Canterbury Plan to 2040

R12 section supporting information:

Adisham has been in existence for 1400 years, visited by many birds & animals which use farm fields for hunting, nesting & stopovers to other areas. Rare red kites are seen circling on a daily basis & take their food from R12 land. Long tailed tits use the trees & hedges as a stopover on their migration path. Little, long-eared, barn & tawny owls use this plot on their flight path, frequently perching & nesting in R12 foliage & in the gardens that back onto the railway embankment opposite R12. Protected bats regularly hang in the trees at night & their corridor is across R12. Removing the wildlife corridors & food source by building on R22 will destroy the habitat of many animals and birds. Recently the marsh harriers have returned to the fields around R12 and have been seen nesting.

The sewerage system in this part of the village is old & only a 4" main, several properties have issues with flooding of waste when there is a large amount of rainfall, requiring the use of sandbags to protect the property as the water rushes down Station Road towards Pond Green which is the lowest part of the village and at the Canterbury side of the area designated as R12. Sewerage overspills during increased waste production such as holiday times onto prime farm land and areas where fresh water pipes run. Recently Southern Water had to cut off fresh water supply and provide bottled water for several days whilst attempting a temporary repair to ageing water pipes. Adding 10 more properties without changes to the pipework will cause more problems as capacity is exceeded & some of the flooding is in areas where fresh water pipes also traverse. An upgrade is essential before R12 is at the development stage.

Building opposite existing houses on Station Road will affect the sunlight in those gardens due to the position of the sun's traverse, as many plants are grown specifically for these conditions & will not survive. Light pollution from these houses will affect the dark skies policy as several people use the area for stargazing and watching other sky phenomena and wildlife, dark skies policy needs to be maintained for wellbeing & mental health issues. Affordable housing in small numbers is needed, with continuation of the housing in Bossington Road recently put forward as an option with better views of roads, limited effect on dark skies policy & is a far better & safer alternative roadwise. Housing is much needed for local next generation youngsters but there should be a survey on the safest place to build affordable housing in the village, as well as protecting existing farm land and preventing damage to already over capacity utility infrastructure.

Electricity in this area is supplied by overhead power cables which have limited pole connectivity. Consideration of a new underground supply is imperative as these areas are subject to power failures in high winds.
The local internet cabinet is situated opposite the plan for R12 and is already at capacity with frequent dips in speed and there is no availability of fast fibre broadband in the area. Speeds are regularly low due to the distance from the cabinet to the nearest exchange. Fast fibre needs to be installed before extra housing causes increased requirement on an already crumbling network.