

From: Kris Anslow [REDACTED]
Sent: 20 October 2025 19:43
To: Consultations; [REDACTED]
[REDACTED]
Subject: Canterbury District Local Plan - Rattington Street

You don't often get email from [REDACTED] [Learn why this is important](#)

--Email From External Account--

To whom it may concern,

Please consider the following feedback on the proposed Policy N32 LAND AT RATTINGTON STREET - CHARTHAM:

Objection to Proposed Development — Site N32 (Rattington Street, Chartham)

From: Kris Anslow, [REDACTED]
20th October 2025.

Summary

This objection is against the proposed development of around 170 new homes on Greenfield land at Rattington Street, Chartham (Site N32 in the draft Canterbury Local Plan).

Building here would cause serious problems with flooding, traffic, school and GP capacity, wildlife loss, and damage to the local landscape and character of the village. Please see below, my main concerns;

1. Flooding and Water Pollution

Rattington Street lies on a slope leading down to the River Stour, which already floods in heavy rain.

Residents often report flooding at the bottom of the hill and along Shalmsford Street and the A28.

Removing the fields for hard standing, for 170 homes will increase water run-off and make flooding worse unless exceptional drainage systems are used.

The Stour and nearby Stodmarsh nature areas already suffer from water pollution.

No clear plan has been provided to manage flood risk and protection of the water table.

In short: Flooding and pollution risks are already high and this development would make them worse.

2. Local Services Under Pressure

Schools: Chartham Primary is already almost full, and the road blocks up every morning. Another 170 homes would mean an increase in children and more pressure on the school and surrounding areas.

GPs: Local surgeries are struggling to take on new patients. Getting an appointment in the day is almost impossible as it stands. No plans or funding have been shown to expand healthcare.

Public transport: Chartham Station has no parking, and bus services are limited — especially in the evenings and on Sundays. Most people will need to drive.

In short: Local schools, health care, and transport can't cope with hundreds more residents.

3. Roads and Traffic Safety

Rattington Street and nearby roads are narrow, unlit, and have dangerous bends and single-lane bridges.

Local SpeedWatch has recorded many speeding vehicles, and Kent County Council has said the walking route to the school is unsafe.

Adding hundreds of cars from 170 homes will make congestion, parking, and road safety much worse.

In short: The road network cannot safely handle more traffic.

4. Landscape and Heritage

The site is clearly visible from several local viewpoints, including Bakers Lane, The Crescent, and Beech Avenue.

It sits next to Chartham's Conservation Area and would reduce the green space separating Chartham from St Augustine's.

This would damage the village's rural character and historic setting.

In short: The development would permanently spoil local scenery and heritage.

5. Wildlife and Habitats

The area includes old woodland and hedgerows that support bats, owls, badgers, and other wildlife.

Building here would destroy or fragment these habitats and create light and noise pollution.

The site also lies in a sensitive river catchment where nutrient pollution already threatens wildlife.

In short: The development would harm local biodiversity and protected species.

6. Loss of Good Farmland

The site includes high-quality farmland that has been used for crops for decades.

National policy says councils should protect the best agricultural land and focus new housing on poorer or brownfield sites.

At a time of growing concern about food security, losing this farmland makes no sense.

In short: Valuable farmland should not be built over.

7. Overall Concerns

The proposal conflicts with local and national planning policies that promote sustainable, low-impact growth.

The site is outside the current village boundary, has no proven infrastructure support, and would damage the local environment and community wellbeing.

--

Conclusion

For all these reasons, the proposed development at Rattington Street (Site N32) should be removed from the Local Plan.

It is unsafe, unsustainable, and harmful to the village, the environment, and local residents.

Kind regards
Kris Anslow