

Tom Hawkes

From: Annie Knight [REDACTED]
Sent: 21 October 2025 11:52
To: Consultations
Subject: Formal Objection – 170 New Homes on Agricultural Land, Rattington Street, Chartham

[REDACTED]

--Email From External Account--

To whom it may concern,

I am a resident of [REDACTED] and write to object to the proposal by Canterbury City Council to build approximately 170 homes on the agricultural land off Rattington Street.

While I acknowledge the need for additional housing in the district, this particular development's scale, location and cumulative impact will cause substantial harm to our village, its heritage, environment and infrastructure.

The adopted Canterbury District Local Plan sets out that development must meet the standards of sustainable development (Policy SP1) — in particular, that any adverse impacts must not significantly and demonstrably outweigh the benefits. I contend that in this case the adverse impacts are both significant and material.

1. Policy EMP12 (Agricultural Land) Requires protection of the best and most versatile land and ensures that less vulnerable land is used first. If this proposed site is Grade 2 or Grade 3a agricultural land then its release for housing requires strong justification.
2. Highway Safety, Congestion and Access
Rattington Street and adjoining lanes are narrow and regularly used by farm machinery, combine harvesters, and other large agricultural vehicles. The road is also a key route for families out walking and cyclists. When the railway barriers at the nearby level crossing come down, traffic queues form and access is slowed. Adding the daily traffic from 170 new dwellings will intensify congestion, raise safety risks for pedestrians and cyclists, and reduce highway reliability for existing residents.
3. Infrastructure Capacity
The local primary school, the village GP services and other essential amenities are already facing pressure. Without clear evidence of additional capacity, this development would place an additional burden on vital community services, potentially reducing the quality of life for existing residents.
4. Environmental & Flood-Risk Implications of the Site
Policy CC4 of the Local Plan and the National Planning Policy Framework require that any increased flood risk to neighbouring land or buildings must be avoided or mitigated. Because the site is located on elevated agricultural land above the village, the removal of permeable surfaces (grass, hedgerows) and the introduction of hard surfaces (roads, roofs) will likely increase surface water runoff velocity and volume. That water will then travel downhill and has the potential to exacerbate flooding, or create new surface-water flows onto Rattington Street, the River Stour corridor and adjoining land. Local evidence shows that this is already happening.

5. Conservation Area & Landscape Setting

The village's character is defined by its historic buildings, green spaces, hedgerows and the river Stour. A large estate above the village would intrude visually and physically on the existing settlement edge, eroding the sense of rural identity and tranquil setting that many residents, including myself, value and which the Local Plan seeks to protect.

For the reasons above, I believe the proposal is unsustainable, disproportionate and harmful to Chartham's environment, character and infrastructure. I respectfully request that the Council rethink the proposal so that the village's unique heritage, landscape and liveability are protected.

Please acknowledge receipt of this objection and inform me of any future consultations, committee meetings or decisions relating to this development.

Yours faithfully,

Annie Knight

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