
Canterbury Local Plan - Barham Policy R15 Land adjacent to Valley Road

From David MacDonald [REDACTED]
Date Thu 07/05/2026 19:34
To Consultations <Consultations@canterbury.gov.uk>

 10 attachments (4 MB)

CA_26_00041-CONDITION_11_DRAINAGE_DOCUMENTATION-3769689.pdf; countryside stewardship agreement.jpg; Barham conservation area.jpg; SLAA251.jpg; SLAA274.jpg; SLAA062.jpg; SLAA169.jpg; ground water vulnerability.jpg; flood zone 3b.jpg; flood zone2.jpg;

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Further to details set out for Barham, my comments are why all the legal details about the environmental, highways, flood plain, AONB are being ignored in favour of building another 24 houses on a greenfield site, when previously private applications were refused.

Please also note the Traffic survey for Barham Court Farm development was carried out during an Easter break when the primary school was closed!

At that time I mentioned connecting that development to the end of the Grove Road, which was ignored, now this additional development is now adding this as access?

Legal points now being ignored:

In reference to the local plan Focused consultation (Regulation 18) September 2025 and corresponding Strategic Land Availability Assessment, I would like to raise some potential oversights for consideration.

This is specifically related to policy ref R13 in the Focused consultation (Regulation 18) and SLAA062 in the Strategic Land Availability Assessment, identified with the vague address Land adjacent to Valley Road, Barham.

This land has been identified as 'Site is suitable, available and achievable for the land use proposed'. This is despite fully residing in the Kent Downs AONB, Barham conservation area and also under a

live countryside stewardship agreement. (please see attached)

I note that every other plot of land offered up in the call for sites in Barham has been deemed unsuitable. SLAA169, SLAA199, SLAA224, SLAA251, SLAA274 are all in the same AONB and also in Barham conservation area, and this has been given as the reason for rejection as suitable sites in the Strategic Land Availability Assessment. The other sites in Barham give AONB and access as reasons. (please see attached)

Most concerning is the disparity between SLAA062 and plots SLAA251 and SLAA274. These two plots have been rejected on the grounds stated above, but share very similar if not identical conditions, both agricultural land bordered by the Nailbourne river, to SLAA062 which has been included in the plan. The main difference between the plots is that the housing opposite SLAA251 and SLAA274 is not in a flood zone, let alone flood zone 3b as the properties opposite SLAA062 are.

I please request that this discrepancy is addressed and SLAA062 considered for removal from the local plan as per the other sites.

The risk of flooding to the properties in Valley road opposite the proposed site SLAA062 is very real, and they have suffered flooding events in the recent past. The site slopes down towards the Nailbourne river, and the concern is the rise in ground water caused by development. The site not only encroaches on flood zone 2 and 3 but is also shown to have high groundwater vulnerability (please see attached).

There has already been recent development granted (CA/21/02835/FUL) on the brownfield site at Barham court farm site ref SLAA034, which now must revise the drainage plan for groundwater. This appears to be due the initial testing, that was included in the planning application, not being representative of the true conditions of the geology, groundwater and water table at this site. This site sits at the top of SLAA062 and therefore ground water will flow down toward the flood zone 3 on valley rd.

I have attached the civil and drainage engineers report for Your consideration. As this has recently been found to be the case, presumably, the assessment made in 2022 for SLAA062 would be based on not up to date information?

The final point I would like to make is on the environmental impact of development.

The Nailbourne is a rare chalk stream Winterbourne. The effect on extra groundwater from development on the flow and ecology of the river must be taken into account. Indeed, natural England surely have realised the importance of the site to grant payments through the Countryside Stewardship Scheme. (please see attached)

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With these points in mind, I respectfully request that SLAA062 considered for removal from the local plan.

Thank You.

David MacDonald

Sent from my iPhone