

Sustainable Adisham – Response to Canterbury CC Draft Development Plan 2024

CHAPTER 1

Vision for the district to 2040

We very much welcome the aims and aspirations for the development of the district. In particular, the emphasis on open spaces, habitats and environment, and transport infrastructure; in these instances the need to plan effectively for climate change is welcome. In order to restrict cars going into Canterbury we must have good bus services for villages. We especially welcome the exclusion of the Cooting Farm Development Garden Scheme (R1) from the previous plan. The siting of this proposed large development on prime agricultural land in Adisham parish would have had devastating effects on the road network, sewage facilities and water availability. We cannot afford to lose good agricultural land, we have to think of national food security.

Policy SS2 - Sustainable design strategy for the district

This is a comprehensive and well thought through strategy which we welcome wholeheartedly.

The emphasis on reducing carbon emissions is welcome. New buildings should be net zero with good insulation, heat pumps and solar panels. All houses should have electric car charging points and driveways should be permeable. Industrial buildings should have solar panels. Where possible there should be centralised energy production in new developments. Also important are:

Mixed uses and densities in new developments

Cycling and walking connectivity to local facilities

Open spaces and food growing opportunities

We regard the emphasis on involvement of the community in the design process to be especially important.

Policy SS3 - Development strategy for the district

We support this strategy, particularly:

The emphasis on the use of brownfield sites for development; this should always be the priority.

The need for a degree of housing development in the district is acknowledged. However, there must be an adequate proportion of affordable housing and social housing in new developments to which developers are held. These developments must be designed to achieve net zero carbon emissions and be energy and water efficient.

Policy SS4 - Movement and transportation strategy for the district

We welcome the comprehensive programme of sustainable transport infrastructure.

In particular, the emphasis on a bus-led strategy. This must include provision of better bus services for the villages in the district, particularly early in the morning and in the evening for people commuting to work. Currently Adisham just has a bus service for children going to school in Canterbury. Residents of Adisham need to be able to get to doctor's surgeries in Bridge, Aylesham and Wingham. We need bus stops in The Street and Station Road.

It might take some time for people to use new bus services but if the council is patient and continues with subsidising the service people will find that it is cheaper to go by bus than to park.

We also welcome the promotion of Park and Ride sites and greatly enhanced cycling and walking connectivity. Also increased electric charging infrastructure, and the widespread installation of solar panels on new housing, this should also be a requirement for all new large industrial developments such as warehouses etc.

The scrapping of the Eastern Bypass is to be applauded. This costly scheme would have had major effects on local communities. The proposed upgrades to the A2 will bring great benefits.

Policy SS5 - Infrastructure strategy for the district

We welcome the policy concerning new and improved waste water treatment facilities. This will be especially important given there is already strain on these resources which will be made far worse with the extent of new housing developments proposed.

CHAPTER 2

Policy C17 – Land at Canterbury Business Park - Highland Court Farm

We strongly oppose this planned development for the following reasons:

This is prime agricultural land and, notably, is within a National Landscape designated area.

Coldharbour Lane is narrow and is already frequently used by car and lorry traffic. The increase in both the latter that can be envisaged by this proposed development will have a major impact on this Lane with attendant safety issues.

Although the policy states that new and improved walking and cycling connections will be made this is highly unlikely to have much impact due to the isolated nature of this development in this industrial area.

The large industrial site occupied by Gomez, which is for sale, should more than satisfy the needs of the proposed viticulture hub without recourse to building on nearby agricultural land.

CHAPTER 5 – Rural Areas

Policy R12 – Land west of Cooting Lane and south of Station Road

It is accepted that Adisham needs to make a contribution to new housing development in the district. However, there are real issues with this Policy involving access to the site and subsequent safety issues:

This is a narrow, busy road with blind bends. An exit cannot be envisaged that will be safe. A mini-roundabout is a possibility but its positioning will be crucial.

It is difficult to reconcile the proposed frontage of the houses only on to Station Road with the 'protection and enhancement of the existing trees on the frontage to Station Road...'

For safety reasons any development on this site must take into account the state of current parking for the existing houses in Station Road. Presently this is totally inadequate with parking on the road and pavement at the northern end; new off-road parking bays, similar to those at the southern end, are essential.

On a point of the types of houses to be included, it is difficult to see how an appropriate mix of affordable housing, accessible housing and an appropriate housing mix can be achieved with such a small number (c.10) of houses. The emphasis must be on truly affordable houses especially for first time buyers with limited means. The houses should be energy efficient. There should be electric car charging points for each house. As stated earlier, driveways should be made of permeable materials.

There are already problems with sewage disposal in the village and there is pressure on the aquifer within the district. Both these factors need to be recognised with this development and suitable safeguards put in place before building begins.