

## Tom Hawkes

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**From:** Jane Lacey [REDACTED]  
**Sent:** 20 October 2025 09:11  
**To:** Consultations  
**Subject:** Objection to Canterbury Local Plan recent submissions

### --Email From External Account--

Dear Canterbury City Council,

I have already registered my objections to the Canterbury Neighbourhood plan in regarding to planning for the Chartham Village area. This is my response for the Local Plan.

As a Chartham resident, I'm writing to strongly oppose the proposed N32 (Rattington Street) development and to support N31 (Chartham Mill), provided it's delivered responsibly.

While I recognise the need for new housing, it must be done in a way that protects our village, respects local infrastructure limits, and prioritises sustainable, brownfield-led development.

**Why N31 (Chartham Mill) makes sense:** - It's a brownfield site, making it the appropriate first choice for expansion. - It sits near public transport links (railway station, bus routes) and the river path, helping reduce car dependence. Redevelopment would transform an eyesore into a vibrant village hub with potential for local shops, amenities, community spaces, and employment. There is opportunity to restore heritage buildings and celebrate Chartham's industrial past. Infrastructure upgrades (drainage, flood mitigation, energy efficiency) can be planned into the development from the outset.

Done well, N31 could become a focal point for community life, boosting local pride, supporting small businesses, and encouraging walking, cycling and social connection.

**Why N32 (Rattington Street) is harmful and unsustainable:** - It is a greenfield site, directly contradicting national planning policy which prioritises brownfield first. The development lies outside the established settlement boundary, encroaching on open countryside and eroding Chartham's rural identity. Roads in the area (Rattington Street, Bolts Hill, Shalmsford Street, and nearby lanes) are narrow, unlit and already struggling with traffic. An estimated 470+ extra vehicles would create congestion, rat-running and safety risks for pedestrians and cyclists. There are no pavements, safe walking routes, or cycle paths to key amenities such as the school, shops, or the station. - Public transport is infrequent and unreliable, especially on weekends, meaning residents would rely heavily on cars. - Local services including Chartham Primary School and GP surgeries are already at or near capacity. The site is near the Nailbourne and River Stour systems, both prone to flooding. Increased hard surfaces would worsen runoff and strain existing drainage systems, which are already fragile. The development threatens wildlife habitats, contributes to light/noise pollution, and harms biodiversity. It would negatively affect heritage views and the AONB landscape, blurring the distinct boundary of our village. High-density housing here risks creating an anonymous "anywhere estate" detached from the village's character.

N32 conflicts with the Canterbury Local Plan's focus on sustainable, accessible growth and ignores key Neighbourhood Plan principles to protect green space and maintain village identity. Chartham is a village – not a town.

**In summary:** Yes to N31 – a carefully planned brownfield development that enhances Chartham’s heart and supports the community.

No to N32 – an inappropriate, infrastructure-straining, environmentally damaging greenfield sprawl.

With global uncertainties highlighting the importance of food security and environmental stewardship, paving over valuable land for poorly located housing is short-sighted. We cannot build over our future.

Please support responsible development that strengthens, rather than undermines, our community.

Yours sincerely

Jane Lacey

