

## Tom Hawkes

---

**From:** Planning  
**Sent:** 22 October 2025 08:54  
**To:** Policy  
**Subject:** Fw: Canterbury District Local Plan - Rattington Street Feedback

---

**From:** caroline rousel [REDACTED]  
**Sent:** 21 October 2025 16:58  
**To:** Consultations [REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** Canterbury District Local Plan - Rattington Street Feedback

**--Email From External Account--**

To whom it may concern,

Please consider my objection and views on the proposed Policy N32 LAND AT RATTINGTON STREET -  
CHARTHAM:

And N31 The Papermill site.

1. The site is greenfield, national policy is to prioritise brownfield first.
2. It would also extend the village settlement boundry into open countryside. There are no local services within walking distance this would mean more cars and more pressure on infrastrature. it would take way precious land that is a haven for wildlife. My friend who lives in the crescent and backs on to that field heard a tawny owl in ancient woodland in the proposed development field on the weekend of the 18th october. Chartham is a haven for wildlife, we often see bats, birds of prey and wading birds around the village over greenfield and river areas. see picture attached of the field and woodland taken from the crescent.



3. The infrastructure in Chartham could not cope with the extra 165 houses on the Papermill site let alone 170 on Rattington Street.

**sewage** - this is all ready over loaded as the pump station on the edge of the green often breakdown and we see the trucks empty it instead. this happens at least once a month.

**surface water flooding** - particularly down Rattington Street. is already very bad in adverse weather. houses at the bottom of Rattington Street have already been flooded out since 2000. the road runs like a river in heavy rain. Stour close also gets surface water flooding regularly. both green fields either side of Rattington Street do soak up as much of the rain as possible before runoff down Rattington Street. If one of these fields was to be built over it would put the houses at the bottom of Rattington Street and Stour Road at much greater risk of flooding, and they are already at risk with the already wet autumn we are having. see pictures below as evidence from villagers of this.

The runoff water that flows down Rattington Street has been made worse by the new St Augustines development. This water eventually runs into one of the water courses that run through the mill site. If this site was to go ahead it would make the development of N31 the mill site even harder to mitigate flood risk. especially as the houses would be built on a flood risk 3 flood plain.

15:48 ↗



Chartham - Crops...







4.transport infrastructure -

The roads around the N32 site are narrow and not suitable for heavy goods vehicles. it is tight in places for 2 cars to pass on rattington street. the roads around the village are already overloaded with cars. So much so it was deemed unsafe by KCC to use a walking bus to the primary school. also there is not a full footpath that goes from the heart of the village by the church all the way to the school.It often feels unsafe walking to schol with the increase in traffic over the last 3 years.

There is no parking near the train station for commuters, any one travelling by train has to park in the already over loaded streets around the green as there is no train station car park in chartham.

there was a previous plan for N32 site for fewer houses that was rejected by the council in 2023 because there was not the transport infrastucture to support the application. There has been no improvements to the infrastruture in the village that would change support for this application. The same problems with the site still exist!

SITE N31 - Chartham Paper Mill

I would support development on this site, providing that :-

1. there was no building into the flood plain by parish road. the current map in the consultation shows that part of the mill site would come into part of that field.This field floods every year due to being a flood plain that protects the houses all along the river inc riverside, river court and the houses near the green that also back onto the river.
2. there are several drains that come out of the mill site, these need to be cleaned out and used to there full potention to mitigate flood risk.
3. there is a very impotant manual operated sluice on the mill site.which is owned and the responsibility of the land owner to operate on site. When the new owners took over there was almost flooding in the village because this was not operated in a timely fashion. The importance of this cannot be understated. not only does it prevent local houses from flooding it also stops excess water flowing into cantrbury when the flood plains at thannington etc are over burdened.
4. The site has the potential to be the heart of the village with local ammenties , shops and housing. Also full access to the river for recreational oportunties would be great for the village.
5. IT infrastucture in the village is quite poor, if either of these sites go ahead much mre money needs to be spent on IT infrastucture and communications
6. any raising of the bank on the mill side to mitigate flood risk to the new houses would not be acceptable as it would put river court at higher risk of flooding.

Thank you for reading my objections to this

Kind regards,

Caroline Thwaites



**Planning Services**



Find us online at [canterbury.gov.uk](http://canterbury.gov.uk)