

From: Lisa Dawson [REDACTED]
Sent: 20 October 2025 18:09
To: Consultations
Subject: Proposal N32 comments

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Good afternoon,

I wish to object to the proposed development of c.170 dwellings at N32, Rattington Street, Chartham. I support brownfield-led growth at the Chartham Paper Mill site, but this objection concerns the greenfield N32 site only.

Key reasons (policy-backed and evidenced):

Conservation Area duty: The site lies close to the Chartham Conservation Area. Under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council must pay special attention to preserving or enhancing the character or appearance of the area. Extending built form onto the Stour valley slope would harm its setting.

Landscape sensitivity & settlement pattern: The land forms the rising eastern slopes of the River Stour Valley and helps maintain separation between Chartham and St Augustine's. The Canterbury Landscape Character evidence seeks to protect village separation and valley landscapes. Development here would erode that.

Ancient woodland & ecology: Ancient woodland lies within the N32 site. Even with nominal retention, fragmentation, lighting and edge effects would damage habitats for protected species (including bats) and undermine the site's biodiversity value.

Flooding/drainage & Stodmarsh nutrient neutrality: The site is near the Nailbourne/Little Stour system with known seasonal flooding. Additional hardstanding risks increased runoff unless robustly mitigated. The catchment links to Stodmarsh International Nature Reserve, where nitrate/phosphate neutrality remains a binding constraint; any scheme must demonstrate secured, funded mitigation with no adverse effect.

Best and Most Versatile (BMV) agricultural land: The field is productive arable land and is likely to include BMV (Grades 1/2/3a). The NPPF requires authorities to protect BMV and prefer lower-quality land where development is necessary. Loss here conflicts with that principle.

Brownfield first: National policy direction supports a brownfield-first approach. The Paper Mill site provides a more appropriate focus for housing, subject to design, access, flood and nutrient solutions.

Requested actions

Refuse the application as contrary to the development plan and NPPF (heritage, landscape, natural environment, and sustainable development).

If not refused outright, require: a full LVIA (including verified viewpoints), Heritage Impact Assessment on the conservation area setting, FRA & Drainage Strategy meeting greenfield runoff rates, Nutrient Neutrality package secured by condition/obligation, Ecological Impact Assessment addressing ancient woodland buffers/dark corridors, and a current Agricultural Land Classification survey.

Please confirm receipt and keep me informed of any revisions and the decision.

Regards,
Lisa Dawson

Sent from my iPhone