

Re Proposed development in Chartham included in the Draft Local Plan

Two main sites have been identified for the building of approximately 335 houses:
N31 Chartham Paper Mill (approx. 165 houses)
N32 Rattington Street (approx. 170 houses)

The governments desire to build very large number of houses does not seem to take into account climate change which in the next 30/50 years or earlier will hit the south and east of the UK and result in migration to the north and west. Overall, the northern and western regions of the UK are more inherently sustainable due to their natural resources for renewable energy and lower vulnerability **to extreme heat and certain types of flooding**. However, a region's overall sustainability also depends **on economic and social factors, which are often more significant in the densely populated south and east**.

It seems very short sighted to create housing in a county which already has water shortages, flooding and is now intending to still go down the same path with removing agricultural land and intensely developing housing bringing the impact quicker. I am aware that the following is irrelevant to KCC but have just added in blue as part of my opinion – please skip

The UK's mountainous north and west have several geographical and climatic advantages that make them more conducive to sustainable development than the lower-lying south and east. These factors relate primarily to renewable energy potential, **resilience to climate change impacts**, and natural ecosystem services. Higher renewable energy potential

The climate of the UK's north and west is typically wetter, windier, and cooler than the south and east, which creates excellent conditions for generating renewable energy.

- **Wind power:** Strong prevailing south-westerly winds from the Atlantic give the northern and western regions, particularly Scotland, the highest wind power capacity in the UK. Offshore wind also thrives in these coastal areas.
- **Hydroelectric power:** The mountainous relief in regions like the Scottish Highlands Highland local authority is ideal for generating hydropower. These areas contain numerous hydro sites and produce significant renewable electricity.

- **Tidal and wave energy:** The coastal regions of the north and west are better positioned to harness tidal and wave energy from the Atlantic Ocean than the more sheltered east coast.

The north and west are less vulnerable to certain climate change risks than the south and east.

- **Flooding:** The sinking land in the south and east, a long-term effect of glacial rebound from the last ice age, makes these regions more vulnerable to sea-level rise. The rising land in the north and west is more resilient to this effect.
- **Heatwaves:** Climate models project that extreme temperatures will become increasingly common across the UK. However, the south and east are projected to experience more frequent and intense heatwaves than the cooler north and west. In contrast, the UK's hottest day on record occurred in eastern England in 2022.
- **Water management:** While wetter overall, the north and west have a greater capacity for water management through natural infrastructure, such as upland moorlands. These areas can help reduce lowland flooding, improve water quality, and restore boggy habitats.

These plans over the next twenty years will together create a very different Chartham to the current: the village which consists of a number of distinct settlements: the centre, St Augustines (Chartham Downs), Shalmsford Street and on the other side of the A28 Chartham Hatch.

There is definitely a need to provide more housing but we need to be guided by agreed principles: brownfield before greenfield. Existing and derelict sites in priority; communities not estates; preserve rural character; and prioritise sustainability which requires better transport and respect for environment

I agree to the redevelopment of N31 but with cautious planning. The old paper mill (N31) which is a brownfield site and since the mill shut is rapidly becoming derelict is an opportunity to rebuild mixed properties: in the majority affordable country style cottages and 2 storey flats suitable for the elderly and couples – together with a balanced mix of amenities such as café, hairdressers, bakery, local archives displaying Chartham' industrial (paper mill) history and social (St Augustines). The smaller properties will then free up larger houses in the village for families. This development is at the centre of the village and although on a flood area should accommodate building designs to mitigate this.

The planning of N31 will need in the main to make sure that the access in and out of Chartham is made safer for the extra traffic. This will be discussed later as it duplicates N32.

I do not agree with the development of N32 as this will start to combine these settlements into one large conglomerate losing its rural character and worse still will lose a prime agricultural field which has always been cropped. This goes against the necessity for food security and development on a greenfield site. This is contrary to national policy prioritizing brownfield first. It also lies outside the existing settlement boundary extending into the open countryside. And it has been rejected previously due to access for vehicles.

The plan shows a very large open area to protect the ancient woodland and its occupants but surrounding it will eventually destroy the wildlife with traffic so close by. What kind of housing can be put in here in the very much reduced space to accommodate 170 – will this be non countryside properties but high properties with flats.

This field will probably not be affected by flooding but the impact of more solid core as opposed to soil will be a lot more surface flooding from Rattington hill the end of Rattington street connecting to Cockering Road. Rattington street junction from the hill (not so much as it has fields either side) and Bakers lane (lots) causes huge quantities of surface water since the added new estates on Bakers Lane and in particular Downs View Way merging at the junction bottom and then going down the street to the centre of Chartham



These photos were from August 2022 opposite the Artichoke carpark. Add more properties on N32 and surface water will increase. The hose pipe ban comes into place in Kent as it is one of the driest counties already as one of the first and remains in place till the autumn. The infrastructure in Chartham is not doing well. When St Augustine was developed there was meant to be another school created – this did not happen.

If access is somehow done to allow traffic to Canterbury then Cocking Road running into Milton Manor Road will then enter Thannington and Wincheap which again not good. Chartham railway station has only a train once an hour but used to be twice London/Canterbury and the buses do not run after 6:30. The A28 was traffic lighted for some time in the last few months and coming from Ashford to Chartham and trying to enter off the A28 was very dangerous with the extra variable of sharing the road with a train line. All entry/access roads in and out of Chartham are difficult: Rattington Street/Station Road, Bakers Lane, Shamsford Street. The traffic needs to be looked at. It would be great if there was a Park and Ride up on the A28 to Canterbury/Ashford as I am sure that many of the cars journeys are just to these areas. The public transport either is improved or private cars will remain the majority.

Another problem area is parking. All the access roads are jammed because of road parking. If N32 goes ahead there will need to be a local carpark in the Rattington field for Bakers Lane to remove the problem of narrow roads and the same for Shamsford Street (not sure where).

Thanks

Jenny Prentice



20 October 2025