

Box 1

Sustainable Adisham fully supports the National plan to continue to increase the housing stock in suitable areas of the country as long as they are zero carbon homes.

In respect of the proposed plan to build 3200 new houses around Adisham village to form a development of a new town, we strongly disagree on the following grounds.

Box 2

The claim that the planned housing development will include sustainability elements is misleading as it will destroy an area used for sustainable crop growth on ecologically valuable arable farming land. This housing project will destroy wildlife habitats and ecosystems forever.

Adisham village presently has no bus service. There is an infrequent rail service, capable of only benefiting the needs of a small number of village residents. The busy B2046 is unfit for purpose regarding the increased levels of traffic that the proposed housing development would incur.

The roads leading from the nearby B2046 are small country lanes and in some cases, one vehicle at a time, single line, narrow access, with infrequent passing points only. The widening of roads to incorporate cycle lanes and safe pedestrian access would reduce arable land usage. It is anticipated that pollution would remain an issue, despite the gradual move toward electric vehicles, because tyre friction and other vehicle processes will continue to generate health damaging particulate matter when it is released into the atmosphere.

The increase of delivery vehicles, sewage management and other service vehicles will create more noise and atmospheric pollution in the area. Through traffic on Station Hill Adisham has already increased since the completion of the Aylesham housing development.

Whilst the Council's audacious plan to create 114 allotments looks like a positive one, it needs to be borne in mind that the land in question is currently vital to maximise sustainable crop production.

The area is served by aquifer water which is already barely adequate to supply the current residential housing. The sewage management service has also been shown to be already inadequate for the present level of residential needs. Pollution of local beaches caused by water companies' lack of control of storm water, surface drainage and domestic effluent treatment is already a scandal which would be exacerbated by this level of house building.

In previous housing development plans, a statement that 30% of houses will be affordable with 10% being social housing has not been delivered in the past. Research is always needed to clarify what terms like 'affordable' mean so they do not become meaningless. The population of the area would increase by approximately 8000 residents, so two schools and a Medical Practice are incorporated into the plan. There is a general shortage of all levels of Primary Care Health and Infant/Primary Teaching personnel for already existing services, which could be problematic for staffing new facilities.

In view of the afore stated objections, we strongly recommend removal of the R1 new town proposal in its entirety from the Canterbury District Plan.