

Adisham Parish Council
c/o Parish Council Clerk Jean Swan
Plum Tree Cottage
The Street
Adisham
CT33JR
8th November 2018

Dear Mr Mackie,

Adisham Parish Council's Objection to Planning Application Ref: CA//18/01948

Adisham Parish Council invited Quinn Estates and a group campaigning against the development to present to the village at a meeting held on 1st October 2018 to ensure our villagers had access to information about the development. The council subsequently sent a survey to every house in the parish and of 111 respondents the majority are not in favour of the development. This has informed our position to confidently represent our parishioners in our **objection** to this proposed development.

There are three main reasons why Adisham Parish Council will be objecting to this development; firstly, the site is in an Area of Outstanding Natural Beauty (AONB), secondly it is within a mile of an area of Special Scientific Interest and thirdly this development was not part of the Canterbury *Local Plan* (2017).

The most important overarching issue is whether there are grounds of national importance to validate the large-scale development proposed in an area designated as one of only thirty- four AONB sites in England. It is the council's position that the proposed development is not of national importance and it will destroy the natural beauty the very designation of this land seeks to conserve and enhance.

The development is considered out of character in the local area and there will be an adverse visual impact with the land currently being used for harvesting fruit and providing a successful eco-system for wildlife, flowers and plants, all of which should be protected. To construct a housing estate of 175 homes, sports stadiums, shops/units and an artificial lake set within chalk downland is not in keeping with such a designated area of natural beauty.

The council do not consider the construction of 175 holiday homes and sporting facilities to be of national importance and to therefore justify such destruction of our local countryside. There is no proven local need for additional holiday accommodation. Canterbury is well serviced with many hotels and lodges and a hotel in Bridge is planned alongside other holiday lets available in the village.

The council consider there will be a detrimental effect on the character of the local area from this proposed development. Adisham is a rural village and is surrounded by fields, there are limited development options thus the village maintains a traditional character in keeping with this part of rural East Kent. Modern, self-build holiday housing, sporting stadiums, artisan shops are not part of the existing character of this area. The proposed site is also an area enjoying many different species of wildlife and plants, some of which are protected, and these will be threatened if their habitat is

destroyed and if other forms of wildlife are deliberately introduced by the developers to better suit developed land or to live in an artificial lake.

The council consider Adisham will be subjected to noise and disturbance from residents, businesses and sporting events should this development go ahead. This is a significant concern with residents already reporting noise disturbance from functions held at the Night Yard which is adjacent to the proposed development. Such breach of existing tranquillity is incompatible with an AONB designation and will not only have an adverse effect on the quality of life for Adisham residents but will potentially have a catastrophic impact on the existing wildlife living on that land.

The council have significant concerns regarding the impact of increased traffic flow through the village and along the narrow country roads. Of major concern is the use of Woodlands road as individuals leave the proposed site. This road will be directly affected by the proposed development as it will potentially provide access to and from the development for anyone approaching Highland Court from Thanet/Sandwich directions. There is a concern that when sporting events are being held, Adisham village will see a significant increase in traffic through the village which will adversely affect the residents. Many of the roads in Adisham do not have a pavement which is in keeping with the rural location and so any increase in traffic flow through the village will likely increase the risk of harm to residents, particularly children and the elderly living in the village. Adisham sits on cycle route 16 and so as well as the local residents, many cyclists enjoy the route from Canterbury, through Patricbourne, up Woodlands road and eventually into Adisham. Again, there will be a potential increased risk to cyclists who use this picturesque route.

The council are concerned that there could be an increased demand on public services as a result of this development and that unoccupied holiday homes may attract opportunist burglars and vandals.

Whilst the developer asserted at the meeting held in Adisham on 1st October 2018 that there would be employment and business opportunities for local people there can be no such assurances from the developer as jobs and opportunities cannot be restricted to locals because of existing legislation. The current businesses operating from the present industrial site at Highland Court employ and serve very few residents in Adisham.

The council do not support the construction of sporting stadiums and a private health club in this Area of Outstanding Natural Beauty. Adisham has access using public transport to a gym and sports courts in neighbouring Aylesham as well as those in Canterbury and Dover. Adisham also benefits from its own recreation ground.

In summary we object to this proposal as it is sited in an Area of Outstanding National Beauty and this development is not of national importance. It is also not part of the *Local Plan* and we are concerned that there is a potential threat of disturbance and disruption to our residents caused by noise and traffic flow as a direct result of this development.

For all the above reasons we ask you to reject this proposed development in an Area of Outstanding Natural Beauty.

Yours Sincerely

Councillors Berry, Collins, Hamilton, Mackenzie, Paterson & Pring

