

Please take a picture of these suggested objections but do make sure to use your own words!

1. CCC's new town scheme will extinguish Adisham as a small, close, individual rural community with a 1,400-year recorded history, set in beautiful and historic countryside containing nationally important habitat, unexplored archaeological remains and where tranquil enjoyment of the countryside is open to all, residents and visitors alike.
2. Canterbury City Council is high-handed in proposing the so-called 'Community Garden New Town', disregarding the results of public consultation. Opinion in the Parish of Adisham is and has always been strongly and uniformly against this proposal. It is strongly opposed by our neighbours including Aylesham and Wingham.
3. This scheme was cooked up by a few councillors and officials, then bounced on all in this draft of the Canterbury Local Plan (LP). Legally, this part of the LP is 'not fit for purpose': (a) inadequacies in public consultation (b) CCC's failure to collaborate with Dover DC on huge impact that this new town and CCC's large estate at Womenswold will have on the Dover district.
4. This scheme will destroy Adisham's traditional wide-open downland landscape, our parish marking where North Downs rise.
5. The scheme will destroy much prime farmland, superbly productive, precisely when our country needs such land.
6. The road infrastructure is completely inadequate to the extra 3,200 houses that would be built in the new town especially when added to 420 houses ('minimum') that CCC plan in Womenswold and, in the Dover Plan, 640 at Aylesham (joining Aylesham and Snowdown). How is it that CCC thinks this scheme is sustainable when, on the other side of the B2046, Dover DC have cut their housing plans by 500 houses because that authority recognises the weakness of the traffic infrastructure?
7. CCC failed to do the basic homework on its proposal including buy-in by relevant landowners. Also, CCC's earlier site assessment shows it thought some of the land unsuitable for development.

8. Despite CCC's assertion, there is no evidence of need for a new standalone town and the benefits have yet to be shown by CCC.
9. The implications for new services (including GPs) have not been properly planned for. And who will pay for them? These facilities should be ready at the start of a new town, not when (as the plan suggests) many of the new houses have already been occupied. With two new schools proposed in the new town, what does CCC think will happen to Adisham's much loved village school?
10. East Kent is already a water-stressed area. We understand that CCC have no scientific evidence to show that local water resources can bear this extra burden.
11. The plan for sewage disposal is pitifully inadequate. Sewage pollution of the Kent coast is a national scandal, as is the eutrophication downstream of wetlands, e.g. famous Stodmarsh.
12. Adisham has 12 nationally-registered ancient woodland (proven existence since 1,600CE at least); five of these are important SSSIs (Sites of Special Scientific Interest). If the scheme goes ahead, a conurbation from Snowdown will stretch to the edge of the SSSI woods (except a narrow cordon) and the character of the woods will inevitably change to one of 'urban parkland'.
13. The scheme makes us the insulting offer of 'country parks'. Adisham (and Womenswold) needs no country parks!

14. VEHICULAR CONSIDERATIONS

The City Councils Local Plan (Draft Infrastructure Delivery Plan) is light on vehicular issues and is based on 2019 transport studies and volumes of traffic stated do not take account of the 1,000+ homes built in Aylesham between then and now and the impact that this has had on local traffic volumes accessing the A257 at Wingham from the B2046 or the A2 at the Barham interchange, both of these interchanges experience traffic queues each day Monday to Friday.

No provision has been stated within the new Infrastructure Delivery Plan as to how an additional 3,000 plus cars are going to access; 1) the B2046 and 2) the junctions at Wingham and the A2 at peak times without excessive queuing times at each of these junctions.

Within the Local Plan and Infrastructure Delivery Plan no Traffic Management Plan has been produced to deal with such an increase in traffic volumes trying to access existing A roads nor additional safety measures along the B2046, which has already experienced fatalities within existing traffic volumes.

No mention is made within the Infrastructure Delivery Plan as to how the existing single Lane system of roads linking local villages would be enhanced to deal with the substantial increase in traffic from the proposed developments.

This is an over site within the Local Plan and the Infrastructure Delivery Plan

The Infrastructure Delivery Plan also states that there will be no benefit in reduced emission's due to residents cycling rather than driving, nor from the use of Public Transport, which is currently non existent within the area of the proposed Cooting Farm development.

If there is to be no benefit in reducing carbon emission's from this proposed development, why is it being proposed in this position which will see the destruction of acres of quality farming land.

RAIL CONSIDERATIONS

The Draft Infrastructure Delivery Plan at 10.20 states that the City Council will work with Network Rail and Southeastern to develop proposals for upgrading Adisham Station including a southern access to the station, step free access between platforms and a cycle hub. Other recent upgrades to Southeastern Stations (Swanley, Sevenoaks and Maidstone) have been jointly funded between the Railway Company, Kent County Council and the relevant Local Authority. In this proposal no mention is made within the Plan of how improvements to Adisham Station would be funded.

Within the Draft Infrastructure Delivery Plan, no funding source is mentioned at table 8.1 for the development of Adisham Station.

When asked southeastern stated that any long term plans for increased services would be based on changes to passenger numbers and travelling patterns on the Dover to Victoria route.

PUBLIC TRANSPORT CONSIDERATIONS

Within the Draft Infrastructure Delivery Plan (2022) no mention is made of public transport provision to and from the proposed new development. Currently there is no bus service to and from Adisham Village provided, other than a daily school bus to and from Canterbury, which is over subscribed.

This lack of consideration for bus services to the proposed Cooting Farm Garden Community and the current village is shown by the lack of carbon reduction mentioned by the building of this development. It is assumed that no bus service would be forthcoming unless there was a demand.

This week the Levelling-up Secretary stated in a speech to the Centre for Policy Studies Conference " that planning reforms would see the creation of beautiful homes, accompanied by infrastructure and environmental enhancement, with environmental concerns being taken seriously, and democratic decision making taking in the wishes of local communities."