

**From:** Kate Denney [REDACTED]  
**Sent:** 21 October 2025 05:35  
**To:** Consultations  
**Subject:** Draft local plan for Chartham

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Dear Canterbury City Council,

I'm writing to comment on two proposed sites in the Draft Local Plan for Chartham:

1. N31 – Chartham Paper Mill (approx. 165 homes)
2. N32 – Rattington Street (approx. 170 homes)

I fully recognise the need for new housing, but Chartham's unique setting beside the River Stour and Nailbourne means flooding and drainage must be the top priority. Any new development must actively reduce flood risk, not add to it.

**N31 – Chartham Paper Mill**

I support redevelopment of the Paper Mill site in principle, as it's brownfield land and part of the village's heritage. However, the current proposal doesn't go far enough to address the site's well-documented flood issues. The Mill sits close to the river and the floodplain, and without significant investment in flood defences, sustainable drainage, and permeable landscaping, there's a real danger of making an already fragile situation worse; both locally and further downstream.

That said, this site *could* be a real asset to the village if it's done properly. Rather than just rows of houses, it should include meaningful community spaces such as a few small shops, a café, and a workshop space like a Men's Shed would go a long way to creating a sense of place and supporting local wellbeing.

It would be fantastic to see part of the riverside opened up for the community with trees, benches, and landscaped areas where people can relax and enjoy the setting. A proper green corridor with safe walking and cycling links into the centre of the village would make it both accessible and sustainable. In short, it needs to feel like the heart of Chartham, not a disconnected housing estate.

**N32 – Rattington Street**

I strongly oppose the Rattington Street proposal. This site lies in open countryside, on land prone to both surface water and groundwater flooding. It's bordered by ancient woodland

and sits close to the Nailbourne and River Stour - both of which are well known for seasonal flooding and rising groundwater.

Adding 170 houses here would introduce vast amounts of hard surfacing, greatly increasing runoff and flood risk. Given how easily the Nailbourne floods, this development could worsen conditions not just on-site but for properties throughout the village and downstream. That risk alone should rule it out.

We already suffer from minor flooding in our back garden and down past The Artichoke when we get heavy rain, and some of our neighbours put out sandbags when we have rain due. This will only get worse if Rattington Street field is built on due to reducing the 'sponge' effect of the agricultural land.

The site also fails the basic sustainability test. It's well outside the existing settlement boundary, with no nearby services, shops, or reliable public transport. It would mean hundreds of extra cars on narrow rural lanes, more strain on schools and GP surgeries, and irreversible loss of greenfield land.

This kind of sprawl conflicts with the Local Plan's own aims of protecting rural character and prioritising brownfield sites. It also goes against national planning guidance on flood risk and sustainable development.

### **In summary**

- The Paper Mill site should be redesigned with proper flood mitigation, sustainable drainage, and real community facilities such as small shops, a café, a Men's Shed, and a landscaped riverside hub for residents.
- The Rattington Street site should be removed from the Local Plan due to its flood risk, isolation, and environmental impact.

Chartham deserves thoughtful development that strengthens the community and respects the village's setting by the river. Building in flood-prone areas would do the opposite.

Yours sincerely,

**Kate Denney**

Chartham Resident