

Alexander Gunyon

From: simon.greenstreet@adisham.org.uk
Sent: 31 May 2024 17:57
To: Consultations
Subject: CANTERBURY LOCAL PLAN RESPONSE: Cooting Farm (R1 site); Highland Court Farm (Chapter 2, q17); Station Road Adisham (Ch5, q12)

Categories: Blue category

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Consultation response from: *Simon Greenstreet*

I am writing in response to the consultation on the Canterbury Local Plan.

Cooting Farm Community Garden Scheme (R1 site)

As a resident of Adisham, I am pleased this latest version of the plan no longer contains the Cooting Farm Community Garden Scheme (R1 site, *aka 'Adisham New Town'*) as a site for housing.

CCC's decision to scrap 'Adisham New Town' was **absolutely correct** and I am responding to this latest consultation to be sure the R1 site is not reinstated in the final version of the plan.

This is by reinforcing and adding to arguments which make the case that the North Downs between Adisham and the B2046 (R1) is a poor location for volume housebuilding. These arguments are:

- **Loss of identity** from joining Aylesham and millennia-old Adisham together, was something neither community wanted;
- **Destruction of a vast area of this historic downland** landscape and scientifically important land;
- **Loss of superior food-producing land** around Adisham which is higher-yielding than the rest of Canterbury district;
- **Pollution of the chalk aquifer** which is a vital resource on which many depend would just have been a matter of time;
- **Inadequate roads** infrastructure;
- **At capacity sewage** infrastructure;
- **Air pollution** including particulates;
- **Noise and light pollution** as well as loss of tranquility;
- **Rubbing out of the archaeological record** going back to the Bronze Age;
- **Destruction of wildlife habitat** (the Turtle Dove is now a confirmed summer visitor to the parish);
- **Fewer employment opportunities** in the south of the district;

- **Major significant housing developments already in train** in the south of the district are:
 - o already built (Aylesham Phase 1);
 - o being built now (Aylesham Phase 2);
 - o being applied for ('South Aylesham' in the draft Dover plan), and
 - o **Mountfield New Town**, Canterbury's single largest housing development of **4,000 + houses will take Canterbury's built area out to the north edge of Bridge ***

* Mountfield New Town (MTN), is already approved to be built under the expiring plan and it is wrong to build another new settlement in the south of the district until the impact of MTN on traffic, infrastructure, and the local environment are known.

I would also like to respond on the huge proposed expansion of industrial scale warehousing, which will destroy productive farmland at **Highland Court Farm** in a prominent place inside the National Landscape (**Chapter 2 question 17**). This is unacceptable development as follows:

- Unacceptable levels of damage to the Kent Downs National Landscape;
- Loss of much productive farmland;
- Light pollution from the nearby business park, already a major emitter of light, will be worse
- Local country lanes will be more congested/ less safe from an added 64 HGVs and 150 vehicles;
- The almost 100% dependance on car and lorry transport is against local and national policies.

This is notwithstanding putting warehousing on a greenfield site when the brownfield Gomez site stands empty.

Finally, I would like to comment on the use of 'Land west of Cooting Lane and south of Station Road' for **a single line of houses opposite existing houses on Station Road, Adisham (Chapter 5 policy R12 q12)**

I oppose this even when it is just 10 houses because this will result in adding 46 more cars, increased sewage and run-off waste water, on an inclined section of road which already leads to flooding at the bottom of Station Road by the village green. My fundamental objection is that this row of 10 houses will be a 'trojan horse' for planning for a further 150 houses, from the owners and developers of the single row of houses once built, because the parcel of land they own is significantly larger. That this is the developers eventual intent is shown by the length of the screening tree line requested on the plans. This significantly exceeds the screening needed for the initial tranche of houses proposed.

I trust my views will be considered in the consultation by retaining the exclusion of the R1 site in Adisham in the final version of the plan; restricting any further development of Canterbury Business Park at Highland Court Farm, and the rejection of 10 houses as a precursor to significantly more houses, in Station Road, Adisham.

Kind regards

Simon Greenstreet