

Tom Hawkes

From: Christine Elkins [REDACTED]
Sent: 20 October 2025 15:50
To: Consultations
Cc: Alan Baldock; Mike Sole; Alister Brady
Subject: Draft Canterbury District local plan consultation 2025- 2042 Proposal to build 335 houses in Chartham.

---Email From External Account---

N32 Rattington Street Chartham
(170 proposed houses on greenfield farmland.)

Dear Councillors

I am a resident of Chartham parish and would like Canterbury city Council to reconsider this development of a large scale for reasons you will see in this email to you.

I would also like to say that Chartham is situated in the North Downs an area of outstanding natural beauty. This development would effect the character of the landscape and the environmental impact on our rural area and communities is enormous.

The site is an integral part of the unspoilt countryside and agricultural land to which crops are grown which puts our food security into question for the future.

We all know that homes need to be built but brownfield sites should be developed first.

As with Chartham paper mill N31.

I have outlined my objections below for your consideration regarding this matter. N32 Rattington Street Chartham.

1. Roads & pollution.

● Chartham already has already seen a significant increase of motor vehicles in the village, which is having an effect on air quality and with increased traffic from potential 335 households across N32 and N31 (Chartham paper mill site) that would equate to 470 more vehicles in the village this is not acceptable for air quality in the village.

● Rattington street is very narrow and has no footpath in part and we also see vehicles speeding through this part of the village and other areas.

● There are also vehicles parked along the road at the bottom of Rattington hill which makes it difficult for vehicles to pass due to it being very narrow and the view to see any oncoming vehicles is difficult. There is no room for vehicles to pass and heavy vehicles need a lot more room.

● With increased vehicles there comes concerns for the primary school as they are unable to find anyone to replace the school crossing person.

Some oncoming vehicles do not stop to let parents or children cross the road which again is very dangerous.

- Due to the sheer number of vehicles at school run times already parked along Shalmsford street in both directions from the school, therefore only one vehicle can pass them. If a vehicle is coming from the other direction they drive on the pavement in order to pass this is again very dangerous.

- All around the village there are parked cars which makes it difficult for traffic to flow and as it is only a matter of time and we will see more hit & run's and road traffic accidents to which we have seen more in recent years with increased congestion.

- With more traffic also using the Cockering road we have also seen an increase in road traffic accidents that would add to more accidents, it is a country road.

There are lots of concerns on highway safety.

- More wildlife will also be killed on our rural roads with an increase in traffic.

2. Flooding

- Chartham is on a flood plain which must also be taken into consideration.

When heavy rain falls it runs down Rattington hill to Rattington street and beyond like a river, residents homes

are flooded as the drainage system is unable to cope.

- With the extreme weather due to climate change this is only going to get much worse.

Building developments can have a profound impact on drainage systems, more rainwater is diverted into streets and drains increasing the volume of run off.

Drains when overwhelmed run into rivers increasing the flood risk in multiple areas.

Building on flood plains with existing flood-prone areas exacerbates the problem and can cause flooding down stream.

3. Amenities

- Concerns at the ability to provide healthcare for all residents at the two GP surgeries that residents struggle to get appointments.

- We do not have a new hospital in the local plan to which is very concerning for residents in Chartham.

Margate and Ashford are massively over stretched with people in corridors on stretchers how can this be acceptable.

- The infrastructure of water supply is under extreme pressure due to the amount of homes which is of great concern as it will be a few years before the new reservoir is built.

The waste water system is also under extreme pressure and unable to cope.

Building development can have a profound impact on drainage systems as I have already stated with flooding concerns.

- Concerns at our local primary school that it will not be able to cope with the influx of new children. This would create a situation where parents would have to drive to other schools having a knock on effect with traffic congestion.

- We don't have a car park at the train station to provide parking for residents that wish to commute.
- The bus service does not serve the community well.

4. Nature conservation

- This development would have a profound effect on wildlife.

We have lost 40% of our wildlife in Britain and we need to preserve it.

Development can harm wildlife through habitat loss, by killing or injuring during construction.

Also by increased traffic as a result of development.

Noise light and human activity can disrupt wildlife and causing them to travel further for food and shelter.

- This farmland supports hedgerows and ancient woodland which supports a variety of birds and wildlife so it should all be preserved.

We also have had a healthy Hedgehog population in the village but with an increase in traffic numbers they have been killed on our roads by having large developments the population of our hedgehogs will be decimated.

- Biodiversity includes all living organisms from micro – organisms to plants and animals it is currently being threatened by large developments.

Biodiversity is very important for human well being.

Please reconsider this proposed development

Proposed development of Chartham Paper mill (165) houses N31.

I agree that Chartham paper mill should be developed but with constraints which must reflect the heritage and character of the village.

- A mix of homes including some for local people.
- Some small local shops a cafe' to serve the community and walkers, cyclists that use the Great Stour Way.
- The development to blend in with the Great Stour Way with walking and cycling paths green spaces, trees and a wildlife pond.
- A better bus service to serve the whole village.

Thank you

Regards

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