

Tom Hawkes

From: Planning
Sent: 22 October 2025 09:01
To: Policy
Subject: Fw: Objection to N32 Rattington Street

From: Rachel Day [REDACTED]
Sent: 21 October 2025 19:49
To: Planning <planning@canterbury.gov.uk>
Subject: Objection to N32 Rattington Street

--Email From External Account--

To whom it may concern,

Please consider the following feedback on the proposed Policy 32 LAND AT RATTINGTON STREET - CHARTHAM:

I am writing to you because I am concerned about the plan to build upon the agriculture field on Rattington Street. To be clear, I have no objections to the proposed plan to build on Chartham Paper Mill because this is an already developed site, Rattington Street is farm land and as such, undeveloped and could be used to grow crops etc.

My objections are:

This is a greenfield site- housing some protected species such as bats and tawny owls. Part of the field is an ancient woodland and whilst it looks, on the plans, as if this might be retained, building a housing estate around this is still going to disturb/ damage their natural habitat.

Roads leading to the top of Rattington Street are not suitable for the increase in traffic. I live at 8 Hillside Place, Cockerling road, Chartham, Kent, CT4 7LH and the entrance to Cockerling Road is already difficult to navigate as the speed limit is the maximum allowed. It is a treacherous road and I have already seen cars come off it. With most households owning 2 cars, the increase in traffic is untenable and the roads will not accommodate 200+ extra cars. I believe the new housing will exacerbate these issues potentially impacting road safety.

There are already substantial delays on A28 towards Canterbury. Adding another 200+ cars driving through Thanington will increase delays, impact the environment and cause hardship to those on Ashford Road, Chartham village. It is widely known that pollution can damage people's health.

The public transport is not adequate presently, it won't meet the demand of commuters and secondary school children. The train station does not have a car park so those using the train will have to park on the narrow roads or at the village hall. This car park is already stretched.

Healthcare- the local GP surgeries are already at or near capacity. Certainly, based on availability of appointments this is so. Additional residents will increase pressure, resulting in longer wait times and reduced access to healthcare. If people are unable to register for a GP practice in the village, then they will need to drive to Canterbury.

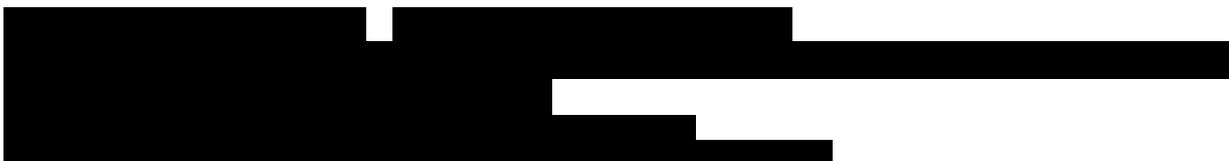
Schools- the local primary school is already over subscribed. New housing would bring more families and children further straining educational provision. Shalmsford Street already sees the impact of drop off and pick up time, further cars will impact safety, pupils and families and the residents.
Kent County Council assessed Chartham primary school as not safe to run the Walking Bus Scheme.

Existing utilities (water, sewage, drainage, electricity) may not be able to cope with the additional demand. We have already seen the impact of the build on Baker Lane when the road by the Artichoke flooded causing terrible damage to the houses at the bottom of the hill.

Furthermore more, this proposal risks harming the rural and historic character of Chartham. I believe that this development contradicts the Canterbury Landscape Character Assessment which seeks to preserve village separation.

Warm Regards

Rachel Day
Client Services & HR Director



Planning Services



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