chartham's natural environment and biodiversity:

- **Loss of Green Space and Habitat Fragmentation:** The proposal would fragment habitats critical to wildlife movement and survival, particularly in the River Stour Valley and areas bordering the Kent Downs AONB. [\[charthamnp.com\]](http://charthamnp.com)
- **Species at Risk:**
  - **Great Crested Newts** – A European Protected Species found in the Chartham area. Their populations are declining due to pond loss and poor habitat connectivity. [\[chartham-pc.gov.uk\]](http://chartham-pc.gov.uk)
  - **Water Voles** – Endangered in Kent and highly sensitive to habitat disruption, especially near waterways. [\[www.kentonline.co.uk\]](http://www.kentonline.co.uk)
  - **Turtle Doves** – A red-listed species in the UK, reliant on open farmland and hedgerows, which are threatened by large-scale development. [\[www.kentonline.co.uk\]](http://www.kentonline.co.uk)
  - **Hedgehogs** – Experiencing significant decline due to loss of hedgerows and green corridors. [\[www.kentonline.co.uk\]](http://www.kentonline.co.uk)
  - **Bumblebees** – Vital pollinators suffering from habitat loss and climate stress, especially in fragmented landscapes. [\[www.kentonline.co.uk\]](http://www.kentonline.co.uk)
- **Kent Downs AONB Impact:** The proposed site borders land allocated for inclusion in the Kent Downs Area of Outstanding Natural Beauty, risking visual and ecological degradation. [\[charthamnp.com\]](http://charthamnp.com)
- **Lack of Biodiversity Net Gain:** The development fails to demonstrate how it will leave the natural environment measurably better off, as required under national planning policy.

[\[charthamnp.com\]](http://charthamnp.com)

### 3. Infrastructure and Community Strain

Chartham's infrastructure is not equipped to support such a large influx of residents. Roads, schools, healthcare services, and public transport are already under extreme pressure. The cumulative impact of this and nearby developments has not been addressed at all.

### 4. Undermining Democratic Planning Processes

The Chartham Neighbourhood Plan is a product of democratic engagement and local expertise. Overriding its provisions with a top-down draconian allocation of 335 houses would erode trust in the planning system and set a dangerous precedent.

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#### **Request for Action:**

I urge Canterbury City Council to:

- **Reject** the current planning application or significantly **revise** it to align with the housing numbers and principles set out in the Chartham Neighbourhood Plan.
- **Fully consider** the environmental assessments and topic papers that form part of the Neighbourhood Plan that are evidence based, including the Strategic Environmental Assessment and Habitats Regulation Assessment. [\[charthamnp.com\]](http://charthamnp.com)
- **Protect** Chartham's rural character, biodiversity, and infrastructure from unsustainable development.

Thank you for considering this objection. I trust that the Council will uphold the integrity of local planning and the wishes of the Chartham community.

Yours faithfully,

**Jim Mustafa**