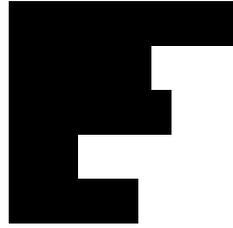


Douglas and Clare Bannister



Date 20 October 2025

Dear Mike

We are writing to you in relation to the proposed developments of residential property developments within areas, N31, N32 and any other proposals that will adversely impact on the matters raised below.

Objections to proposals at N31 and N32

a) Environment

- a. Natural flood plains developed for property
- b. Higher river levels and increased threat of flooding to village residents, Thanington and Canterbury.
- c. Ancient woodland and forestry destroyed
- d. Local wildlife threatened

b) Rattington Street

- a. Unsuitable and incompatible with increased pedestrian, car and bicycle use.
- b. Floods the village road when raining
- c. Is a bottleneck for traffic entering and leaving the village

c) Traffic

- a. Leaving the village toward the already congested A28 at the proposed joining points from Shalmsford Street, Station Road and the Milton Manor roundabout.
- b. When level crossing barrier is down and or the A28 and village roads are congested, vehicles will pursue alternative routes such as Mystole Lane and other unsuitable roads to the A28 and surrounding areas. Traffic will also use the Downs Road and its adjoining roads.

- c. Increased vehicle usage, congestion, parking and stationary traffic will lead to increased pollution levels and road congestion, throughout all Chartham and surrounding areas.
 - d. Increased road traffic through St. Augustine's estate to the Downs Road and Vice Versa.
- d) Local GP Facilities – Health and Education
- a. Doctor appointments require daily telephone appointment requests and are of limited availability. Increased surgery registration will result in higher Accident and Emergency self-referrals, with our most vulnerable members of the community, suffering.
 - b. Schools are oversubscribed and unless additional Chartham facilities are improved, extended or built, will necessitate additional classroom placements outside of Chartham. However, any additional classroom places, will lead to inevitable increased 'school runs', impassable roads and increased daily frustrations and pressures on families, commuters and teaching establishments and their teaching and maintenance staff and budgets.
- e) Local Impact assessment and contractual prerequisites:
- a. Please explain when the local and wider Health and Education impact and cost assessments were undertaken and or what proposals and costs will form part of the development and maintenance contracts and whether, these facts have or will form part of any contractual Pre-Question Qualification assessments and subsequent contracts?
 - b. Please explain when the proposed development Risk Assessments were undertaken and whether, these assessments have identified any above-mentioned concerns and what, has been established to mitigate these concerns?
 - c. Should these proposals succeed and property build, will continued residents' opinions be sought and progress monitored through public consultation meetings?
- f) Utilities
- a. Where the current water treatment facility at N31 be relocated?
 - b. How will Chartham's water treatment and river discharge be improved by the development?
 - c. How will Saxon Field and the new care homes, water treatment processing be maintained and improved?

- d. How will the foul smell of raw sewerage, mid-point of Cockering Road, be resolved by this proposal?
- e. How will the current dumping of untreated sewerage, into the River Stour be resolved by this proposal?
- f. What are the energy and communications proposals?

Understanding that you will likely receive numerous and more detailed objections to the proposed Chartham development plans, we have attempted to minimise the content of our concerns.

Thank you for your kind consideration and assistance concerning these matters.

Yours Sincerely

Douglas and Clare Bannister

