

Policy R1 should be removed from the plan entirely.

R1 will result in the permanent loss of 173Ha of productive agricultural land which could be expected to produce in a typical rotation 820t wheat, 300t barley, 300t oats per year. This is contradicts government policy to boost national food security.

Whilst the 173Ha is currently farmed in an arable rotation it also hosts an array of wildlife, weeds, hedgerow plants etc. This will be massively disrupted creating R1.

A substantial proportion of the land required for R1 will not be released for development by the family trust that own it.

R1 will result in a large conurbation joining with Aylesham, only separated by the B2046.

R1 will link the village of Adisham to Aylesham which will be most unwelcome for the two communities, changing the character of both.

The map on page 8 of the main document is misleading because it fails to show the relationship between R1 and the neighbouring Dover District Council territory. The B2046 might just as well be the coast as shown at Herne Bay or Whitstable on the map.

On page 8 of the main document it states that Adisham is a "local service centre". Adisham is in fact a "village" as stated on page 170 of the same document "Adisham is a rural village.....". Notwithstanding the irony of confusion within the same document, Adisham is a thriving rural village and the addition of 3200 houses with policy R1 will be detrimental to the character and setting of the village.

R1 will put massive pressure on local infrastructure. Water is already scarce at times in East Kent, the saviour in the form of the Broadoak Reservoir is nowhere near being built. Adisham main sewer that runs along The Street is at capacity at times and the village has had a history of flooding in places. Surface runoff and storm drainage from R1 will head downhill towards Adisham with predictable results.

R1 will obviously create a lot of extra traffic. Since the intention is to reduce through traffic on Adisham Downs Road to incentivise bike travel (a good idea, incidentally) traffic will have to use the B2046. Wingham is already gridlocked in the morning, and the A2 junction is congested too. Where will the traffic go? The plan is to improve Adisham railway station. Will there be more trains? Will there be a Parkway station at Harbledown to link with the HS line to London?

Creating R1 will be contrary to policies DS20 flood risk / drainage, DS22 landscape character and DM18 light pollution.

As stated at the start of this: POLICY R1 SHOULD BE REMOVED FROM THE PLAN ENTIRELY.

