

NO

**Development at
Highland Court**

Barham Downs Action Group

Protecting the Kent Downs Area of
Outstanding Natural Beauty

What you can do to help the campaign

- 1) Display this poster in your window
- 2) Make a donation to fund our campaign to www.justgiving.com/crowdfunding/barhamdownsactiongroup
- 3) Contact your local district and parish councillors
- 4) And most importantly, object to these proposals **before 12 November 2018** at www.canterbury.gov.uk/planning searching for development reference CA//18/01948 or by writing, quoting the same reference to:

Planning Department, Canterbury City Council,

Military Road Canterbury CT1 1YW

You can also contact us:

hcaction@hotmail.com and follow Barham Downs Action Group on Facebook

NO DEVELOPMENT AT HIGHLAND COURT!

Quinn Estates have now submitted a planning application to Canterbury City Council for a massive development at Highland Court.

175 enormous holiday homes (like the one opposite with two garages) will be built in the Kent Downs Area of Outstanding Natural Beauty in order to fund the relocation of Canterbury Football and Rugby Clubs.

Hundreds of acres of farmland and orchards will be concreted over and lost forever.



The Barham Downs Action Group have been opposing these plans that are detailed inside this leaflet. Please see overleaf how you can let Canterbury City Council know your views.



Just a few reasons why y

Pollution Concerns

The additional traffic movements will result in increased levels of air pollution. At night, the skies will be lit up with floodlights from the sporting facilities.

Noise from events and traffic movements will disturb local residents and wildlife. The A2 and surrounding areas are already full of litter. Additional traffic will add to this mess.

The site overlies part of The North Downs aquifer, providing drinking water for six water companies.

Agricultural Land

70% of the area falls within the "best and most versatile" agricultural land category, with 56% falling within the highest grades - Grades 1 and 2. Once built on this will be lost forever.

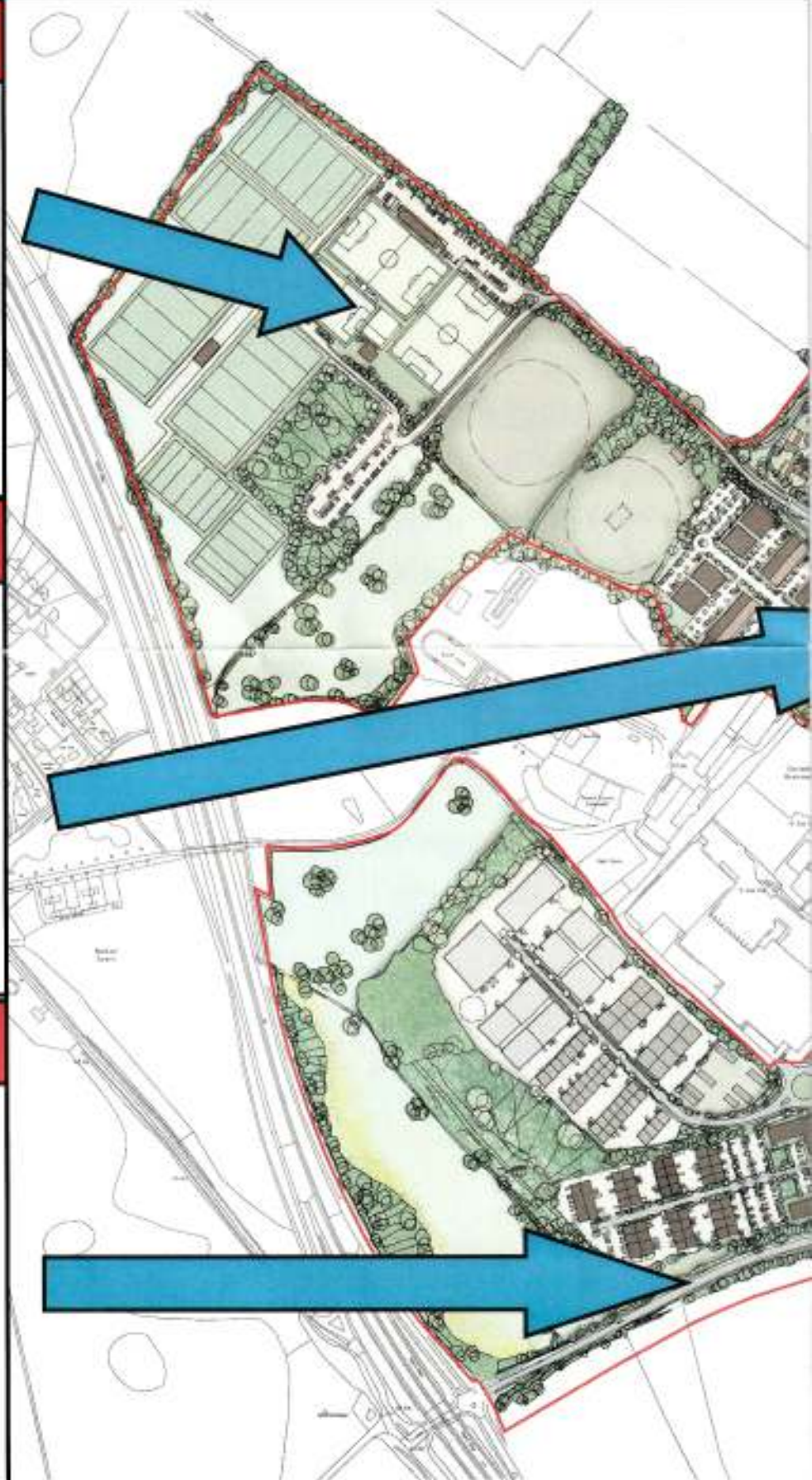
The proposed development will surround the Grade II* Higham House its associated Grade II Forecourt Wall, and cover the entirety of the Highland Court Conservation Area, as well as the surrounding fields

Traffic Chaos

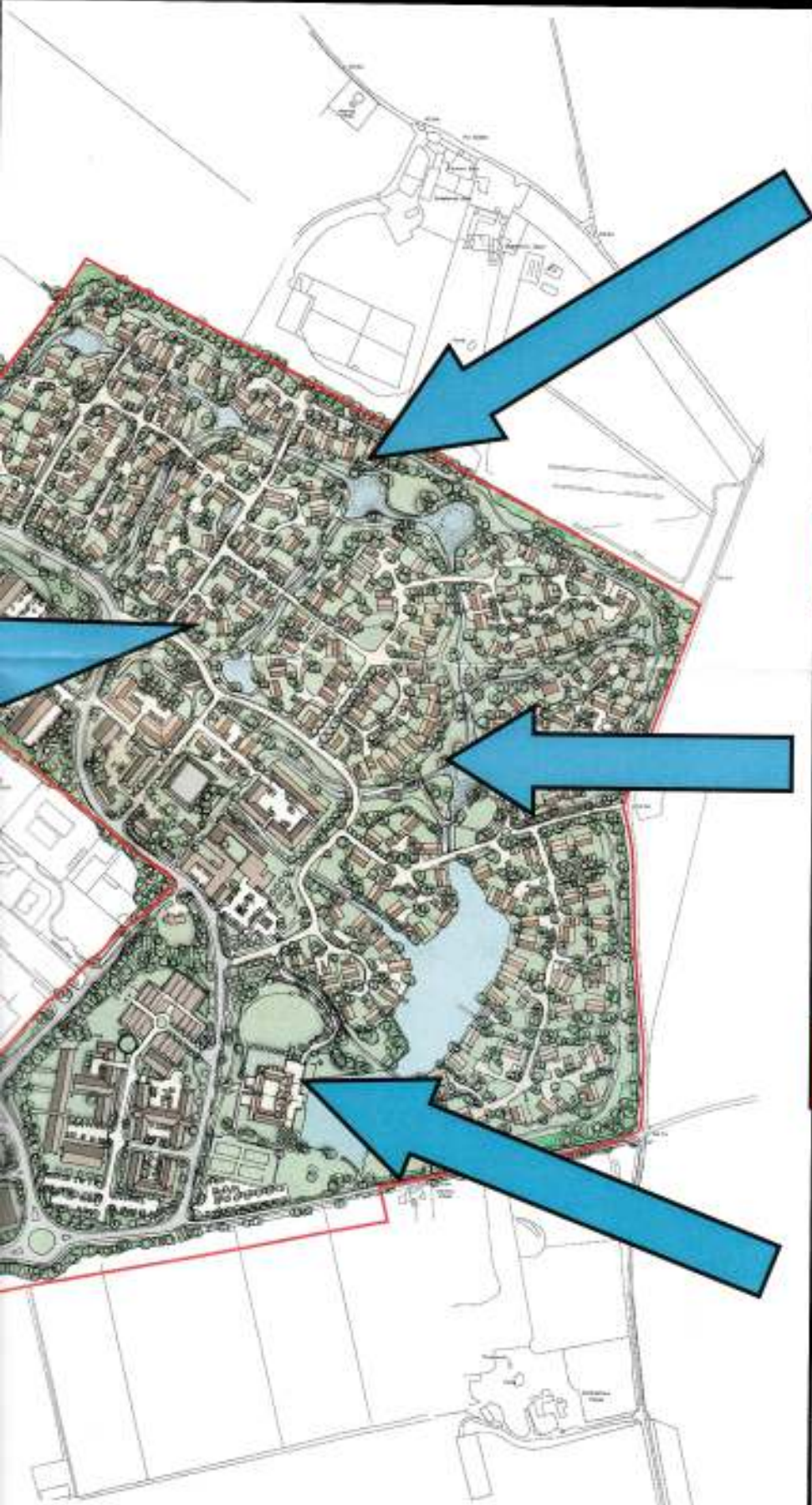
The holiday homes, industrial area and sports facilities will massively increase the volume of traffic on our single lane country roads around Bokesbourne and Adisham.

Bridge, which already has parking problems, will be clogged up with additional traffic.

The A2 slip roads are inadequate and unsafe for the increased volume of traffic.



you might wish to object



AONB damage

This proposed development sits within the Kent Downs Area of Outstanding Natural Beauty that is criss-crossed by footpaths and bridleways. There are extremely strict rules to protect it from development.

Only in instances of national importance can development take place. New football and rugby facilities and holiday homes are not of national importance.

Is destroying hundreds of acres of beautiful countryside a price worth paying?

Holiday homes

The construction of 175 self-build holiday homes and artificial lakes will dramatically change the local landscape, ruining the attractive features that currently make it so appealing to walkers, riders and others visitors to the countryside.

Every week new visitors will arrive by car, using the area as a base whilst they drive into Canterbury and beyond through our narrow lanes to access leisure and other activities.

Wildlife habitats

This area is rich in fauna and flora that will be lost.

At present it is not uncommon to see dormice, owls, hares, badgers, foxes and an abundance of other mammals.

Larks, kestrels and other birds fill the skies.

Fruit and nut orchards will be ripped from the earth.

This area should be protected to allow our wildlife to thrive in a natural environment.

The Barham Downs Action Group

Last year local residents came together to form an action group to protect The Barham Downs from large scale development.

Our committee draws on local expertise and skills from members in Adisham, Bridge, Bekesbourne and Kingston. We have engaged professional planning advisors and lobbying local politicians.

You can find us on Facebook or email us at:
hcaction@hotmail.com for further information.

We need donations from local residents to help fund our campaign. These can be made to www.justgiving.com/crowdfunding/barhamdownsactiongroup

A survey carried out by Bekesbourne with Patricbourne Parish Council showed only 4% of residents in favour of development at Highland Court with 75% believing that the plans should be scrapped without further consideration.

How to object to this development

To object online go to www.canterbury.gov.uk/planning and search for development reference CA//18/01948

Alternatively you can write to Planning Department, Canterbury City Council, Military Road Canterbury CT1 1YW quoting reference CA//18/01948

It is really important that your objections are based on planning law and we have given some details in this leaflet that you may want to consider, but you may also have many of your own. **Please do not delay in getting your objections in before the deadline of 12th November 2018.** It is important that local residents show the strength of feeling against these proposals.

Canterbury City Council has set out its vision for the area up to 2031 in the Local Plan which should "provide certainty for local people, developers and others about planning decisions for the area".

This development is not in the local plan so we call on Canterbury City Council to reject it or their Local Plan is worthless and provides no certainty at all for residents against large scale developments.

Quinn
Estates

HICO
GROUP

A public consultation on a proposed mixed-use development scheme at:

Highland Court, Bridge

Highland Court is a joint venture between Quinn Estates and Highland Court to create an exemplar mixed use development near Bridge incorporating:

- 300 holiday homes
- 150 unit retirement village
- Business park and innovation centre
- Leisure and artisan food and drink hub
- State of the art facilities for Canterbury Rugby Club and Canterbury Football Club

We have scoured the country to find the very best examples of pioneering eateries, exciting leisure and retail spaces and ultra-high end holiday and retirement accommodation and bring them together to create an exemplar new community, a first for Kent.

We have organised a series of public exhibitions to give local residents and stakeholders an opportunity to see and discuss our proposals. The aim is to understand the views and ideas of the stakeholders so that the scheme can reflect them.

The events will be held on:

Thursday 28th September: 5.30pm – 7.30pm at Bridge Village Hall

Saturday 30th September: 9am – 11am at Bekesbourne Village Hall

For more information, please contact

01227 831 212 | www.quinn-estates.com



Memorial Inn
Shepherd Newing
Court Lodge
Farmhouse 8855 and
Tain Cottage

yoo
Holiday Village

Canterbury College
Hospitality and
Horticulture Education
Centre

North Downs
way

Willow
meadows

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Business

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