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Sent: 21 October 2025 11:40
To: Consultations; [REDACTED]
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Subject: Canterbury District Local Plan - Rattington Street Feedback

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To whom it may concern,

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

Dear Canterbury City Council,

I am writing to object to the proposed development of 170 dwellings at Rattington Street, Chartham (Site N32). While I recognise the importance of thoughtful local growth and would support sensitive commercial or community development on the brownfield Paper Mill site (N31), I must strongly oppose the large-scale residential development proposed for N32.

The local infrastructure, transport links, and public services are already stretched beyond capacity, and this proposal would make matters significantly worse.

Highways and Safety Concerns:

Rattington Street is a narrow rural lane with no pavements or cycle paths. It is unsuitable for large volumes of traffic and already presents daily hazards for pedestrians and drivers. The approach via Station Road and the series of narrow bridges cannot safely accommodate additional vehicle movements. An extra 170 dwellings would likely introduce more than 400 vehicles into an already congested system.

Public Services and Facilities:

Local amenities are already at breaking point. GP surgeries are over-subscribed, with long waits for appointments. Chartham Primary School is frequently at capacity, and no plans exist for expansion. The local bus service is unreliable and infrequent, and the train station has no car park, resulting in congestion in nearby residential areas. Adding hundreds of new residents without corresponding infrastructure improvements would be unsustainable.

Flooding, Drainage, and Environmental Risks:

The proposed site lies close to the Nailbourne and River Stour, both of which are prone to seasonal flooding. Concreting over farmland and increasing surface runoff will exacerbate existing drainage problems, potentially putting homes and roads at greater risk. The fragile drainage system in Chartham has already caused flooding incidents along the A28 and Shalmsford Street in recent years.

Impact on Landscape and Heritage:

The N32 site sits on elevated ground overlooking the Stour Valley, visible from conservation areas, listed buildings, and nearby public viewpoints. Development here would irreversibly alter the rural character and visual setting of the village, merging Chartham with St Augustine's and breaching the principle of village separation as established in the Canterbury Landscape Character Assessment. The loss of greenfield land, hedgerows, and ancient woodland habitat would also be contrary to biodiversity and heritage preservation policies.

Sustainability and Policy Compliance:

This proposal contradicts the National Planning Policy Framework, which prioritises brownfield development and sustainable transport. Building on greenfield land when a large brownfield site (N31) remains available is wholly inconsistent with both local and national planning priorities.

I therefore urge Canterbury City Council to reject the N32 proposal and to focus instead on redeveloping N31 for commercial, community, and light industrial use—projects that would rejuvenate the village centre, support local employment, and preserve the rural integrity of Chartham.

Yours sincerely,

Kind regards,

Karl Hovelmeier

