

**Tom Hawkes**

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**From:** Carrie Lovely [REDACTED]  
**Sent:** 21 October 2025 16:25  
**To:** Consultations; [REDACTED]  
**Subject:** Objection to Canterbury District Local Plan - Rattington Street Feedback

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

To whom it may concern,

Please consider the following feedback on the proposed Policy N32 LAND AT RATTINGTON STREET - CHARTHAM:

**To:** Planning Department  
Canterbury City Council  
Council Offices  
Military Road  
Canterbury CT1 1YW

**Subject: Formal Objection to Planning Application for 335 Houses in Chartham Village**

Dear Sir/Madam,

I am writing to formally object to the proposed development of **335 new houses in Chartham village**, as outlined in the recent planning application. This proposal is in direct conflict with the **Chartham Neighbourhood Plan**, which allocates **just over 14 dwellings** for the village up to 2040.

<https://charthamnp.com/index.php/documents?task=download.send&id=59&catid=7&m=0>

## **Key Grounds for Objection**

### **1. Contradiction of Local Planning Policy**

The proposed scale of development undermines the community-led Chartham Neighbourhood Plan, which reflects a sustainable vision for the village and was developed through extensive consultation and evidence gathering.

### **2. Environmental Impact and Species at Risk**

The development poses serious threats to Chartham's natural environment and biodiversity:

- **Loss of Green Space and Habitat Fragmentation:** The proposal would fragment habitats critical to wildlife movement and survival, particularly in the River Stour Valley and areas bordering the Kent Downs AONB.

- **Species at Risk:** Great Crested Newts, Water Voles, Turtle Doves, Hedgehogs, and Bumblebees—all already in decline—would face further habitat disruption.
- **Kent Downs AONB Impact:** The proposed site borders land allocated for inclusion in the Kent Downs Area of Outstanding Natural Beauty, risking visual and ecological degradation.
- **Lack of Biodiversity Net Gain:** The development fails to demonstrate how it will leave the natural environment measurably better off, as required under national planning policy.
- **Increased flood risk:** affecting the current residents and church in the village next to the river, were the suggestion for the houses would be build on current flood plains

### 3. Infrastructure and Community Strain

Chartham's infrastructure is wholly inadequate to support such a large influx of residents:

- **Road Network:** The A28 and surrounding roads already experience congestion during peak hours. Adding hundreds of vehicles will exacerbate delays and increase accident risk.
- **Public Transport:** Rail and bus services are limited and cannot absorb the additional demand without significant investment.
- **Schools and Healthcare:** Local schools are near capacity, and GP surgeries already struggle with appointment availability, there is no dental services in Chartham.
- **Utilities and Drainage:** Existing systems are under strain, and no clear plan has been provided for upgrades.

**Lack of Improved Infrastructure:** There is no evidence of a coordinated infrastructure improvement plan to mitigate these impacts. Without such measures, the development will lead to severe traffic congestion, longer emergency response times, and reduced quality of life for existing and new residents.

### 4. Cumulative Impact of Other Planned Developments

The situation is further aggravated by **planned development in Nackington and the Redrow Development on Milton Manor Road**, which will push even more traffic through Chartham along the Chartham Downs Road and along the A28 corridor. The combined effect of these projects has not been properly assessed. This cumulative pressure will:

- Increase congestion on already constrained routes.
- Heighten air pollution and noise levels.
- Create safety hazards for pedestrians and cyclists.

Failure to consider these cumulative impacts represents a serious flaw in the planning process.

### 5. Undermining Democratic Planning Processes

The Neighbourhood Plan is a product of democratic engagement and local expertise. Overriding its provisions with a top-down allocation of 335 houses would erode trust in the planning system and set a dangerous precedent.

### Request for Action

I respectfully urge Canterbury City Council to:

- **Reject** the current planning application or significantly **revise** it to align with the housing numbers and principles set out in the Chartham Neighbourhood Plan.
- **Fully consider** the environmental assessments and topic papers that form part of the Neighbourhood Plan evidence base, including the Strategic Environmental Assessment and Habitats Regulation Assessment.
- **Protect** Chartham's rural character, biodiversity, and infrastructure from unsustainable development.

Thank you for considering this objection. I trust that the Council will uphold the integrity of local planning and the wishes of the Chartham community.

Kind regards

Carrie Lovely



Sent from my iPhone

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