

Tom Hawkes

From: Keith Roberts [REDACTED]
Sent: 21 October 2025 14:05
To: Consultations
Subject: Re: Formal Objective Planning Application for 335 Houses Chartham Village

[REDACTED]

--Email From External Account--

Sent from my iPad

On 21 Oct 2025, at 13:22, Keith Roberts [REDACTED] wrote:

Sent from my iPad

Subject: Planning Objections

OFFICIAL

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. [charthamnp.com]

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. The proposed development appears to have completely disregarded this plan and given the almost non-existent detail as to any mitigation considerations all local residents are concerned for the future of our village.

Some of the development is planned for green belt land and is an increase of more than 60 dwellings on the previously and recently rejected plan for some 110 houses to be built on Rattington Street,

2. Environmental Impact and Species at Risk

Another major consideration is that the development poses serious threats to Chartham's natural environment and biodiversity:

1. **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. [charthamnp.com]
2. **Species at Risk Include:**
 1. **Great Crested Newts** – A European Protected Species found in the Chartham area. Their populations are declining due to pond loss and poor habitat connectivity. [chartham-pc.gov.uk]
 2. **Water Voles** – Endangered in Kent and highly sensitive to habitat disruption, especially near waterways. [www.kentonline.co.uk]
 3. **Turtle Doves** – A red-listed species in the UK, reliant on open farmland and hedgerows, which are threatened by large-scale development. [www.kentonline.co.uk]
 4. **Hedgehogs** – Experiencing significant decline due to loss of hedgerows and green corridors. [www.kentonline.co.uk]
 5. **Bumblebees** – Vital pollinators suffering from habitat loss and climate stress, especially in fragmented landscapes. [www.kentonline.co.uk]
3. **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. [charthamnp.com]
4. **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. [charthamnp.com]
5. **Potential Flood Risk:** A significant part of the planned increase in housing is planned to be built on an area of floodplain. No details of mitigation considerations are obvious within the published development. Whilst it is obvious that this must have been considered any mitigation measures are unlikely to be to the extent necessary to consider future rising water levels likely over the life of the properties resulting from global warming.

3. Infrastructure and Community Strain

Chartham's infrastructure is not equipped to support such a large influx of residents. Roads, schools, healthcare services, and public transport are already under pressure. The cumulative impact of this and nearby developments has not been adequately addressed. In addition to the plans for these 335 houses in Chartham there are further plans for major redevelopment around the village in Nackington and Thanington which bound to push significant further traffic through Chartham attempting to bypass Canterbury City centre congestions which is already an issue for residents.

4. 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:

1. **Reject** the current planning application or significantly **revise** it to align with the housing numbers and principles set out in the Chartham Neighbourhood Plan.
2. **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. [charthamnp.com]

3. **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.

Yours faithfully,

Keith Roberts

A solid black rectangular box redacting the signature of Keith Roberts.

OFFICIAL