

From: Nicole Holt [REDACTED]
Sent: 20 October 2025 11:16
To: Consultations
Subject: N32-Rattington Street 170 dwelling

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Dear Sir/Madam,

I am Dr Nicole Holt, a Senior Lecturer in Public Health and I am writing as a resident of Chartham to submit my formal representation regarding the proposed allocation of land at Rattington Street (Policy N32) in the Draft Emerging Local Plan. While I fully recognise the importance of meeting housing needs in Canterbury, I have significant concerns regarding the suitability of this site for development.

1. Impact on rural character and settlement separation

Rattington Street currently forms part of a rural corridor that separates Chartham from nearby settlements. Development on this site would erode the physical and visual gap, leading to suburbanisation of a historically rural area. This would conflict with the Draft Plan's objectives to conserve local character and the National Planning Policy Framework (NPPF, paragraph 174), which emphasises the protection of valued landscapes and the intrinsic character of the countryside. I also cannot find if a health needs assessment has been carried out on this particular area.

2. Highways safety and access constraints

The existing road network, particularly Rattington Street, is narrow with limited footways and poor visibility at junctions. Additional traffic generated by the proposed development would exacerbate congestion and create potential hazards for pedestrians, cyclists, and other road users. This raises concerns under NPPF paragraph 111, which states that development should only be refused on highways grounds if the residual cumulative impacts are severe. The site's limited access means these impacts are likely to be significant.

3. Unsustainable location for everyday trips

The site is heavily dependent on private vehicles for most day-to-day activities. Local bus services are infrequent, and the route is not easily walkable or cyclable for children, elderly residents, or those with mobility issues. This runs contrary to the NPPF (paragraph 104) and the Draft Local Plan's objective of promoting sustainable transport choices.

4. Flood risk and drainage concerns

Parts of the land are susceptible to surface water runoff, particularly during periods of heavy rainfall. Development would increase impermeable surfaces, potentially leading to

flooding issues for surrounding properties and local roads. These concerns align with NPPF paragraph 167, which requires that new development should not increase flood risk elsewhere.

5. **Biodiversity and landscape impacts**

The site includes hedgerows and green spaces that function as wildlife corridors and support local biodiversity. This also includes tawny owl, which lives in that field and baby foxes. Development would result in habitat loss and increased disturbance from lighting, noise, and domestic animals. The Draft Local Plan seeks biodiversity net gain, yet the scale and character of this development may make achieving this objective challenging (NPPF, paragraph 180).

6. **Cumulative impact with other proposed allocations**

Given other proposed housing allocations in and around Chartham, the marginal benefits of allocating Policy N32 are limited. However, the cumulative impacts on traffic, local character, and landscape would be significant, which could outweigh any potential advantages of additional housing in this location.

In summary, I consider Policy N32 to be an unsuitable allocation due to the combination of highway constraints, unsustainability, landscape and biodiversity harm, flood risk, and adverse impact on the character of Chartham. I urge the Council to reconsider this allocation in favour of sites that better align with the objectives of sustainable development, landscape protection, and community safety as set out in both the NPPF and the Draft Local Plan.

Thank you for considering my representation. I would be grateful for confirmation that this submission has been received.

Bw
Nicole



Dr Nicole Holt (she/her)

Course Director of the Global Public
Health Masters
School of Nursing, Midwifery, Allied and Public
Health
North Holmes Road, Canterbury, Kent, CT1 1QU



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Creator and host of Passions in Public Health Podcast:

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Please note I have dyslexia, so please excuse any poor spelling/sentence structure.