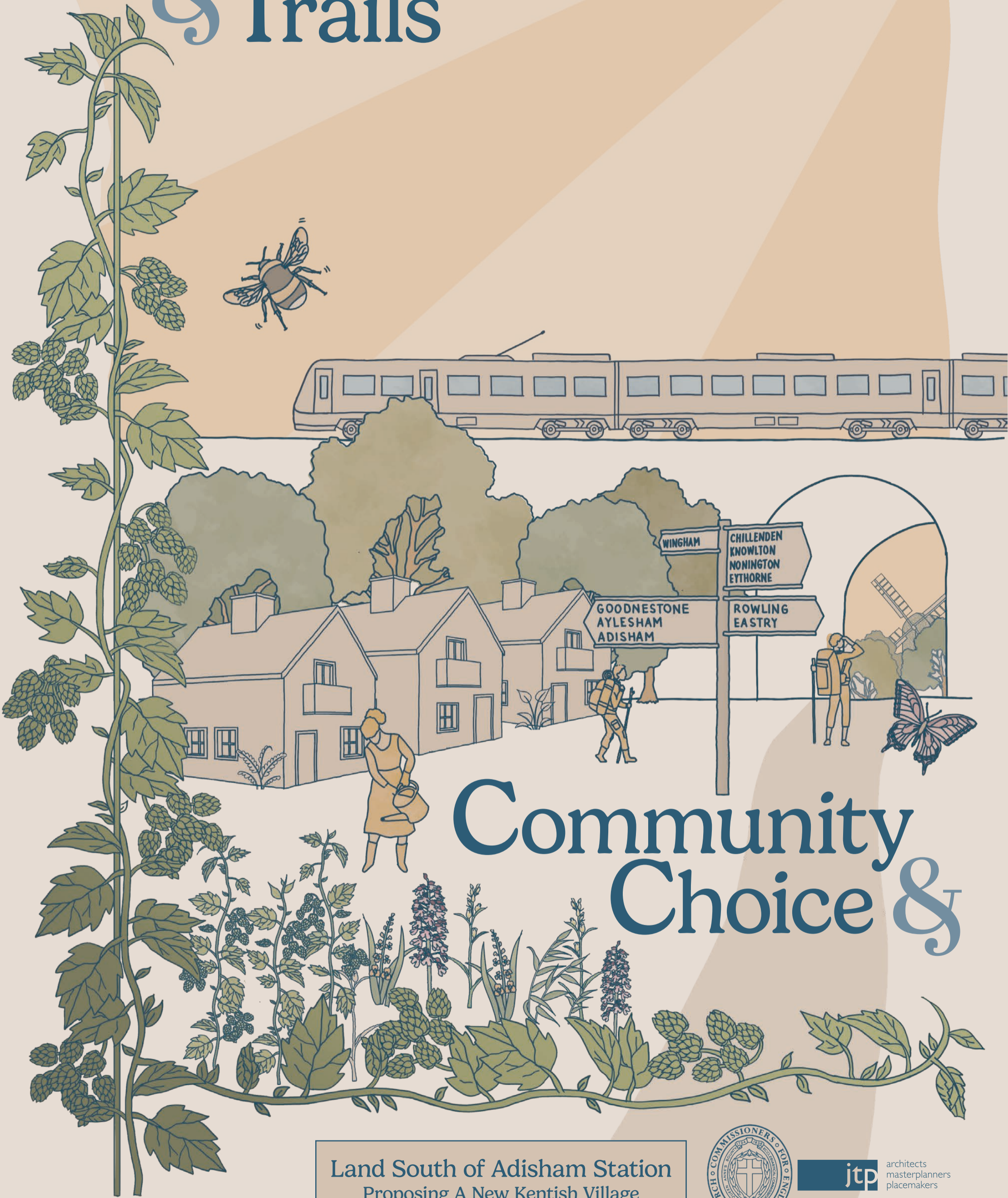


Tracks & Trails



Community Choice &

Land South of Adisham Station
Proposing A New Kentish Village



jtp architects
masterplanners
placemakers



Land South of Adisham Station

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ADISHAM

BLOODDEN

ADISHAM STATION

The Street

Cooting Lane

Adisham Rd B2046

AYLESHAM





Introduction

This Vision Document has been prepared on behalf of the Church Commissioners for England (CCE) to promote Land South of Adisham Station as a location for a new sustainable development to provide much needed new homes, employment and community opportunities.

Canterbury City Council's Local Plan Review is expected to identify the housing need and locations for growth in the form of site allocations. Canterbury City Council is in the process of reviewing the Local Plan to cover the period up to 2040 and is currently at the Regulation 18 stage. 'Land at Cooting Farm' was allocated for 3,200 dwellings in the previous Regulation 18 Local Plan (2022) consultation. It was removed as an allocation the 2024 Regulation 18 consultation. This Vision Document promotes CCE's land ownership and does not provide any additional information on the wider 'Land at Cooting Farm' allocation. Importantly, the proposals for 'Land South of Adisham Station' can be provided as a standalone allocation, or as part of a wider strategic allocation with the adjacent landholdings.

The proposals for 'Land South of Adisham Station' demonstrate that CCE's land could come forward in its own right, or could be used to facilitate a larger allocation and would certainly not prejudice a larger opportunity from coming forward. CCE remains in dialogue with the other landowners and promoters and is open to working with them to realise a larger allocation. The masterplanning process is iterative and will evolve over time as it responds to a range of factors and evidence. CCE is committed to ensuring an appropriate balance is struck between social factors (such as providing much-needed housing) against environmental and economic imperatives. To achieve this balance, CCE will continue to engage with the Council and key stakeholders through the site promotion process to optimise and refine the opportunities of the site.

This proposal seeks to promote a sustainable development to the South of Adisham Station - one that supports a new community as well as the historic village of Adisham - with new homes, employment opportunities, a new primary school and community facilities. The opportunities and constraints of the local area are reflected in this Vision, leading to the design of a new community which will bring benefits to both existing and new residents alike. Land South of Adisham Station seeks to become a place where people are proud to live, and where wildlife can continue to flourish.



The Vision

Trails & Tracks

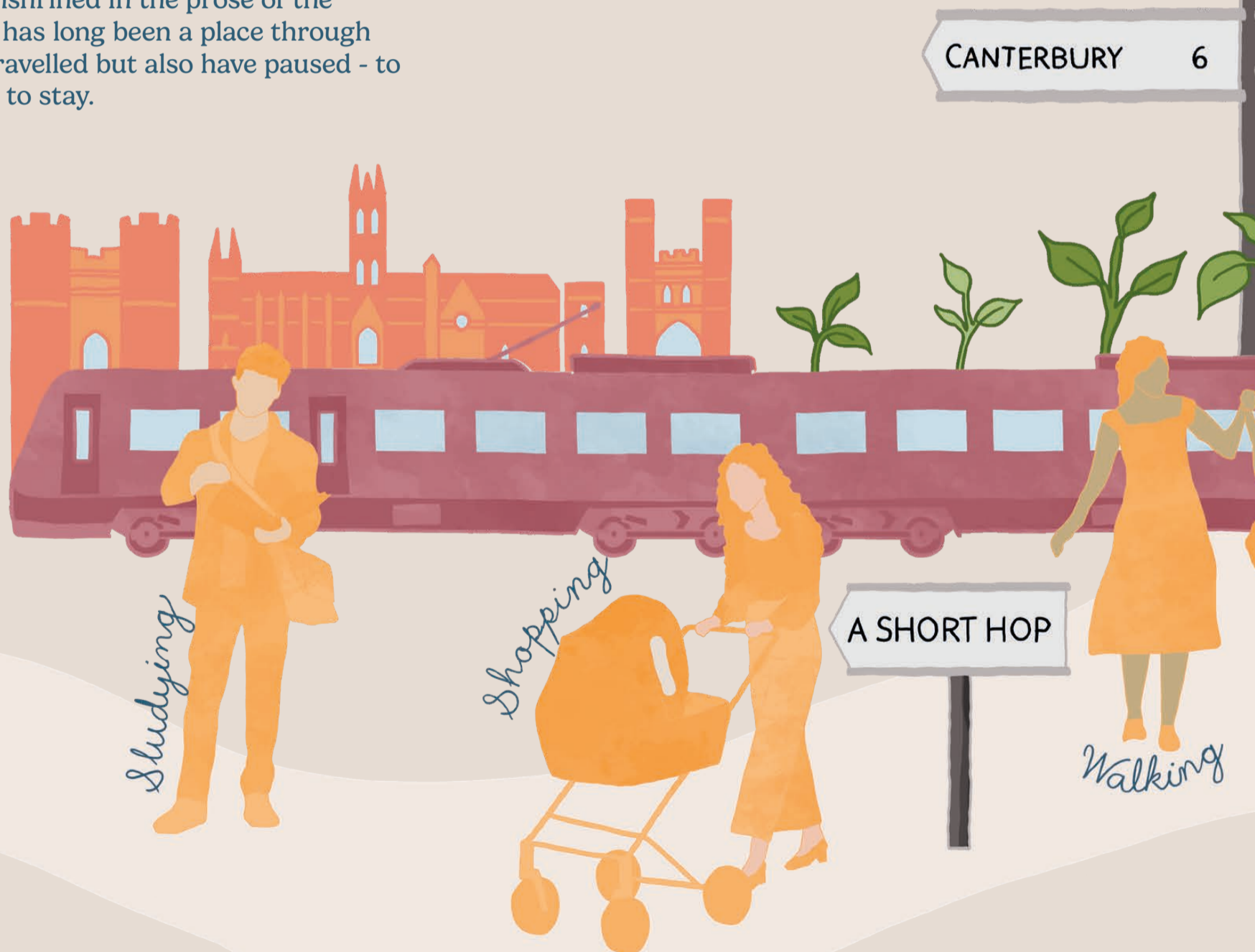
Historically, society has established places in locations defined by movement: they are at meeting points, crossings or intersections, they are along long-trodden routes or running rivers. They grow as a result of the opportunities they provide for interaction and for exchange. They become destinations – places at which to pause, and from which to travel onwards.

Adisham in Kent nestles into a wider setting that is world famous as accommodating the route of the Pilgrims' Way, enshrined in the prose of the Canterbury Tales. It has long been a place through which people have travelled but also have paused - to rest, and sometimes to stay.

A place where...

You can turn left and in minutes be following a trail through new and ancient woodland...

You can turn right and within minutes be making tracks towards the church spire...



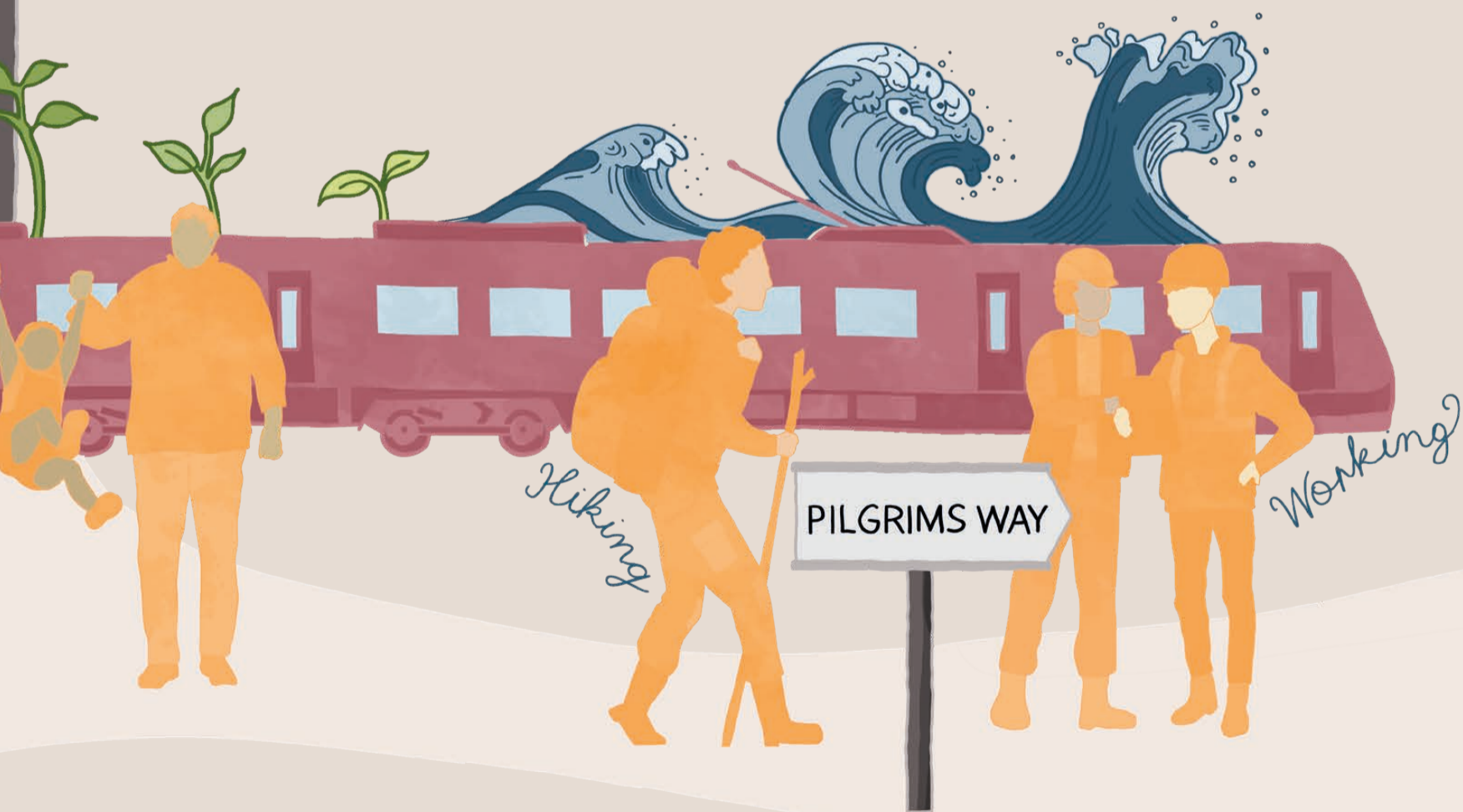
A place where...

It's a short hop to the station and a quick and scenic ride to Canterbury...

You can wander from your front door into the woods and it still feels like the city is on your doorstep...

The routes to, through, and from a place can take many forms – and serve different purposes. It is a place from which trails wind into the Kent countryside, and from which train tracks sweep through the landscape to nearby villages and towns. Tracks originally laid to distribute goods and transport the workers and products of the coal mines now offer passengers short trips to Canterbury, Dover and a variety of settlements within a 10 to 30 minute journey.

This ability to rapidly access the opportunities those settlements provide – to work, to shop, and to enjoy the attractions of city and coast – contrasts tantalisingly with the ability to just as quickly be following historic paths through countryside and woodland. It suggests an opportunity to create a new, sustainable Kentish village – connected to city, coast and countryside.



The Vision

Community & Choice

The proposition of establishing a new village South of Adisham Station is predicated on the formation of a new community, one where interaction, neighbourliness and a shared identity will be naturally facilitated - allowing it to grow, thrive and endure.

The new village will continue a long established tradition in the area of planned development - including that of Adisham Manor to the west, and that of the Garden Town at Aylesham to the east.

In planning new communities at any scale it is imperative that they are provided from the outset with convenient access to opportunities for employment, retail, leisure and recreation: new homes south of the station will benefit from a frequent train service that means the rich offer of Canterbury is, in all these respects, a short journey away - without the need to rely on the private car.

Offering choice: in how to live, how to get around, how to work, and how to engage with the wider historic landscape: the new village will be carefully designed to create a genuine range of homes and neighbourhoods-within-neighbourhoods - supporting a community of people at all stages of their lives, in a tightly-knit, distinct, and supportive settlement.



A place where...

You can choose to live in a new sort of place: a modern village nestled in the Kent countryside, small enough to be surrounded by familiar faces, but big enough to offer the things you need day-to-day...

A place where...

You can enjoy spontaneity - where you can work at the community cafe on the days you don't need to travel, see friends and neighbours as they arrive at and depart from the station - and where it is only ever a short walk to the community food growing, the open spaces, and the young woodlands...



The Vision

Land South of Adisham Station

Land South of Adisham Station comprises of:

- At least 525 high-quality new homes with a range of housing typologies and tenures;
- A rich mix of bespoke homes unique to the character of the area;
- A new community hub with the potential to provide:
 - a flexible space for co-working
 - a small shop / cafe
 - space for community events
- A 1 form entry primary school;
- Land dedicated for hop growing;
- Reinstatement of historic orchards and community gardens;
- Significant woodland planting including a woodland ride (see page 52), and open woodland glade;
- Significant investment in the enhancement and creation of wildlife habitats, linking into the nature recovery network and delivery of BNG;
- Retention and improvements to the existing network of PRoWs with introduction of new trails including wildflower walks and woodland walks; and
- Opportunities for natural play.





COOTING LANE

STATION ROAD

CHATHAM MAINLINE RAILWAY LINE

ADISHAM ROAD

FORAGING TRAIL

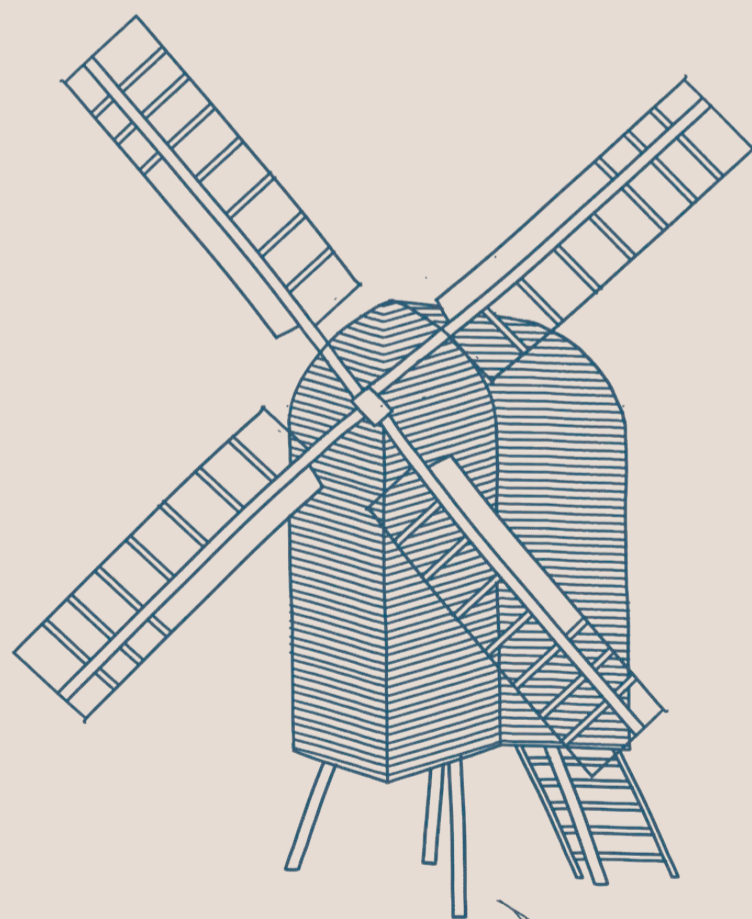
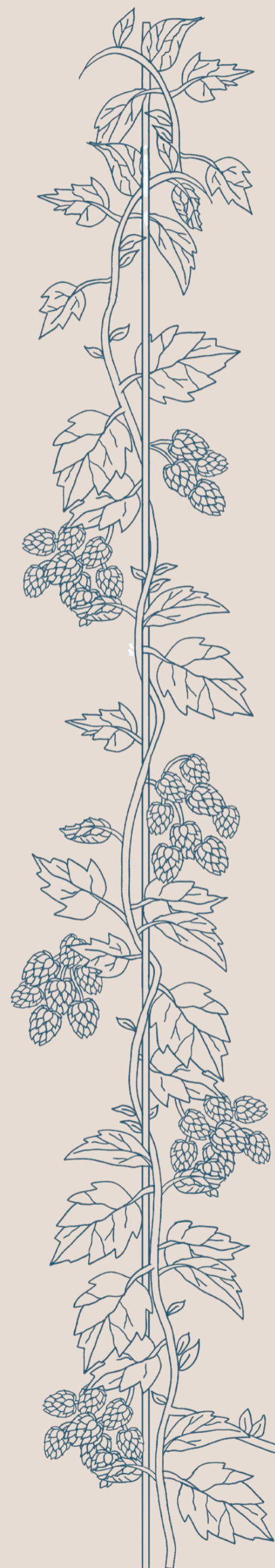
WILDFLOWER WALK

WOOD WALK



Chapter One

Defining a Place



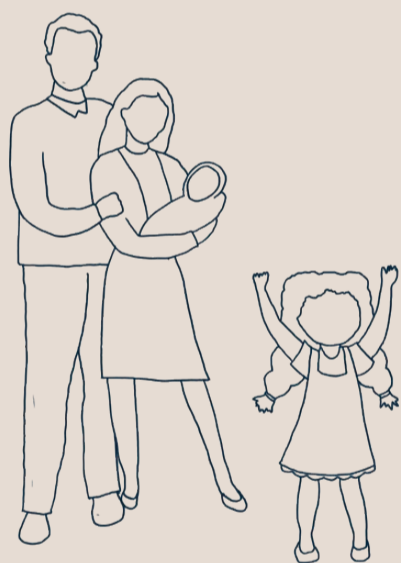


Defining a Place

Key Themes

Trails: *new ways to wander*

The site of the proposed new village is informed by a strong history of journeys of pilgrimage and of creating routes through a natural landscape. Over time, human activity has shaped this landscape to serve its own needs – establishing settlements, growing food, and mining coal.



Some trails became crucial connections, allowing produce to be distributed and people to move about locally as necessary to work and to sustain families. A new village here can be knitted into this network of routes, and can add to them. New pedestrian and vehicular links to the station will extend the network to integrate an important sustainable travel option.

At an immediately local level the opportunity exists to create new connected trails to encourage the communities to be naturally active, get out, about and moving in ways that support their health and wellbeing. Enhanced Public Rights of Way will wind their way through fields and woodlands, with new foraging trails and wildflower walks created through the site – attractive and accessible, and on the doorstep.

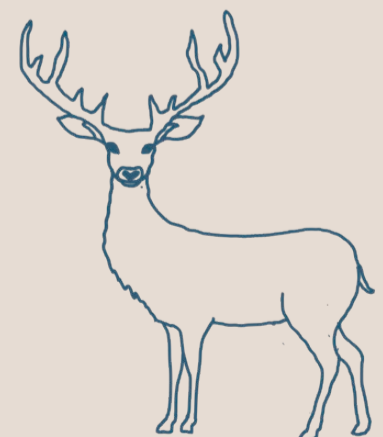
Connections to the wider national trails will be established, with new routes and destinations helping to reduce footfall through the nearby SSSI. Substantial new woodland planting will be carefully distributed to create woodland trails and glades that frame views towards the church and provide a landscape connection to Adisham.

In seeking to achieve substantial local benefits for wildlife, the site presents the opportunity to stitch into the wider nature recovery network and the East Kent Downs Landscape. This network links to Adisham's interconnected ancient woodlands, with carpets of wildflowers, forest floors of fungi and botanically rich flora - notably the unique Lady Orchids.



The vision is of a place that truly embraces its landscape setting, integrating, and enriching the natural environment to the benefit of people and to wildlife, while reversing some of the ecological damage done by man's previous influences over the land.

This will be achieved by the creation of a mosaic of habitats, with new native woodland and tree planting, strengthening of hedgerows, and the creation of wildflower rich calcareous grassland and meadows - extending, and regenerating the diverse natural landscape attractive to wildlife.



Key Themes

Tracks: *sustainable and swift*

A new village at Adisham station will place sustainable travel at the heart of its day-to-day growth and existence. Train services are good and frequent, with significant destinations, notably Canterbury and Dover, made highly accessible via short journey times. The new community will have the opportunity to live in a way that reduces car dependency by offering genuinely appealing and convenient alternatives.





The proposal seeks to establish the station as a destination and a focal point for the new community, a gateway to the tracks that can capitalise on the existing service and make it more readily available for a significantly increased number of passengers. The provision of a new car park will offer some residents in the wider area an alternative to driving to, and parking in, nearby towns. The station also offers a starting point for walkers and cyclists visiting the North Downs Way and Adisham / Barnham Downs National Trails.

To enhance the appeal of the station and the identity of the new village, the creation of a multipurpose community building / hub is proposed. Perhaps named 'A Short Hop' in acknowledgement of its position just minutes' walk from the new homes, and close to a new area dedicated to locally growing hops, this could include a café, essentials community shop, a place for community events and place for local artisans to showcase their crafts. This could potentially become a community-owned asset, offering the chance for local producers to promote and sell their products. There would also be a space allowing residents to work remotely from the workplace when they were able to.

As an outlet, this hub would present the opportunity to build on the locally important traditions of hop growing (Bramling) and to establish / strengthen connections to local farms and businesses – reflecting the local history of trade and distribution.

The building of a station at Adisham previously served needs directly arising from the coal mining activity that was burgeoning at the time. Over time those needs have disappeared, but the creation of a new village adjacent to the platforms can re-energise the station and allow its benefits to be properly felt once more.



Key Themes

Community: *growing together*

The new village will be spatially distinct from Adisham and Aylesham, while gently neighbouring the hamlet of Bloodden. The proposal is for a distinctive place, one whose connection to the station and connection to the landscape allows a community to take root and to take pride in its identity.

The landscape will be integral to this, and multi-functional: productive, active / recreational, and regenerative, allowing nature back in.

The historic connection to the land will be reflected by embedding small-scale cultivation and food production - to create a culture that celebrates fresh food, community grown and harvested. The proposal allows for re-establishing orchards for fruit picking - apples and cherries and small scale productive spaces - little potting sheds, orchards, micro allotments, and kitchen gardens.

The proposed masterplan for the new village is predicated on bringing people together through the public realm and landscape - offering a range of recreational activities, outdoor sports and community facilities integrated within green and blue infrastructure. This shared access to open space, threaded throughout the village, will help to promote neighbourliness and community cohesions.





↑ HOP HEAVEN

↙ Community garden and potting sheds

↖ Mindfulness Meadows

↑ ANNUAL SUMMER FETE!

Key Themes

Choice: *a place for everyone*

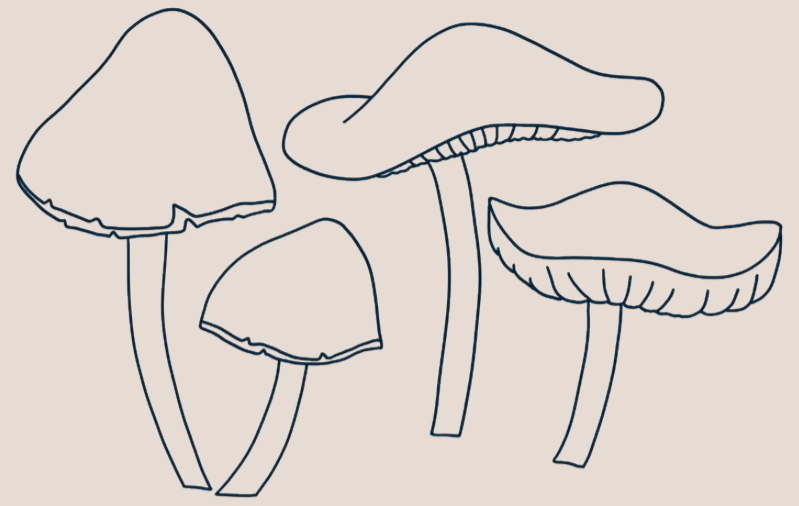
The proposal seeks to grasp a rare opportunity to create a community within a rural context that enjoys rapid connections to the culture, history, employment and services of towns and cities a short train ride away. The buzz and dynamism of those conurbations will contrast with the serenity of the landscape setting enjoyed by the new village



A choice is presented at the moment of leaving the home: turn one way to wander in minutes into woodlands and across fields, turn the other and within half an hour be wandering the streets of Canterbury.

This freedom to be somewhere completely different within a short distance or within a short time supports low-impact, sustainable ways of living - where the private car need not be the default means of getting to principal destinations. It also enables a cohesive community to be created where the opportunity to lead a busy, active and well-connected lifestyle is presented alongside that of living at a slower pace - settling within a wider landscape with space for gentle exercise, relaxation and enjoyment of serenity.





The proposal will facilitate a choice of homes for all, across all tenures. A range of densities is envisaged, allowing for smaller homes suited to couples, individuals and first-time buyers, homes for young families or those looking to downsize, and the potential for bespoke housing types such as a co-housing scheme or a retirement 'village within the village'.

The new village will offer choice in living accommodation and in how to live. A sustainable, well-connected, planned settlement, integrated into an enhanced, shared landscape that can be enjoyed at different times and in different ways.

Chapter Two

Understanding a Place





Understanding a Place

A Route of Ancient Pilgrimage



“And what a route it is: miles and miles of footpaths through remarkably unspoiled countryside, taking in rolling hills, ancient woodland, open fields, and chalky tracks along the way. The route is rich with history: Iron Age forts, Roman remains, Norman castles, medieval churches, and much more. The wildlife is remarkable, too, offering the chance to enjoy spectacular wildflowers and butterflies.”

Sarah Meyrick, A chalk road to Canterbury, 2016, Church Times

Slow & Meandering

For over a thousand years, Canterbury Cathedral has been a place of significant pilgrimage, with the city defined by its routes in religion and spirituality. Pilgrims have journeyed to Canterbury along numerous pilgrim paths which crisscross the Weald and Downs as they head east, through a medieval landscape of wooded enclosures and open rolling hills, linking Winchester and London to Canterbury.

Dating back as far as the Stone Age, pilgrims would have walked a route following the landscape's natural topography. It is unlikely there was a single identifiable medieval Pilgrims' Way route between the great cathedral cities, rather, pilgrims simply took the best path available.

WAY



Canterbury Cathedral



THE SITE

VIA FRANCIGENA



AUGUSTINE CAMINO



ROME (VIA DOVER)

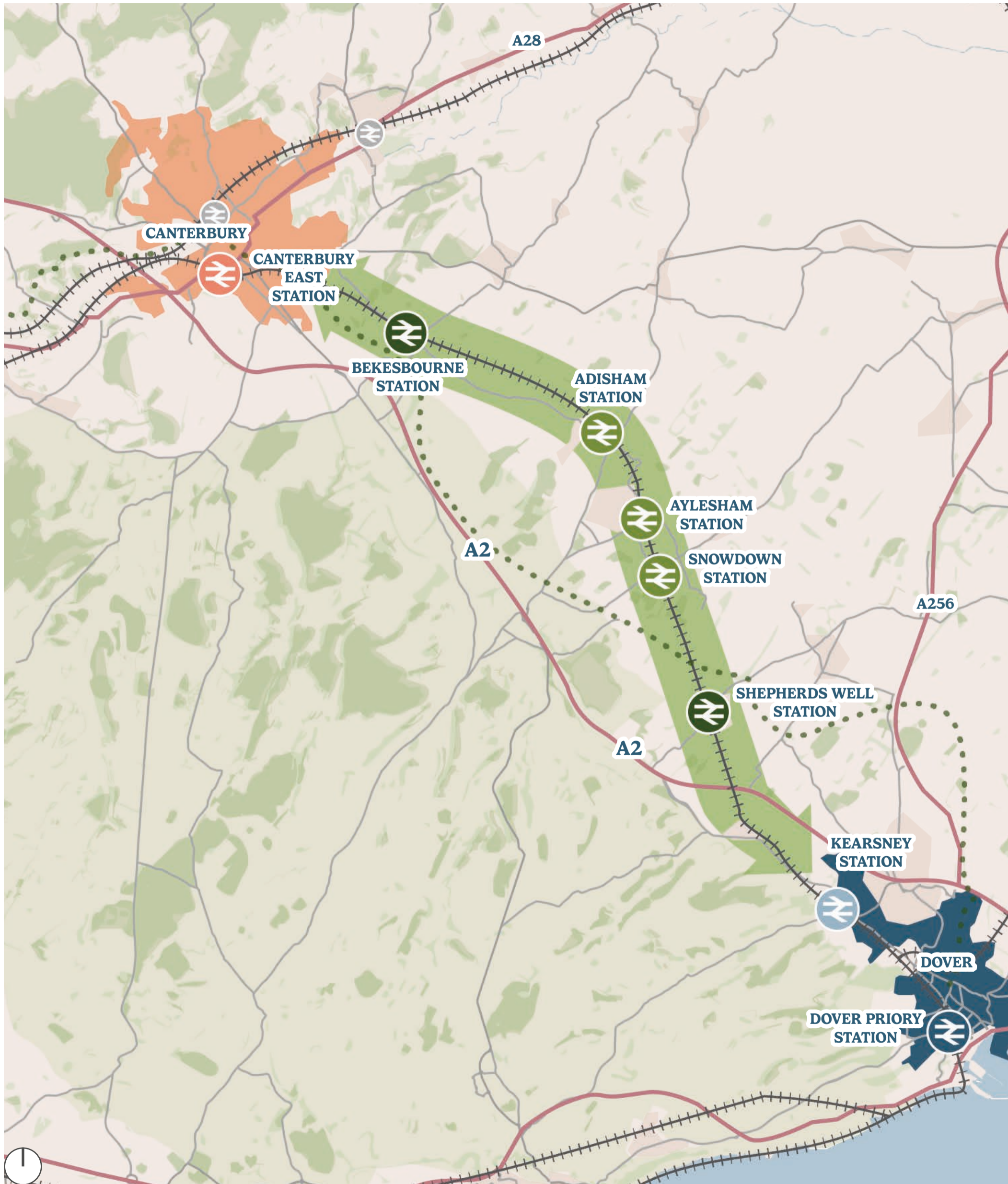
OLD WAY

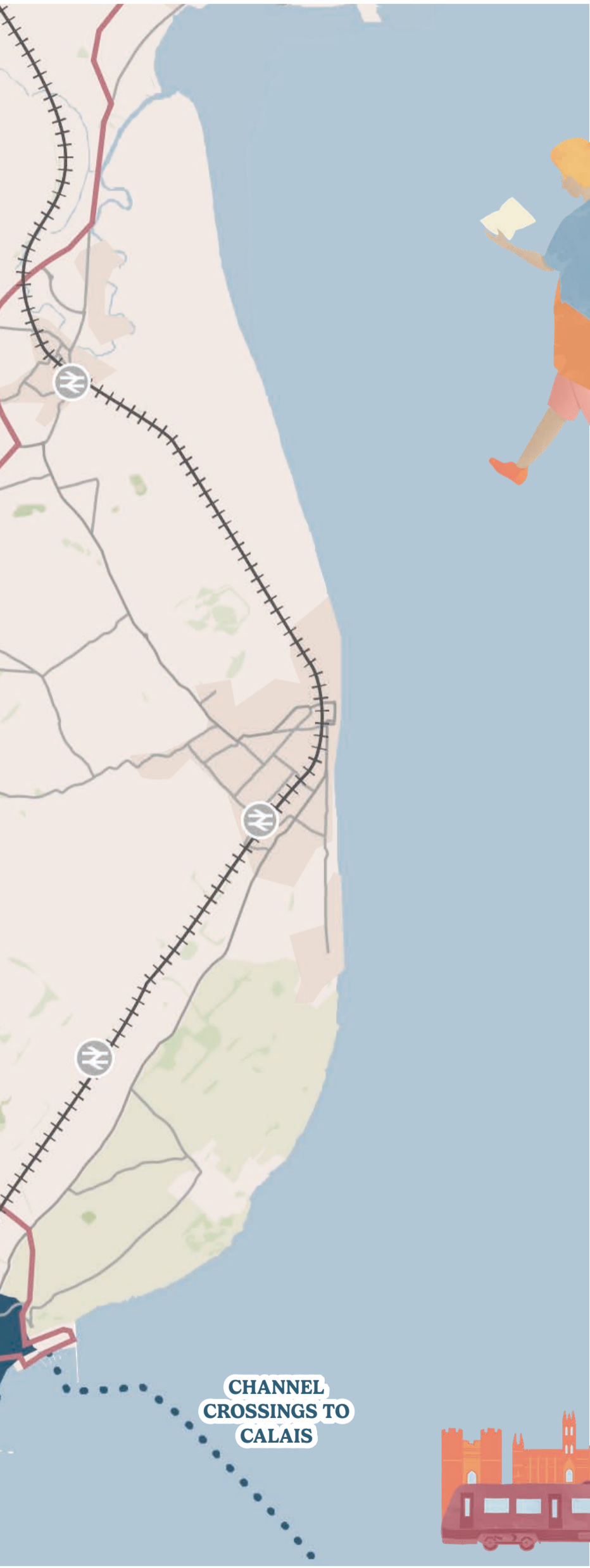
Perhaps the most famous of these are the fictitious pilgrims of Chaucer's Canterbury Tales who followed the road from Southwark to the shrine of St Thomas at Canterbury, telling tales along the way. Historically the Pilgrims' Way ran close to the north of the site, however, today the Pilgrims' Way follows a far more meandering and picturesque journey.

Two further ancient routes run through Kent: the Augustine Camino which marks Augustine's landing in Kent in 597 and his journey to Canterbury, and the Via Francigina, a path that connects Canterbury Cathedral to St Peter's Cathedral in Rome (via Dover). These historic routes are still popular today and combine with a number of trails and paths to make an extensive network of 'ways' – which run close to Adisham.

Adisham is connected by a network of Public Rights of Way which meander through undulating open fields and connect to the North Downs Way.

City, Countryside, Coast













Locally Linked

Adisham sits at the midpoint between the historic city of Canterbury and the coastal and port town of Dover, providing a gateway to Europe beyond. The village benefits from good strategic connections via north-south rail and road links. The site is located close to the A2 linking London to Dover and on the Chatham Main Railway Line with a train station at Adisham. Adisham is a 9 minute journey from Canterbury East Train Station and a 19 minute journey from Dover Priory Train Station.

The land which sits between Canterbury and Dover includes the rural hinterlands with large areas of arable agriculture, scattered settlements, parkland, and mixed woodlands.

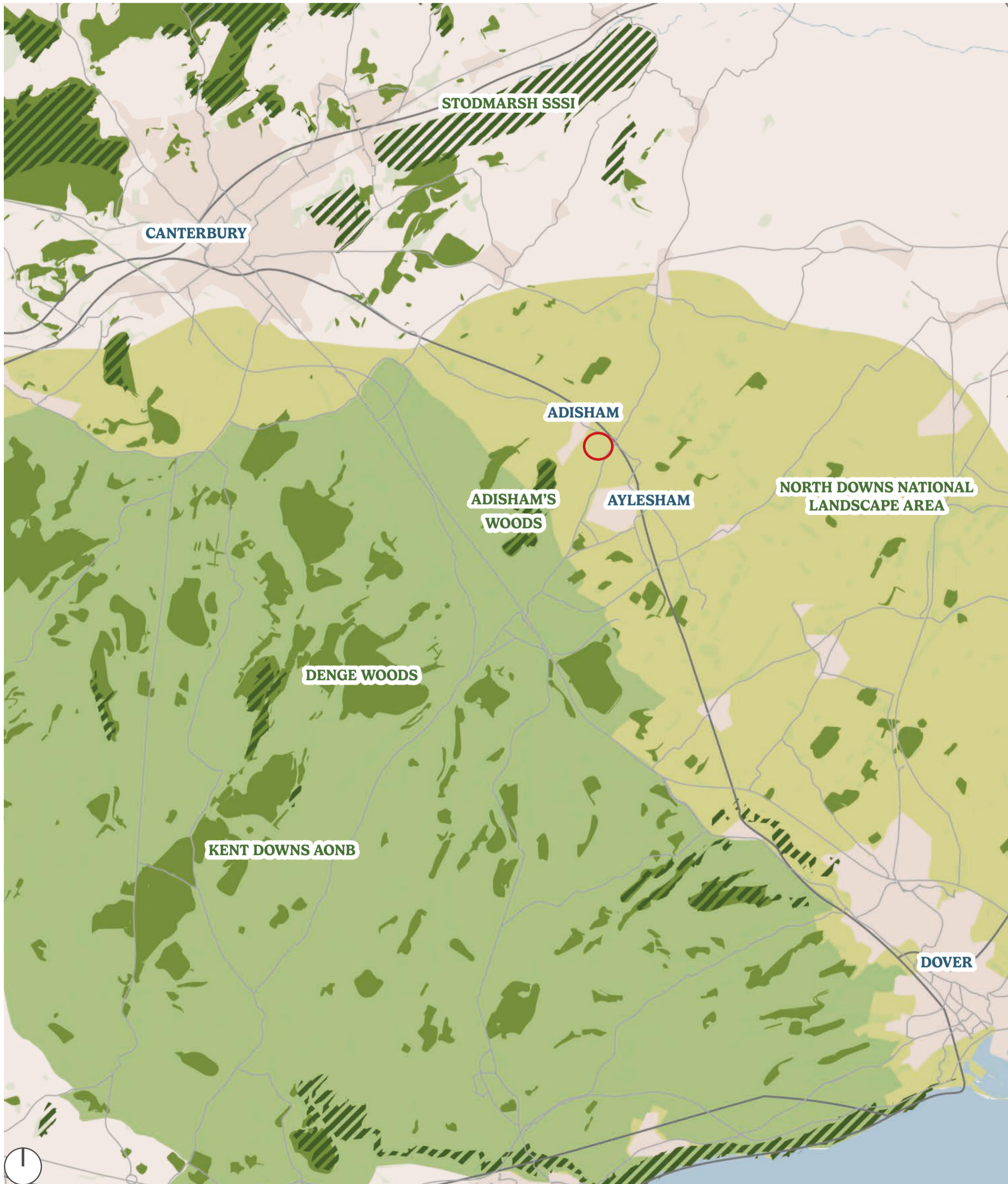
Two distinct types of local settlement existing, the former mining communities at Snowdown and Aylesham and the more traditional vernacular Kent villages of Adisham, Barfrestone, Woolage Village and Womenswold. Despite their rural setting, the rise and fall of local trade, produce, and coal industries have left Adisham and its surrounding villages and towns very well connected.

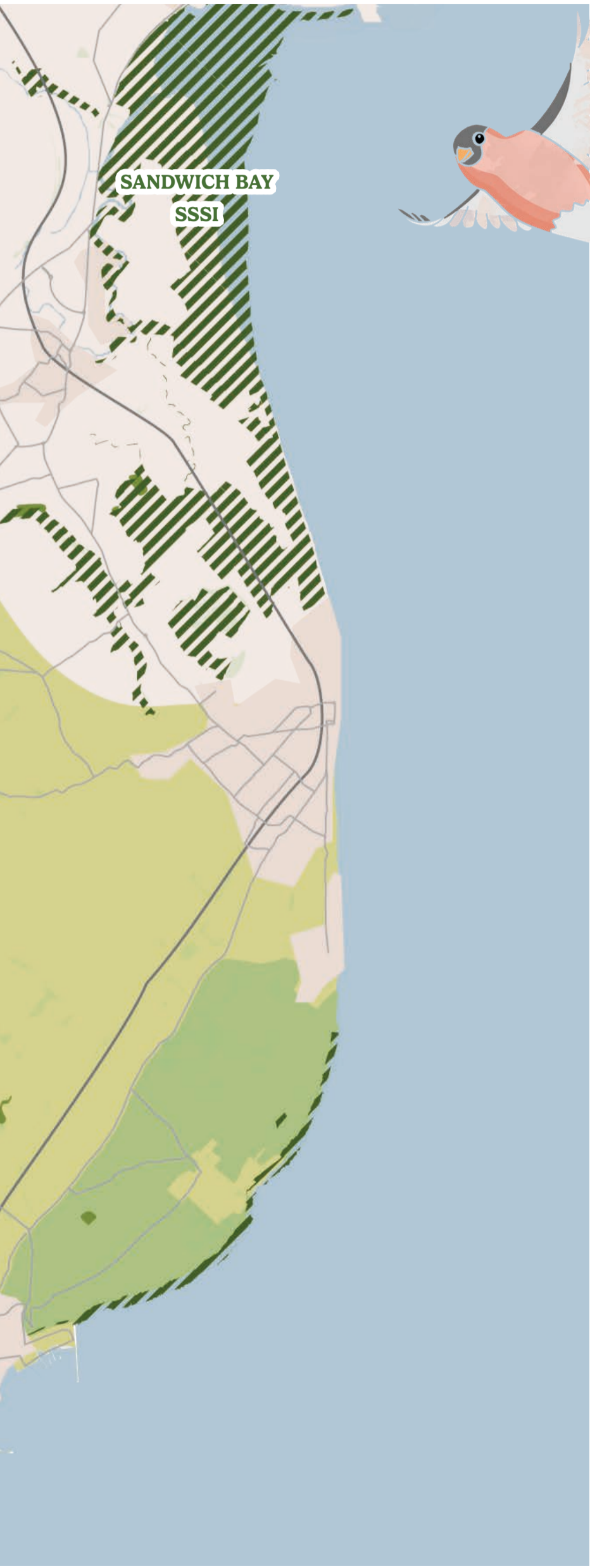
Key

-  Waterbodies/watercourses
-  Built up areas
-  Woodland
-  Train station
-  Railway line
-  Main roads
-  Secondary roads
-  North Downs Way

Understanding a Place

A Historic Landscape





Natural & Wild

Known as the ‘Garden of England’ Kent is a county of high landscape value: The North Downs and High Wealds Areas of Outstanding Natural Beauty (AONB) make up 30% of the county.

The Kent Downs National Landscape extends from the city to coast, from the River Thames to the English Channel. Complex geology and landforms support diverse flora and fauna. Chalk wildflower grasslands are habitats for some of the UK’s rarest species, and flora includes rare and beautiful orchids which support a wide variety of fauna particularly insects and butterflies.

The precious chalk grasslands are becoming fragmented and small, with a massive decline, with approximately 98% lost nationally since the 1930s.

Today there are 700 hectares of unimproved chalk grassland left within the Kent Downs AONB, of which 60% are designated Sites of Special Scientific Interest (SSSIs). 70% of the Kent Downs AONB is ancient woodland.

Sitting to the east of the Kent Downs AONB, Adisham and its surrounding context’s distinctive topography of a gently undulating chalk downland landscape with dry valleys and characteristic wooded ridges, forms an extension and gateway to this rich landscape.

Sitting to the south east of the site Adisham’s Woods rich and diverse soil support a remarkable diversity of flora and fauna including several species that are both locally and nationally rare. The ancient woodlands are classified as a SSSI and home to a range of fungi, woodland plants and wildlife including birds. Wildflowers are central to its identity, and the woods hold one of the country’s largest populations of Lady Orchid, a nationally rare species almost completely confined to Kent’s chalk landscapes.

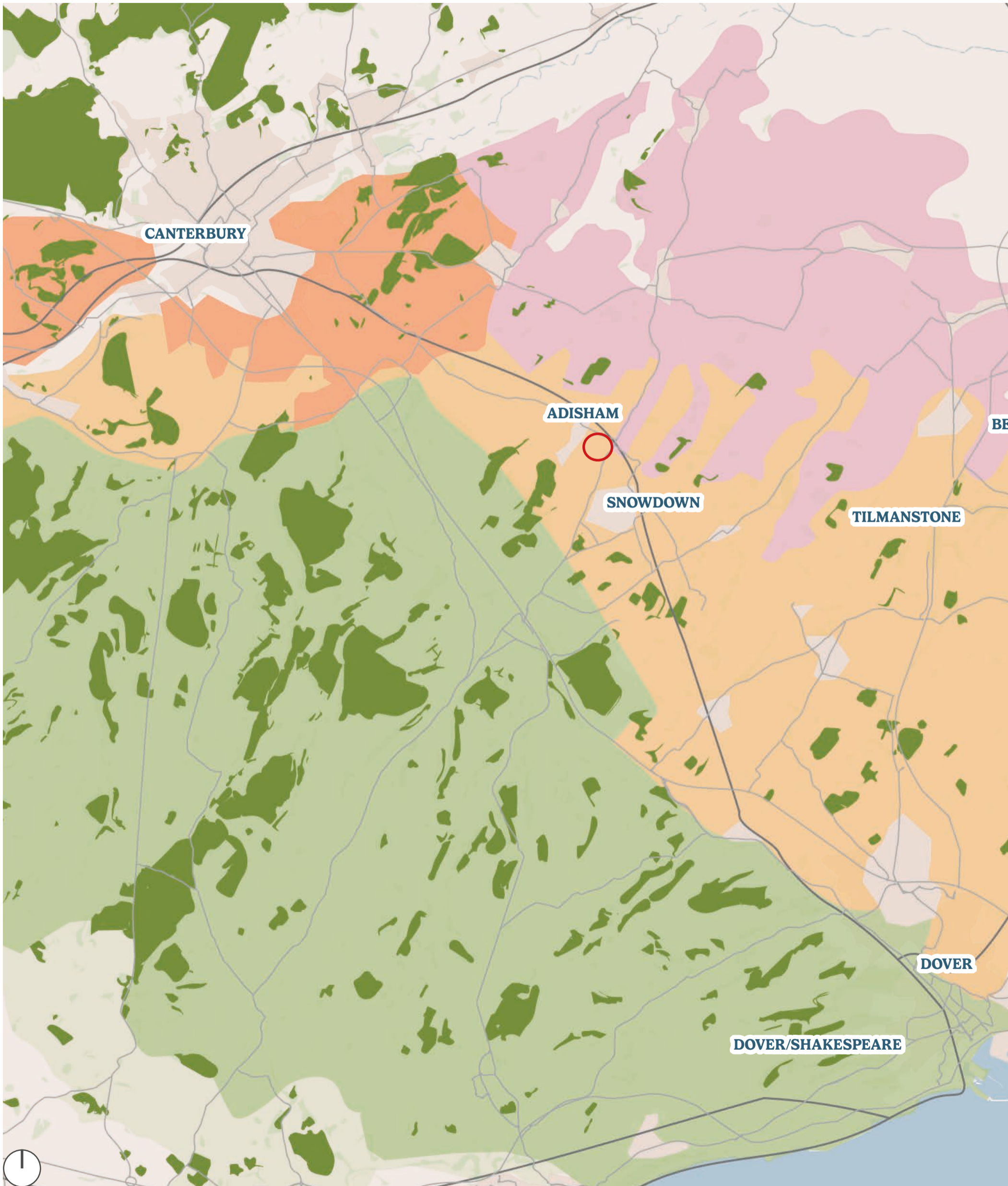
Key

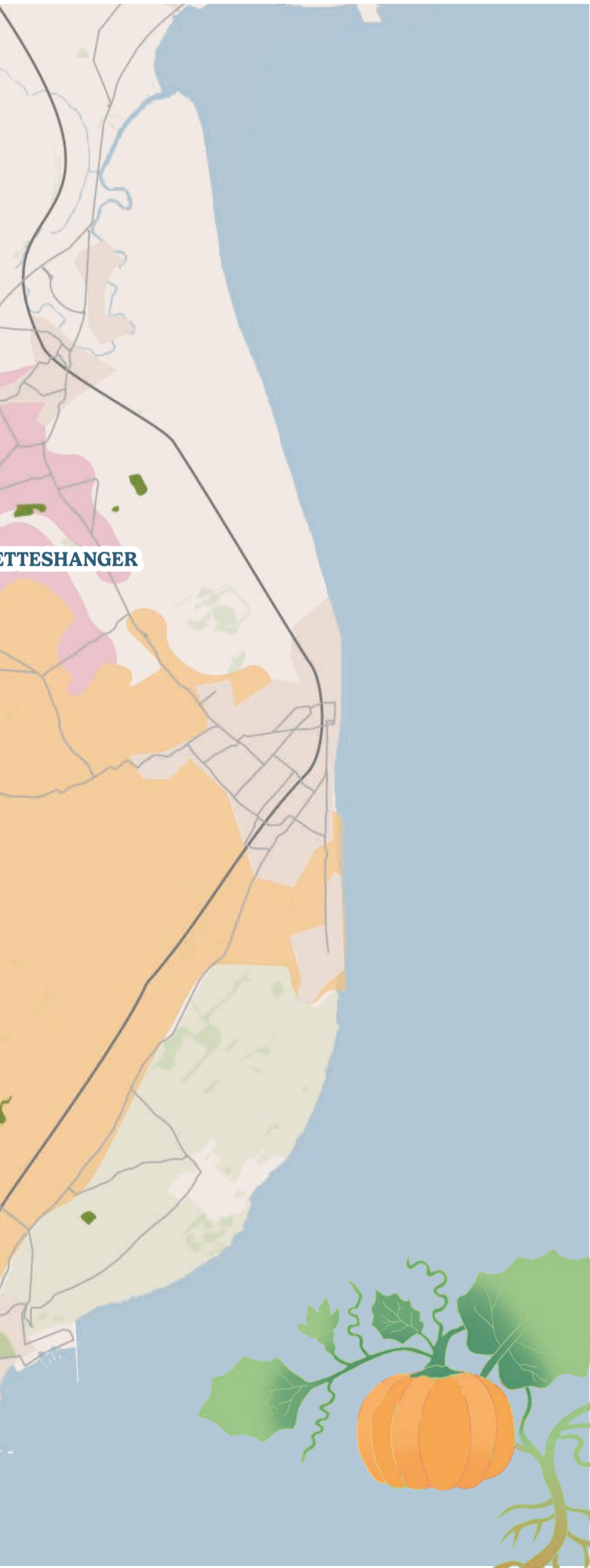
-  Site location
-  Waterbodies/watercourses
-  Built up areas
-  Roads
-  Kent Downs AONB
-  Ancient Woodland
-  Site of Special Scientific Interest (SSSI)
-  North Downs Landscape Character



Understanding a Place

A Productive Landscape












Cultivated & Crofted

Kent is a lush county with fertile soil; and for centuries it has been home to blooming orchards, and an abundance of fruit and hops gardens.

Adisham lies within the arable belt, set amongst gently undulating slopes, chalk downs and Adisham's Woods. The character and quality of the land has been instrumental in how and where settlements have been established and grown.

The area had been largely stripped of its woodland and large fields result from a piecemeal process of enclosure and reorganisation (especially in 19th and 20th centuries) with fertile, loamy soils used extensively for arable crops and horticulture, hop growing is locally important. Slopes and sea air creates a unique microclimate and pockets famous for orchards, hops growing and wildflower grasslands.

Key

-  Site location
-  Waterbodies/watercourses
-  Built up areas
-  East Kent Downs
-  East Kent Horticultural Belt
-  East Kent Arable Belt
-  East Kent Fruit Belt



Understanding a Place

Initiatives & Innovations in Kent

A Culture of Innovation: local enterprise, amplified by community networks.

Kent has a long history of agricultural production and innovation. Agricultural pioneer and Adisham resident, John Reynolds introduced the Swedish turnip, or Swede, to England. The Bramling Hop was first grown in the hamlet just to the north of Adisham and was a popular and prolific hop in England in the 1900s and was widely cultivated.

In 1927 the Bramling hop was used to create the popular Bramling Cross Hop at the Wye College in Ashford, Kent. The college specialised in English Hop research and breeding during the 20th century, and this continues today in Canterbury.

Kent is home to some of the most exciting and innovative food and drink businesses in the UK and internationally. From growers of fresh fruit and vegetables to food processors and makers, through to engineers and robotics specialists automating supply chains. Kent businesses are leading the way in healthy and sustainable food production.



Essentially Hops, Gibsons Farm Shop, Rebel Farmer, Zak's Kombucha, Manor Wines and Quex Craft Village are some of a network of local businesses. Alongside these small, independent enterprises a number of groups and businesses have emerged to champion local and sustainable food, growing and crafts and amplify the demand for local.



PRODUCED IN KENT

Produced in Kent provide vital support to a diverse range of businesses which in turn provide valuable employment opportunities in Kent. It provides business support, advice, and sales opportunities and helps to promote local and seasonal produce.

“The team do an amazing job at supporting local producers... their support in connecting us with other local businesses and providing opportunities to network and sell our products is invaluable...”

<https://www.producedinkent.co.uk/>



KENT FOOD HUBS

Kent Food Hubs CIC (Community Interest Company), was set up in January 2020 to provide a platform and a community co-operative for sustainable, ethical and environmentally friendly Traders and Producers within the Kent area.

“We are very proud of the way our Hubs are supporting small, independent enterprises – Fresh, Seasonal, Local. We believe the future lies in knowing where your produce comes from...”

<https://www.kentfoodhubs.co.uk/>



KENT FOOD TRAILS

Produced in Kent's Food Trails offer a glimpse of the history & traditions, the countryside which shapes the products and a guide to when and where to buy it. They all include a walking guide of the area for those who want to really explore.

“We want to inspire you with the amazing food and drink of Kent. From products grown here for hundreds of years to 21st century innovations, food and drink has shaped the landscape of this wonderful county and we hope you enjoy exploring all it has to offer.”

<https://kentfoodtrails.co.uk/>





Local exhibition and business posters

Understanding a Place

Local History



Early History: Ecclesiastical links

Adisham has a rich history and strong ecclesiastical links.

At the time of the Domesday Survey, The Archbishop of Canterbury (Archbishop Lanfranc) held the Manor of Adisham which is said to have been his country residence. The Manor was a very large, significant, and wealthy estate that comprised the whole parish, including farmland, orchards, and woodland. Since its earliest history the manor had been in Ecclesiastical hands, dating back to A.D. 616, when the King of Kent gifted the Manor of Adisham to the monks of Christ Church, Canterbury (significantly, the first of a gift of that kind).

Adisham Court (the successor of the much older mansion) was built soon after the Manor of Adisham was transferred by Henry VIII to the Dean and Chapter of Canterbury.

The first church at Adisham dates from A.D 616, whilst the current grade 1 listed parish church, dedicated to Saint Innocents, was built in the late 12th century. Together, the manor, church and Adisham Court form a collection of buildings set on the hill amongst trees - the ancient beginnings of the village.

16th – 19th Century: Early Agricultural Landscape

Adisham's Woods have been productive since medieval times. The various names within the woodland reflect the variety of uses, ownerships and portioning over time. The continual possession of the Manor by Christchurch, Canterbury would have had included several farmsteads, all controlled by a Court Lodge positioned close by, or next to the church.

There is evidence of an early agricultural landscape from the Anglo-Saxon period. Agriculture in general, and hop-growing in particular, was the leading industry in the local area. Woodlands Farm was responsible for the management of Adisham's Woods and its surrounding farmland. Woodland Wood was used to graze pigs and for timber for fencing, while Pitt Wood supplied timber to make props for the coal mines.

Adisham developed over time as trade brought activity and residents to the growing village. After the 16th century buildings were built southwards along The Street (historically known as Dean Street), when the Dean and Chapter of Canterbury became the Lord of the Manor.

Adisham Train Station opened in 1861 as an intermediate goods station used to distribute considerable coal from inland collieries and local produce across East Kent. The station was busy and supported the local activities such as smiths, wheelwrights, carpenters and hop growers, inn, public house, court lodge and primary school, this provided considerable demand at the station for connections to Wingham and other neighbouring villages. Almost 400 people lived in Adisham at this time.



20th Century New Town and Protected Beauty

Aylesham was built in the 1920s to create a new town to house miners working at local collieries who previously travelled to work from Dover. In 1928 Aylesham train station opened to connect the new mining residents with Dover.

It was strategically placed between Snowdown Colliery (the first commercial pit in Kent) and a proposed, but never built, pit in Adisham. Snowdown was the deepest pit in Kent, and considered by many to be the worst colliery to work at in Britain, the mine officially closed in 1987.

The Kent Downs Area of Outstanding Natural Beauty (AONB) was designated in 1968, covering 878 square kilometres including the eastern half of the North Downs stretching to the coast at the White Cliffs of Dover.

Today Opportunity for Growth

In the mid-19th century, the northern end of The Street at Adisham had a pub, inn and smithy which all benefited from the proximity to Adisham Court and railway station. This area has since faced a decline in activity, with the village shop and pub both closing in the early 2000s. Adisham has not grown much for the last 500+ years.

Aylesham diversified ahead of the Snowdown Colliery closure with the addition of an industrial park. Barratt Homes and Persimmon Homes are building on the vision of the regeneration of Aylesham with the creation of the Aylesham Garden Village development.



Understanding a Place

Growth of Adisham

Contrasting Growth Patterns

The surrounding area is comprised of large areas of land under arable agriculture, scattered settlements, parkland and mixed woodlands. Two distinct types of local settlement prevail, the former mining communities at Snowdown and Aylesham and the more traditional vernacular Kent villages of Adisham, Nonnington, Barfrestone, Woolage Village and Womenswold.

Adisham

Organic growth over time

Adisham grew organically as a linear settlement – starting at the northern end a collection of buildings alongside the parish church and Adisham Court were established, set on the hill among trees.

The southern end was developed with the growth of farming, with newer development connecting the two to create a linear settlement along The Street.



Understanding a Place

Adisham Today



1
Historic buildings on The Street.



2
Adisham Court Farm agricultural buildings.



3
The Church of the Holy Innocents is a prominent landmark.



4
The entrance to Adisham is marked by a small green space.



5
Adisham Village Hall.



6
Play area and sports area behind Adisham Village Hall.



7
The Street, Adisham.



8
Adisham Train Station.

Understanding a Place

Growth of Aylesham

Aylesham

Formally planned & incrementally growing

Contrastingly, the growth of Aylesham was formally planned and partially built to accommodate workers at a nearby coal mine. It has had further additions over time.

Aylesham is focused around the Market Place, with a range of small shops, a café, a post office, health centre and supermarket.



Understanding a Place

Aylesham Today



1

Small mixed use area.



2

Supermarket overlooking the Market Place green.



3

Aylesham Leisure Centre.



4

Edge of new development facing the site.



5

New development and play.



6

Snowdown Colliery memorial statue.



7

New Development.



8

Aylesham Health Centre.

Understanding a Place

Site Characteristics

Site Constraints & Opportunities

Landscape & Topography

The areas distinctive topography of a gently undulating chalk downland landscape with dry valleys and characteristic wooded ridges, forms an extension and setting to the Kent AONB. Adisham is a small historic settlement that has grown in response to the topography of the landscape. By contrast, Aylesham's large growth has been planned to provide homes for those working within the coal mining landscape and continues to expand today creating a new Garden Village. The newly proposed village lies between these two settlements and takes its own form and cues from the surrounding landscape.

Beyond the settlements, land use within the landscape is generally agricultural with large arable fields bound by a mix of clipped low hedges to tall mature hedgerows with some limited boundaries absent of vegetation creating an open expansive landscape framed by wooded ridgetops providing an attractive backdrop to the dry valley. This is a strongly rural landscape that can be experienced and enjoyed by an extensive network of rights of way, including the long-distance national trail of the North Downs Way.

From the AONB and North Downs Way, there is a channelled long distant view across Cooting Downs and Adisham towards the wider Kent landscape. Closer to Adisham, the footpaths that rise up on the ridge of land to the west offers open views across the dry valley of Adisham and the site towards the ridge top at Aylesham.

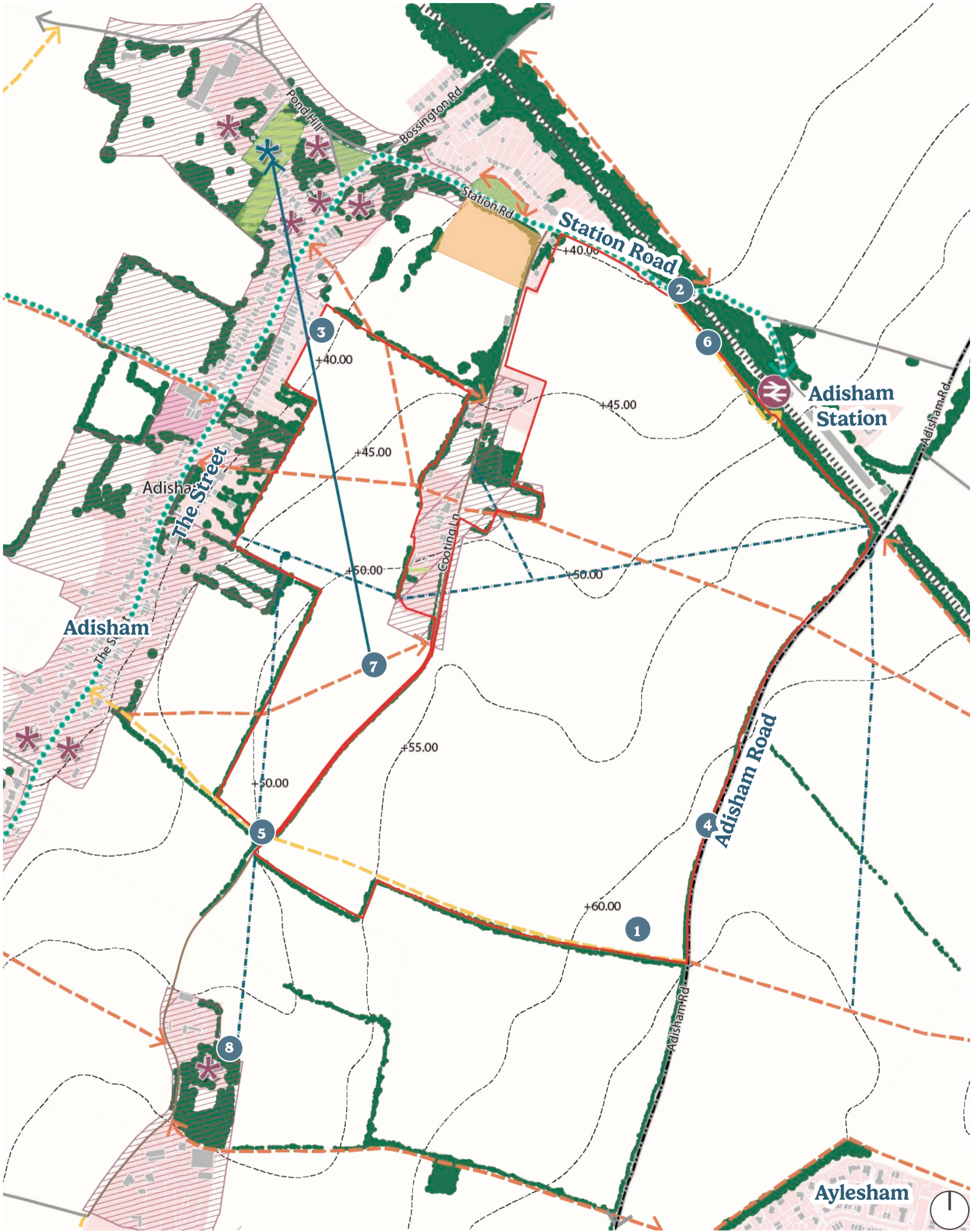
The Adisham church forms a focal point in the village and its tower is a notable landmark in parts of the surrounding landscape.

From the settlement edge and plateaux of land of Aylesham, the site and Adisham are not readily visible until you are within close proximity of the B2406 Adisham Road, where the view opens out across the dry valley. Whilst the railway line dissects the landscape, it is well integrated by vegetation and offers some screening with local views towards the site as you approach Adisham from Bramling.



Key

-  Site boundary
-  District boundaries
-  Train station
-  Railway line
-  Contours 5m
-  Main roads
-  Cooting Lane
-  Adisham/ Barham Downs National Trail
-  Public Right of Way
-  Bridleway
-  11KV Overhead power supply
-  Buildings
-  Existing settlement
-  Draft housing allocation
-  Trees and hedgerows
-  Sites of Special Scientific Interest
-  Local Wildlife Site
-  Amenity green space
-  Adisham Church of England Primary School
-  Conservation area
-  Listed building
-  Grade 1 Listed Church of Holy Innocents (Adisham Church)
-  View towards Adisham Church



Constraints plan - number annotations refer to photos on the following page

Understanding a Place

Site Characteristics

Movement

Adisham has an expansive Public Rights of Way network linking to long distance paths including the Pilgrims' Way, and footpaths criss-cross fields providing connections to the surrounding landscape.

Adisham Train Station is located off Station Road to the east of the village. On the Dover Branch of the Chatham Main Line, trains provide fast and direct connections to Canterbury East – a 9 minute journey and Dover Priory – a 19 minute journey.

Adisham is located 3.5 miles north of the Dover Road (A2), linking south to Dover and north to London.

Services & Facilities

The village of Adisham has a church, village hall and a primary school. There is a large, relatively new, play area behind the village hall with football posts, tennis court, outdoor gym and children's play area.

The nearest local centre is in Aylesham, which provides access to a primary school, small shops, and community facilities such as a leisure centre and library.

Transport

The site has direct access onto the B2046 Adisham Road (to the east) and Station Road (to the north). The B2046 Adisham Road connects to the A2 at a junction four kilometres to the south, which gives convenient access to the strategic road network.

The main transport asset of the site is Adisham Train Station, which provides access to Aylesham in three minutes, Canterbury within 10 minutes as well as providing a direct link to London stations and Dover. In the AM and PM peak, there are 3 trains per hour heading to London via Canterbury and 3 trains per hour heading east to Dover via Aylesham. The station suffers from poor connectivity with no footways and limited informal car parking.

Stagecoach Connect, in collaboration with Dover District Council and Aylesham Parish Council, launched an on-demand bus service for Aylesham and its surrounding villages in February 2023. Two Demand Responsive Transport (DRT) minibuses connect residents in Aylesham to services in Whitfield adjacent to Dover.

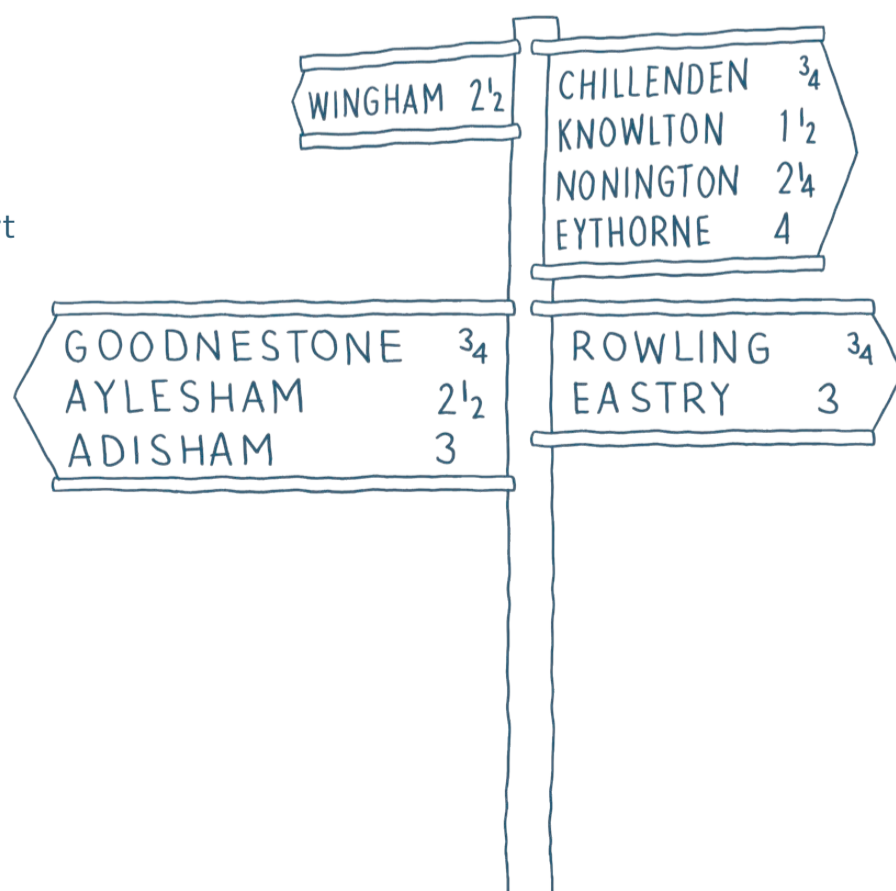
Ecology

The site supports habitats of low intrinsic ecological value being subject to intensive management practices. There are significant opportunities to create valuable wildlife rich habitats within the site's green infrastructure. A typical suite of protected species interests are present (to be confirmed through further detailed survey) including bats, badgers, dormouse, and reptiles. Subject to the delivery of an appropriate foul water drainage solution which achieves nutrient neutrality, there are considered to be no in-principle ecological constraints to the proposed development that cannot be mitigated. At the promotional stage, adequate space is retained within the proposed masterplan to deliver an on-site wastewater treatment works facility, if required.

Drainage

The site is located in Flood Zone 1 which is defined as having a very low risk of flooding from rivers and the sea. The site is not known to have any identified sources of surface water flooding, albeit there are two overland flow paths identified on the Environment Agency's Long Term Flood Risk map for Surface Water to the north of the site through the village of Adisham, and also to the south of the site across agricultural land.

The site is not identified as being located in an area susceptible to Groundwater Flooding, but is located within the zone of Primary Aquifer. There are no other known sources of flood risk, and the development site is therefore deemed to be at a very low risk of flooding. There are no known surface water sewers or watercourses in the immediate vicinity of the development site, and it is therefore anticipated that surface water runoff infiltrates into the ground. Proposed runoff will also be treated this way in accordance with Policy CC11. In line with Draft Policy DS17 all foul drainage generated by the development is intended to be treated on site in a package treatment plant.





1 Rolling fields with the lowest points at the south west and north west corners.



2 Station Road passes under the rail bridge.



3 View of dwellings on The Street backing onto the site.



4 The B2046 is a busy road with fast traffic and no pedestrian footpath.



5 Thick hedgerow along either side of Cooting Lane.



6 Segregated footpath from Station Road along the edge of the site.



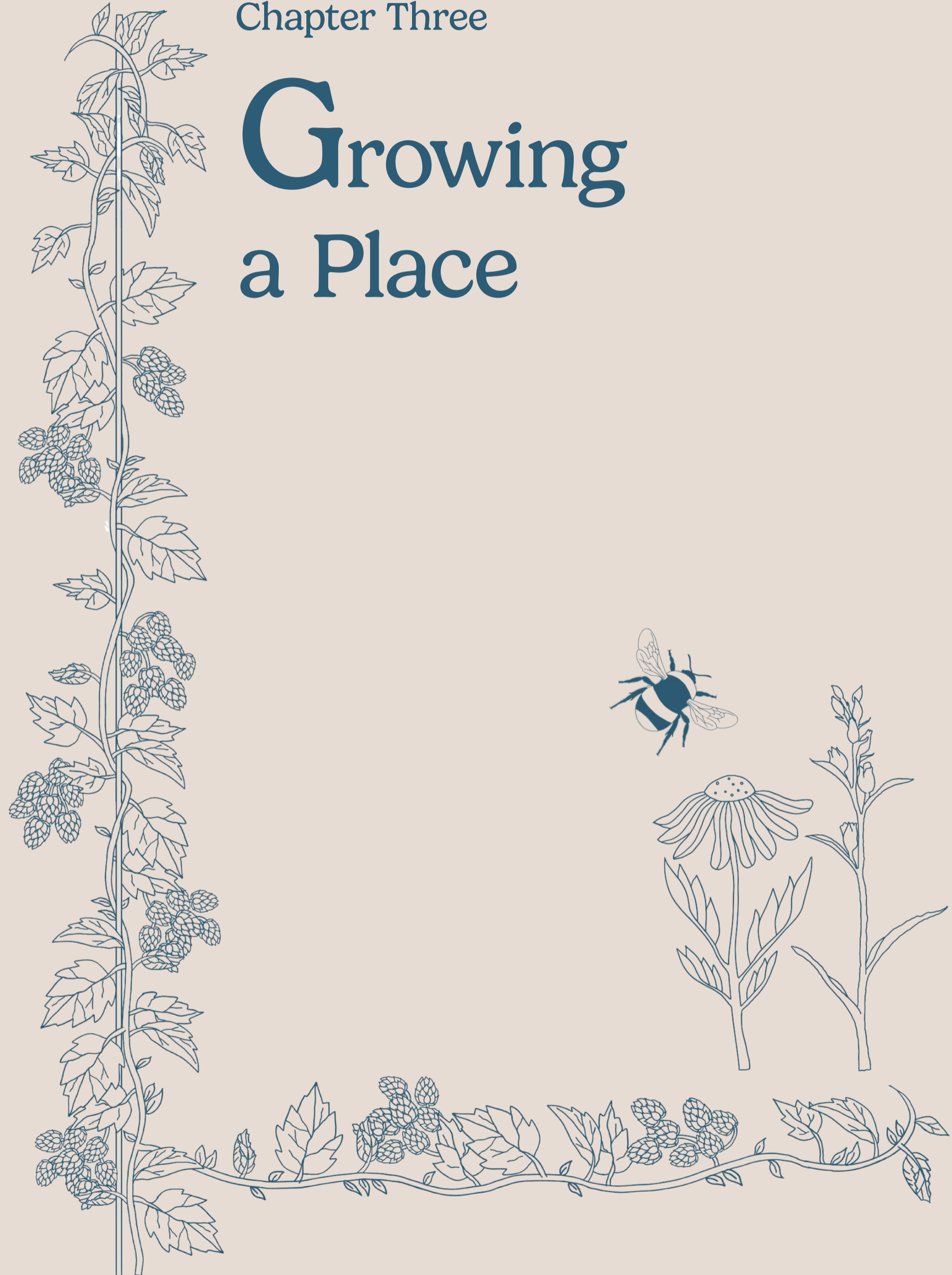
7 View of Adisham Church from a public right of way.



8 The view over Cooting Farm from the site.

Chapter Three

Growing a Place

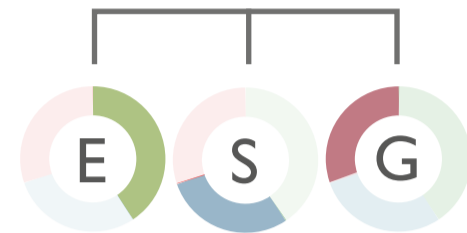




Growing a Place

Striving for Sustainability

The principles for the Land South of Adisham Station reflects the sustainability aspirations (Appendix A) established by the Church Commissioners for England.



Natural Trails

- The rich history of trails which bring people closer to nature will be celebrated through the protection and enhancement of the landscape.
- A nature network underpins the landscape structure of the site and provides connections to the wider nature recovery network, whilst protecting the local SSSI. The nature network will comprise new woodland planting, enhanced hedgerows and semi-natural planting including wildflower meadows and grassland.
- A diversity of local species of flora will be introduced creating a mosaic of habitats for local wildlife ensuring biodiversity net gain is achieved and optimised.



Making Tracks

- The site's close proximity to the established train station offers a significant advantage for transportation connectivity.
- There is an opportunity to deliver benefits to Adisham Train Station including a new car park/drop off area, pedestrian arrival square and cycle hub.
- Sustainable modes of transport will actively promote walking and cycling by providing direct routes to the train station.
- The new community will support an extension to the Demand Responsive Transport (DRT) minibus service which provides connections to the surrounding villages, Aylesham and Whitfield.



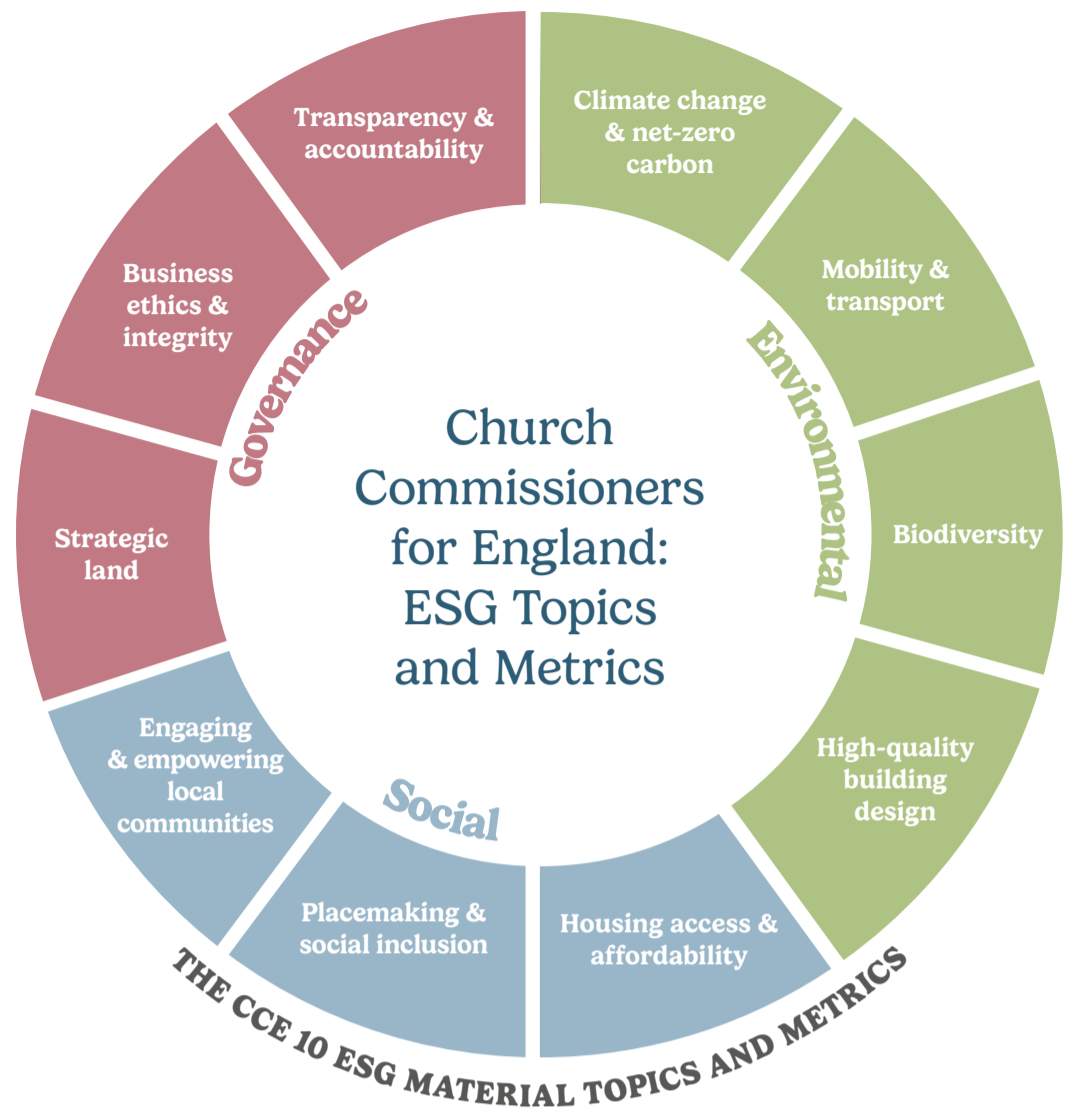
Active Trails

- The network of national trails is a local asset, new trails will provide connectivity to existing routes and provide access to nature via meandering paths through the landscaped spaces and woodland. Circular routes will be varied in character passing through woodlands, wildflower meadows and along foraging trails.
- Encouraging lifestyles with close connectivity to nature is beneficial for both physical and mental wellbeing.



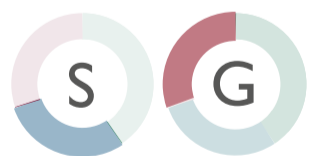
Path towards the Future

- A commitment to providing sustainable homes for the future, designed to be low carbon and energy-efficient.
- A community promoting a strong climate conscience, where residents actively respect and steward the environment they inhabit, responding proactively to the climate emergency through lifestyle changes.
- Integration of robust drainage features within the nature network that are resilient to climate change, ensuring the long-term sustainability and resilience of green infrastructure.



A Choice of Homes

- The proposal offers a variety of homes with a mix of sizes for all generations and life stages creating a balanced community and delivering much needed affordable homes for the younger generation, key workers and families.
- An opportunity to provide a bespoke housing offer such as co-housing, retirement village, self-build or eco-homes.
- Provision of 30% affordable housing.
- Offer high quality building design which is accessible and adaptable dwellings compliant.
- An aspiration for every home to enjoy a close connection with nature, complemented by well-designed green spaces.
- An opportunity for thoughtful urban design to foster connectivity between new neighbourhoods and existing communities, creating seamless transitions that enhance the overall urban environment.



A Rural Community

- Engaging the local community in shaping the vision for this new place. Seeking the potential to establish community groups dedicated to placekeeping and stewardship, focusing on nurturing and preserving natural areas, leisure spaces, and community hubs.
- An aim is to cultivate a lifestyle that fosters a strong sense of connection to the environment. Encouraging residents to find fulfilment in recreational activities, active lifestyles, and hands-on experiences such as gardening, fostering a deep connection with nature that promotes health and well-being.



A Growing Community

- Opportunity to engage and empower the local community providing residents with a sense of ownership and belonging. The chance for placemaking to create a place with a distinctive identity.
- An opportunity to deliver a community hub: 'A Short Hop' as a destination near the train station, a space for the community to come together. This asset could be transferred to a community trust once established, and be made available to local businesses. Potential to deliver a primary school (subject to engagement with the education authority) educating and instilling pride in the next generation, for nature and the environment within a strong landscaped setting.
- The chance for residents to carry on the tradition of creating a productive landscape through small scale community growing spaces. Land for hop growing could be made available to a local grower or microbrewery, who would also be given space in 'A Short Hop' for on-site sales of their local produce.



Growing a Place

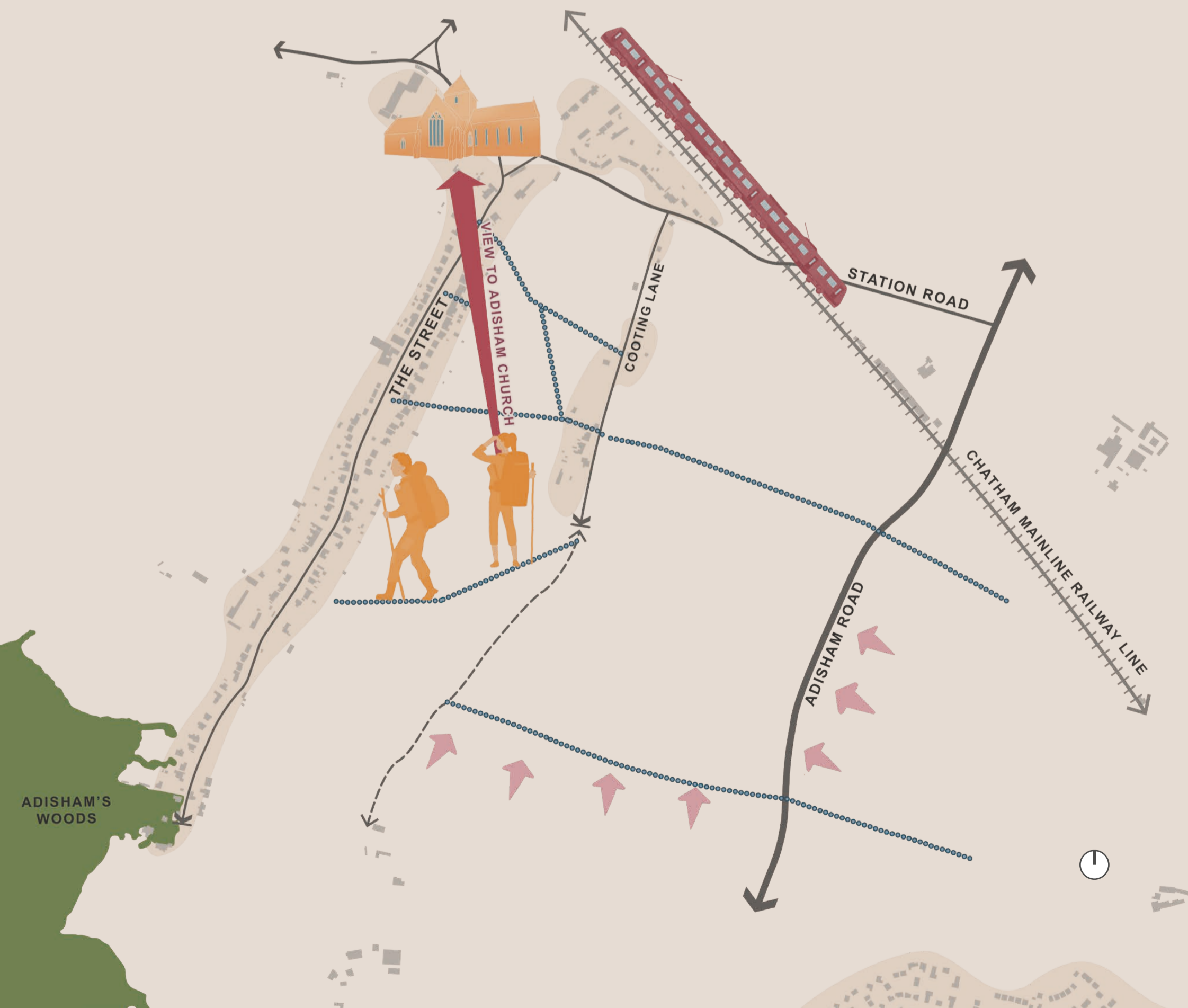
Placemaking Principles

The delivery of new homes should be underpinned by placemaking principles that define the future masterplan of the Land South of Adisham Station. Each relate to key themes established earlier in the document - Trails, Tracks, Community and Choice. These principles have been set out on the following pages.

A Rural Community

The site sits within a strongly rural landscape that can be experienced and enjoyed by an extensive network of Public Rights of Way.

- Conserving the traditional rural character of Adisham village and maintaining the visual and physical separation between Adisham and Aylesham.
- Creating soft settlement edges that define a well contained settlement that integrates within the rural landscape setting.
- Protecting the setting of Adisham church and the key vista towards this prominent local landmark.
- Retaining, connecting and enhancing the network of Public Rights of Way crossing the site.





Natural Trails

The site nestles into a rich and diverse landscape with semi-natural habitats of local and regional significance. Whilst the site does not lie within The Kent Downs AONB national landscape, the landscape context around the site is considered to form an extension and setting to the AONB sharing some of its special qualities.

- Generous western and southern landscape buffers will create a new mosaic of significant new woodland, tree planting and chalk grassland habitats to create a biodiverse rich landscape and conserve long distance views from within the AONB.
- Marked trails winding their way through fields and woodland – forming wildflower walks and woodland walks providing new routes for ecology and wildlife, and routes for people – reestablishing our connection to nature.

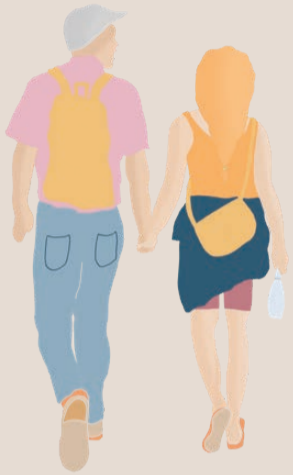


Placemaking Principles

Active Trails

The site lies within a context world famous for accommodating the route of the Pilgrims' Way and a place from which a network of trails wind into the Kent countryside – connecting to the Kent Downs and the North Downs Way.

- The proposal is underpinned by a network of landscape corridors that will permeate the new village and provide important habitat and recreational corridors.
- Anchored by a history of paths, tracks and ways weaving through the landscape, an interwoven network of trails – local, regional, historic, new, meandering and direct – will provide opportunities to be naturally active and support health and wellbeing.
- A range of recreational activities, outdoor sports and community facilities will link communities and establish a distinctive place identity.





A Growing Community

Historically agriculture, cultivation and trade has played a significant role in how Adisham and surrounding towns and villages in Kent have grown. From historic orchards and hops grown locally for hundreds of years to 21st century innovations and a network of small, independent local businesses, food and drink has shaped the landscape of Kent.

- A generous landscape framework will provide opportunities for growing local and traditional crops including hops and reinstating orchards for fruit picking – apples and cherries.
- Foraging trails and small-scale productive spaces – little potting sheds, micro allotments and kitchen gardens provide the opportunity to benefit our physical and mental wellbeing creating peaceful places to enjoy the landscape.
- An opportunity for community partnerships and schemes, building on the innovative culture of Kent. A focus on ‘neighbourbourliness’, community and connections.



Placemaking Principles



Making Tracks

The site sits within a rural and tranquil landscape strongly influenced by major transport routes to nearby villages and towns. The unique and significant asset of the train station at Adisham provides the ability to rapidly access opportunities to work, to shop, and to enjoy the attractions of city and coast.

- Improved pedestrian and vehicular access for existing and new communities to Adisham Station through delivery of a pedestrian priority street and a small pedestrian arrival square, drop-off area and cycle hub.
- Delivery of a small-scale multifunctional community hub, creating a destination close to the station that provides flexible community and exhibition space, workspace and essentials shop.



A Choice of Homes

The proposal and local context offer choice: in how to live, how to get around, how to work, and how to engage with the wider historic landscape.

- The new village will benefit from a new primary school, and community amenities, as well as access to new areas of ecologically rich landscape and extensive walking and cycling routes.
- A genuine range of homes and neighbourhoods-within-neighbourhoods - supporting a community of people at all stages of their lives, in a tightly-knit, distinct, and supportive settlement.



Growing a Place

Concept Masterplan



Landscaped Gateway

attractive landscape gateways from Station Road and Adisham Road with SuDS and tree planting to provide visual screening.

Restoring traditional community gardens and orchards

planted in their historic location including small scale community growing spaces - micro allotments, kitchen gardens and potting sheds.

A woodland ride

a woodland ride is a linear open space within a woodland derived from the need for access. The gap in the canopy above the ride allows sunlight to reach the ground, allowing specific fauna and flora such as wildflowers to thrive. Many species make regular use of the edge habitats for feeding, providing greater habitat diversity.

linking the two existing PRowS and providing an opportunity for wildflower grassland/scrub ecotone planting framing the ride.

Open woodland glade

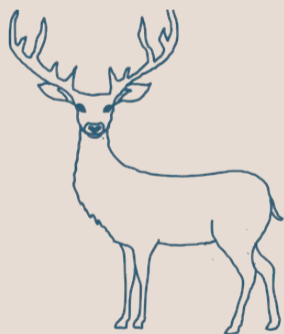
to retain views towards the church and provide a landscape connection to the village.

Retaining and enhancing trails

connecting existing public footpaths and bridleways through the site with a continuous loop of varied, attractive, and accessible trails close to homes including wildflower trails, woodland trails, foraging trails, fitness trails, adventure play, outdoor gyms - encouraging active lifestyles in nature.

A choice of living

such as cohousing, retirement village, self-build or eco-homes.



Low-medium residential densities

to sensitively repond to the edge conditions of the site context.

Hop growing

small-scale space for growing of local hops.

Retained and enhanced hedgerow and woodland planting

connecting to the wider nature recovery network creating habitats and movement routes for wildlife.



THE STREET

WOODLAND

CHURCH WALK

ADISHAM

ADISHAM'S WOODS





Higher density residential development
located around Adisham Train Station.

A 'Short Hop'
a small-scale and multifunctional community hub.

Adisham Train Station
establishing the station as a destination and a focal point for the new community, providing easy access to Dover and Canterbury.



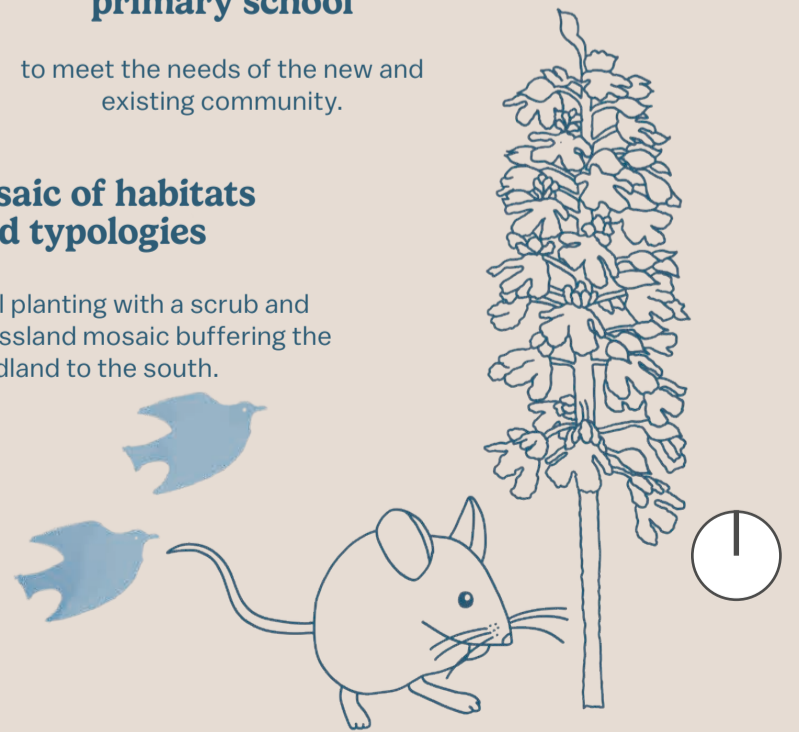
Pedestrian square
and pedestrian priority street with a cycle hub / parking and drop off space, improving pedestrian and vehicular access to the station.

Nature network for wildlife
creating a network of landscape corridors for people and wildlife and a strong natural setting to contain the new village.

A strong landscape buffer
to the east to help filter views of the development with replacement planting and creating a new landscape frontage to Adisham Road. Strengthening existing boundaries - 'gap filling' and planting double hedgerows.

1 Form-entry primary school
to meet the needs of the new and existing community.

A mosaic of habitats and typologies
semi-natural planting with a scrub and wildflower grassland mosaic buffering the woodland to the south.



COOTING LANE

STATION ROAD

CHATHAM MAINLINE RAILWAY LINE

ADISHAM ROAD

FORAGING TRAIL

WILDFLOWER WALK

WALK

Growing a Place

Landscape Masterplan



Restoring traditional community gardens and orchards



A woodland ride



Retaining and enhancing trails



Open woodland glade



Hop growing area



Retained and enhanced hedgerow and woodland planting

ADISHAM

THE STREET

CHURCHWALK

WOODLAND

Wildflower walk/trail

Woodland walks/trails

ADISHAM'S WOODS



Landscaped Gateway



Nature network for wildlife



A strong landscape buffer



A mosaic of habitats and typologies



Foraging trail



Growing a Place

Community Uses & Education

Providing homes alone does not create communities. The Vision for the Land South of Adisham Station is based on an understanding of how a place will evolve and how, from its inception, it will enable residents to establish their roots, connect with the emerging identity of the place, take pride in their environment, and actively participate in its stewardship.

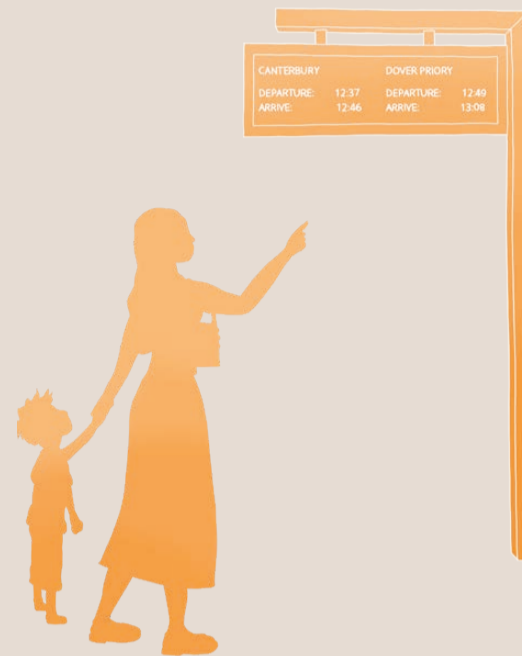
The Land South of Adisham Station could include mixed uses such as:

- 'A Short Hop' - a small scale multi-functional community hub which acts as a focal point near the train station. This could take the form of a local shop and/or cafe where local produce could be sold, and art exhibited. This space could also offer flexible workspace to cater for evolving ways of working.
- A new primary school that supports the educational needs of both the new and existing community.





Summary of Key Benefits

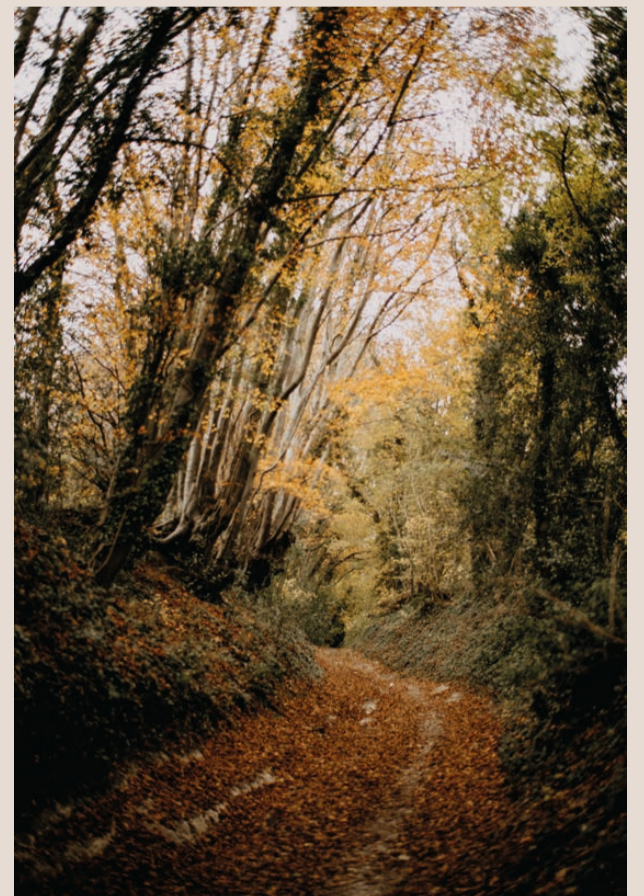
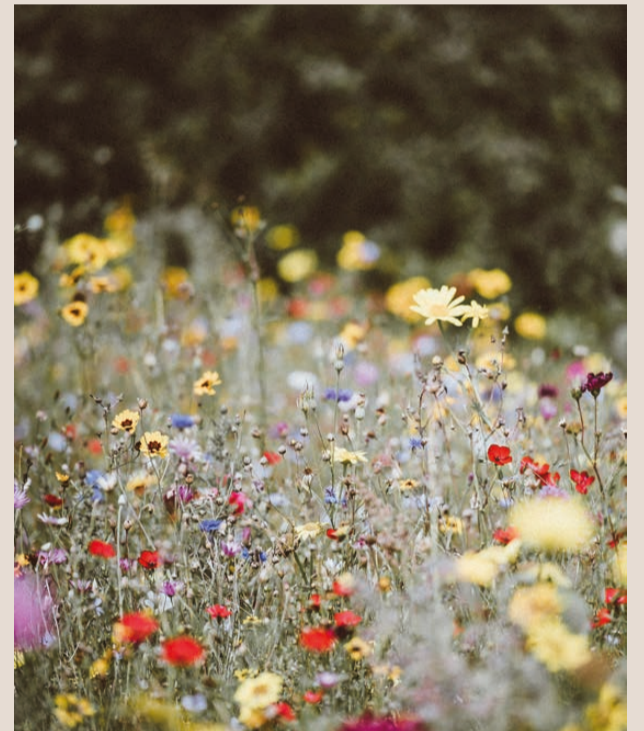


Trails

- 1 Delivering a significant net gain in biodiversity which exceeds any statutory or policy requirement.
- 2 Aiding nature recovery through delivering significant open space including areas of habitat creation, wildflower meadows and new woodland planting. Forming nature networks which connect to off-site habitats.
- 3 Approximately 20% tree cover across the site including new oak-ash-beech, oak-hornbeam, sweet chestnut and coppiced hazel planting.
- 4 A strong landscape framework incorporating a rich mosaic of landscape typologies including a woodland ride, open woodland glade, hedgerows and woodland planting and wildflower grassland.
- 5 An open woodland glade to retain views through new woodland towards the church in Adisham and provide a landscape connection to the village.
- 6 A continuous loop of varied, attractive, and accessible trails close to homes including wildflower trails, woodland trails, foraging trails, fitness trails, play, walking and cycling opportunities to encourage locals to use on site natural open space and reduce usage of the sensitive SSSI habitats in Adisham's Woods.

Tracks

- 1 Improved pedestrian access to the station with delivery of a pedestrian priority street connecting existing villages and the new community to Adisham Station.
- 2 Improved vehicular access to Adisham Station with a new car park providing circa. 30 new spaces and drop-off area, pedestrian arrival space, and cycle hub / parking as well as Amazon lockers for convenient parcel collection.
- 3 A 'Short Hop' – a small-scale multifunctional community hub, creating a destination close to the station that provides flexible community and exhibition space, work space, microbrewery and essentials shop. This asset could be transferred to a community trust once it was established, and be made available to local businesses.
- 4 Potential for a new bus stop to support an extension to the Demand Rapid Transit (DRT) service as well as monetary contributions to support the service.
- 5 Potential measures for increasing use of rail options, such as rail season ticket loans or similar initiatives.



Summary of Key Benefits



Community

- 1 A new one form entry primary school.
- 2 A multi-functional community building with outdoor space forming a focal point for community events and supporting local businesses and artists.
- 3 Land for hop growing to be made available to a local grower or microbrewery, who would also be given space in 'A Short Hop' for on-site sales of their local produce.
- 4 Restoring traditional community gardens and orchards adjacent to their historic location – small scale growing spaces including micro allotments, kitchen gardens and potting sheds.

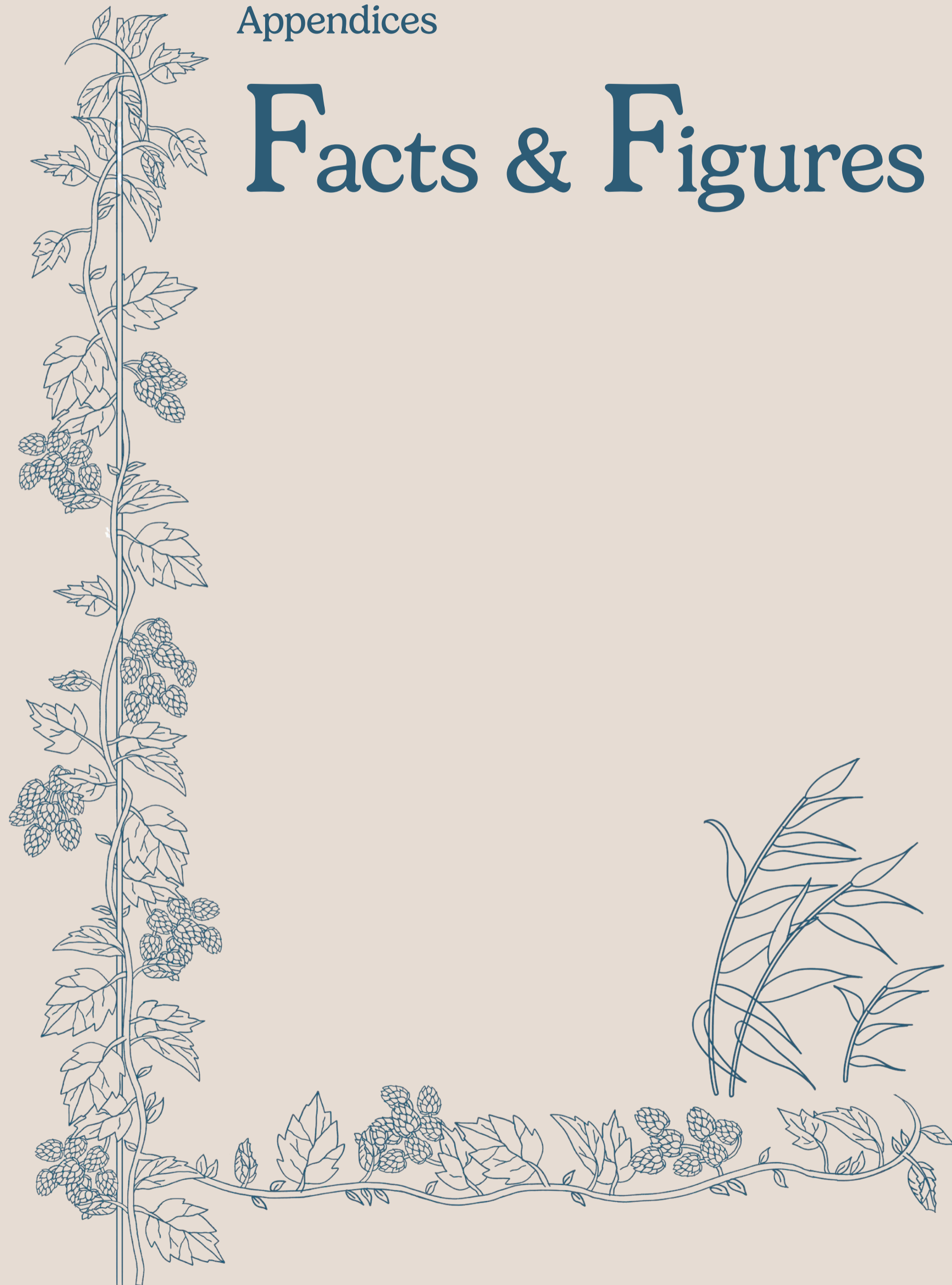
Choice

- 1 At least 525 new homes including affordable provision, first-time homes, homes for the elderly / a small retirement community, and a bespoke housing offer which could include a co-housing project and plots for self-build.
- 2 A lifestyle with opportunities to engage with nature on your doorstep: to gather, grow, move, dwell or play - a long established local identity of connection to the landscape.
- 3 A community building where residents can tailor its functions and activities to meet their needs and interests.



Appendices

Facts & Figures





Appendix A

Sustainability

The Church Commissioners for England

The Strategic Land team at The Church Commissioners for England (CCE) brings forward land for new developments across the country, with the aim to create new neighbourhoods that enhance their surroundings, provide safe and sustainable new homes, create opportunities for the community, safeguard habitats, and enhance biodiversity for wildlife. The CCE is fundamentally committed to managing their funds in an ethically responsible way by taking a long-term approach to stewardship, helping to create and sustain vibrant and vital places which strengthens existing communities.

The integration of material Environmental, Social and Governance (ESG) factors into the CCE decision making has long been the cornerstone of their investment approach. Their aspirations have been aligned to global and local agendas, contextualising the response to global challenges including the climate and biodiversity emergency and growing social and economic inequalities. They continually seek to remain at the forefront of responsible investment and are working hard to strengthen the focus on ESG within their property portfolio.

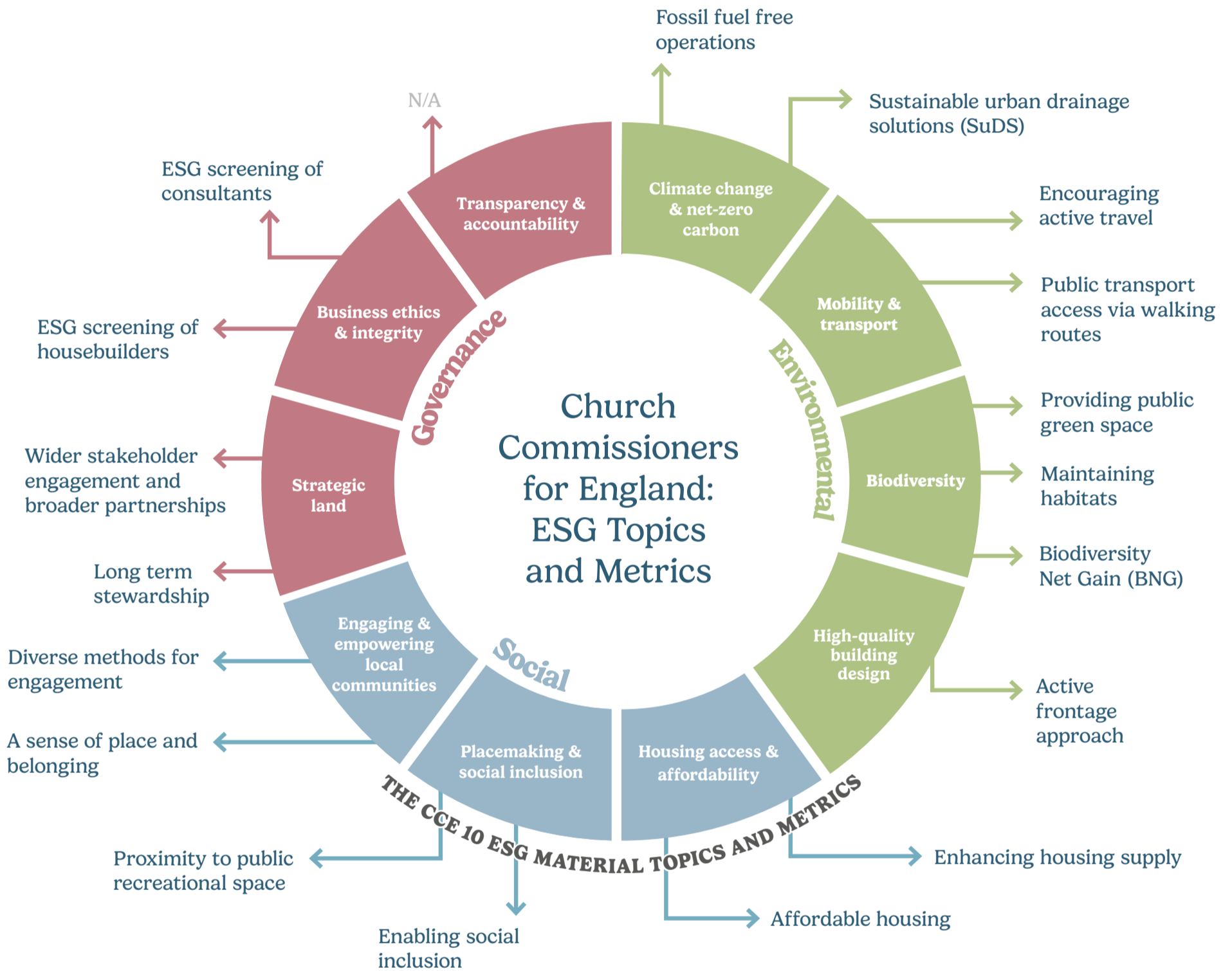
Material Topics & Metrics

The sustainability aspirations have been mapped across ten material topics (see diagram on the opposite page) which are the most important topics facing the strategic land portfolio. Each topic is interconnected and should not be seen in isolation - from tackling climate change and enhancing biodiversity, to influencing good quality placemaking, to providing sustainable mobility and building design, to promoting strong governance as a foundation which enables effective and holistic ESG integration across the CCE assets.

The identified metrics are focussed on generating impact in the early stages of the planning process (from local plan promotion, to outline planning permission).

ESG potential at Land South of Adisham Station

The CCE is keen to embed the ESG topics into the proposals for Land South of Adisham Station, which have been designed as a 'live', dynamic instrument to ensure the design team has the tools to translate the sustainability ambitions into tangible outcomes as the Vision is brought to life.



The Church Commissioners for England 10 ESG Material Topics and Metrics

Appendix B

Transport

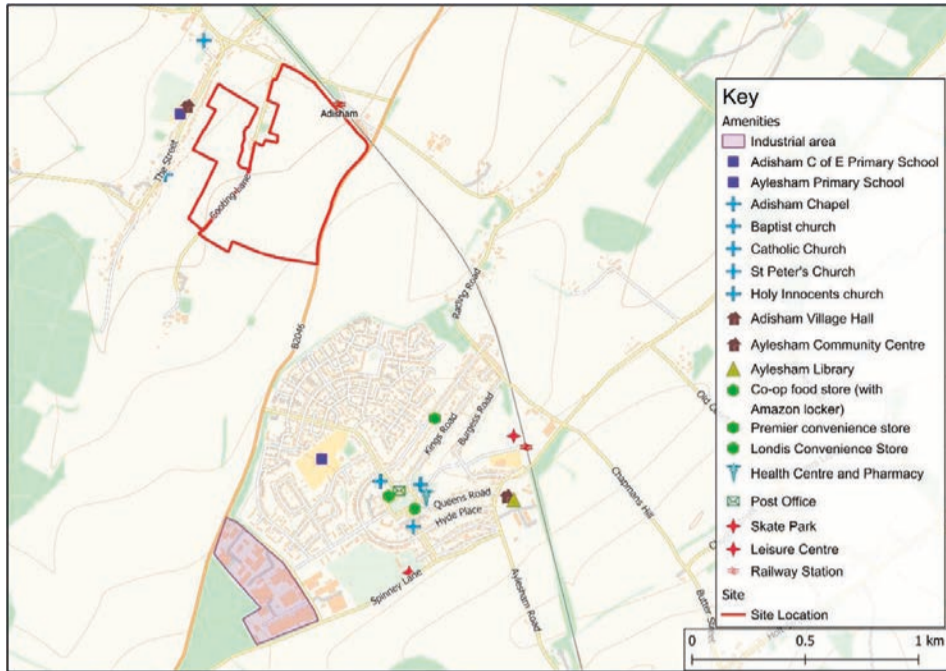
The site has direct access onto the B2046 Adisham Road (to the east) and Station Road (to the north). The B2046 Adisham Road connects to the A2 at a junction four kilometres to the south which gives convenient access to the strategic road network.

The main vehicle access would be to the east onto the B2046 Adisham Road, in the form of a priority junction with a right-turn bay. An additional access to the north onto Station Road is also proposed, which would be a priority junction with Station Road and includes local widening to Station Road. These have been designed according to the Kent County Council Design Guide and appropriate national government standards. The nearest local centre is in Aylesham, which provides access to a primary school, small shops, and community facilities such as a leisure centre and library. In addition, a new shop and primary school are proposed to be delivered on-site to further improve accessibility.

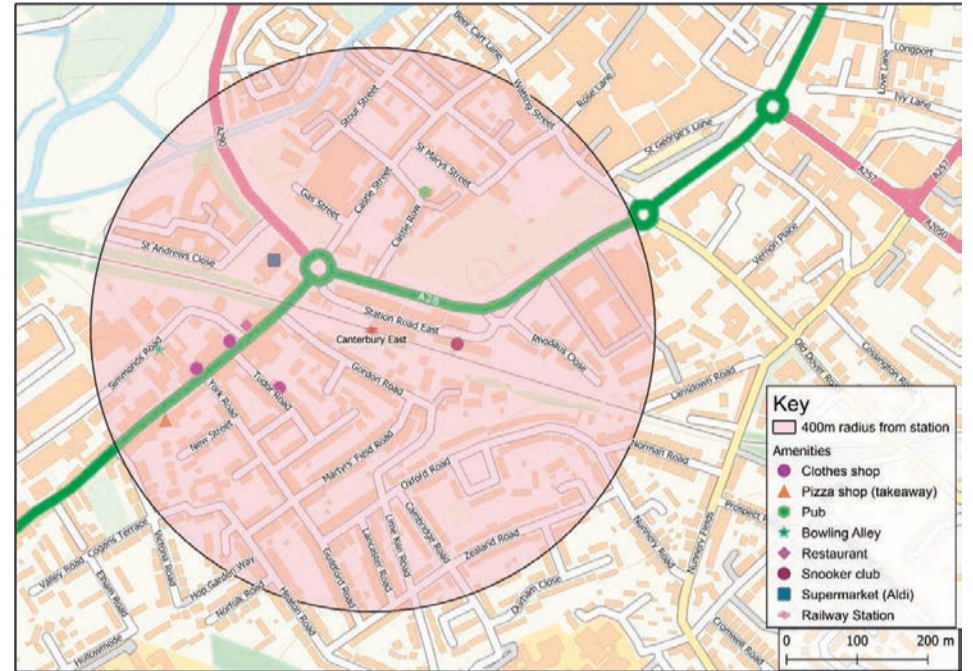
The main transport asset of the site is Adisham Train Station, which provides access to Aylesham in three minutes, Canterbury within 10 minutes as well as providing a direct link to London stations and Dover. With the proposed new residential development, both pedestrian and vehicular access to Adisham Station would be improved, with a new car park / drop-off area, pedestrian arrival square, and cycle hub. Public Rights of Way through the site would be maintained and improved.

Stagecoach Connect, in collaboration with Dover District Council and Aylesham Parish Council, launched an on-demand bus service for Aylesham and its surrounding villages in February 2023. Two Demand Responsive Transport (DRT) minibuses connect residents in Aylesham to services in Whitfield adjacent to Dover. The new community at Adisham will support an extension to the DRT as well as monetary contributions.

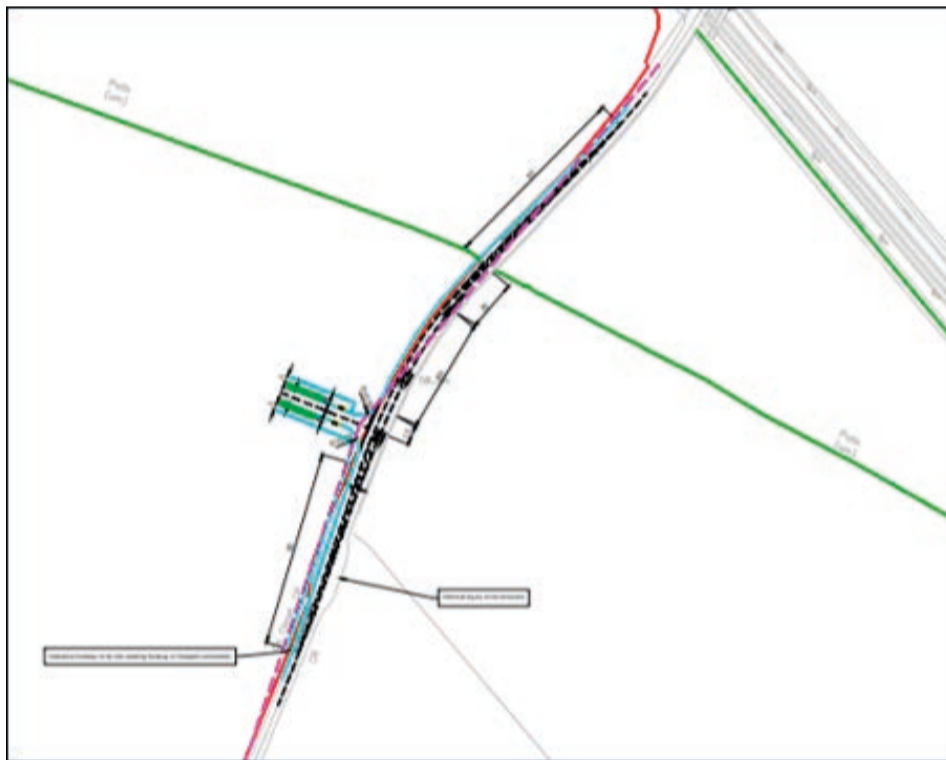




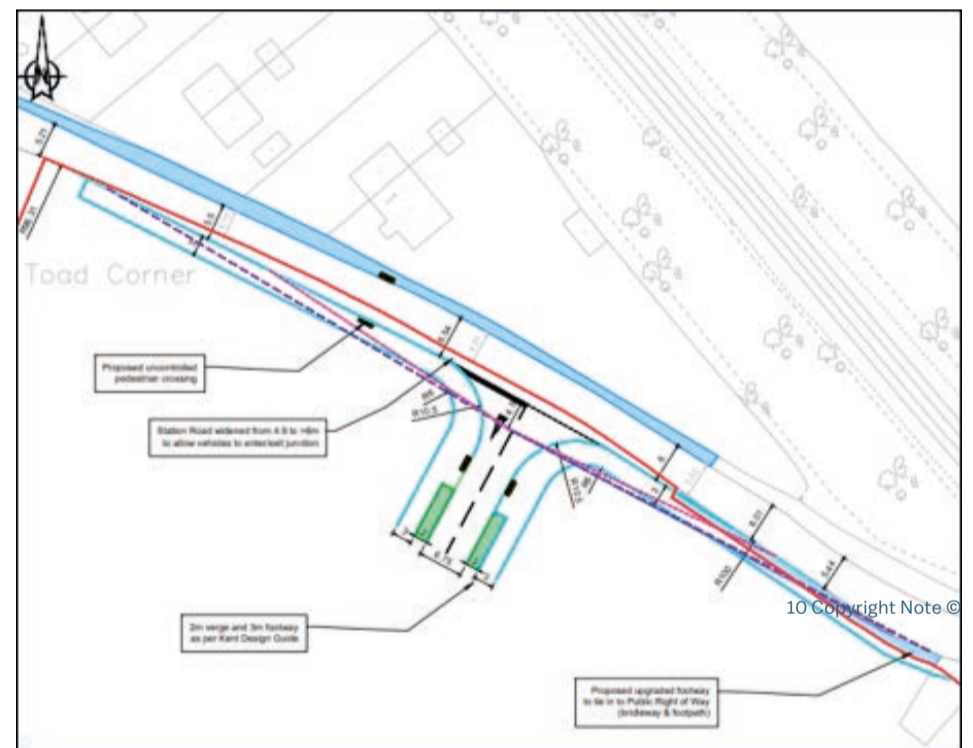
Access to Aylesham services via DRT (5mins) or train station (3mins).
 In addition, a new shop and primary school are proposed to be delivered on-site to further improve accessibility.



Access to Canterbury East and associated City Centre services and amenities via train station (9mins).



Junction based on the design parameters of a 'Local Distributor Road' in Kent County Council Design Guide.
 Right turn bay included to improve capacity / safety.



Junction based on the design parameters of a 'Local Distributor Road' in Kent County Council Design Guide.
 Station Road widened to facilitate movement in / out of the junction.
 Improved footway on south side of Station Road.

Appendix C

Landscape

Adisham Landscape Context

Landscape character

National

The North Downs National Character Area (NCA 119) forms a chain of chalk hills extending from the Hog's Back in Surrey and ending dramatically at the White Cliffs of Dover. The Kent Downs and Surrey Hills Areas of Outstanding Natural Beauty designations are testament to the scenic qualities and natural beauty of the area and form 57 percent of the area. Pertinent to the site and the surrounding landscape is the character areas acknowledgment that:

"Perhaps less well known is the dip slope of secluded country extending northwards from the escarpment, a country of undulating ridges, hidden dry valleys, wooded plateaux and small fields connected by hedgerows, shaws, sunken trackways and copses".

Local

At a local level, the land around Adisham and to the east of Aylesham is identified in the Canterbury City Council (October 2020) landscape character assessment as 'Adisham Arable Downland' which lies within the 'Downland' landscape character type (LCT).

"This LCT is distinguished by undulating chalk downland with dry valleys, forming part of the dip slope of the Kent Downs AONB. Land use is generally agricultural with large arable fields creating an open expansive landscape. There are some blocks of large deciduous woodland, and the area has a rural character. This LCT has many similar characteristics to the Kent Downs Chalk Downs LCT which lies to the south of Canterbury district."

The Adisham Arable Downland landscape character area's key characteristics are all pertinent to the immediate landscape context of the site.

- Gently undulating chalk landscape forming part of the dip slope of the Kent Downs.
- Large arable fields interspersed with broadleaved woodland blocks on ridges forming distinctive wooded horizons.
- Small settlements linked by narrow roads, with modern buildings as well as traditional flint, brick weatherboard and thatch. Long linear village of Adisham follows a dry valley, with other settlements on ridgetops.
- Open views partially contained by the backdrop of woodland blocks in places.
- A strongly rural landscape that can be experienced and enjoyed by an extensive network of rights of way which connect through to the Kent Downs and the North Downs Way.

Pertinent to the site, the local character assessment calls to:

- Manage the settlement edges and seek to create well contained edges that integrate development within the landscape setting. Native woodland and tree planting is an appropriate treatment in this LCA.
- Conserve the traditional linear settlement form of Adisham in the chalk valley with a single line of dwellings along the road and views out between buildings to the rising slopes beyond.
- Seek to ensure new development at Aylesham and along the Adisham Road in Dover District respects the rural character and quality of this area.
- Conserve the visual links with the AONB ensuring that this area continues to provide a rural dip slope setting to the Kent Downs.

The Dover District Council boundary forms the site's eastern boundary and the landscape to the east surrounding Aylesham falls within the Shepherdsweil Aylesham Parklands (E1) landscape character area. An undulating topography rich in historic links to Kent coal mining with historic parklands and numerous woodlands many of ancient origin. A rural and tranquil landscape although strongly influenced by major transport routes.

Adisham and Aylesham Setting:

The site's location between the settlements of Adisham and Aylesham is an influencing factor. Adisham and Aylesham represent a contrast of settlement patterns and landscape setting. Adisham is a small, intimate and historic village which has grown organically over time as a linear settlement responding to its dry valley landscape setting. While in contrast, Aylesham is a relatively new village whose growth was comprehensively planned and continues to expand today forming a new Garden Village across the plateaux ridgetop on which it lies.

Local Landscape Designations:

The North Downs Area of High Landscape Value (AHLV) which was designated in 2006 is recommended to be retained a Local Landscape Designation (LLD) within the draft local plan through the council's Local Designations Review (2021). It follows a similar boundary to the Adisham Arable Downland character and in the LLD review document it identifies this area as "deemed to have an important quality that is contiguous with the AONB designation". It forms a distinctive area of downland and part of the extended chalk dipslope of the Kent Down AONB.



Kent Downs AONB:

Whilst the site does not lie within The Kent Downs AONB national landscape, the landscape context around the site is considered to form an extension and setting to the AONB sharing some of its special qualities. Both The Kent Downs AONB landscape character Assessment (2023) and AONB Management Plan are key documents. The special qualities of the AONB that are considered to share with the landscape context around the site are:

- Underlying geology of chalk.
- Narrow dry valleys.
- Extensive woodland blocks, particularly on ridge tops, and strips of woodland on steep valley sides.
- Views are often linear and channelled by landform.
- Rich mosaic of semi-natural habitats of national and local importance.
- Mixed farming.
- Relatively sparse settlement.
- Strong depth of time.
- Tranquil landscape with a strongly rural feel.

The Kent Downs AONB Setting Position Statement (2022) also offers guidance on how development can avoid direct or indirect effects on the setting on the AONB. Pertinent to the site, where changes in the landscape may affect the setting of the AONB, include views to and from “land which has landscape character linked to the Kent Downs such as dry valleys”. The emerging local plan policy DS18 – Habitats and Landscape of National Importance states that development should not conflict with the aim of conserving and enhancing natural beauty within the AONB or its setting.

Landscape character is further supported by the emerging local plan policy DS22 - Landscape Character, which states that; the key landscape sensitivities and values are to inform the design of the development, that development is to conserve and enhance the special or distinctive landscape qualities, that is does not have an adverse impact on long distance views, retains, integrates or enhances local features and seeks to minimise impacts on tranquillity.

Appendix C

Landscape

Visual Analysis:

Overall, due to the nature of the local linear valley topography in combination with intervening vegetation, the western and central parts of the site are reasonably well screened from views within the wider landscape. As the land to the east rises up the slope, the site's larger field becomes more exposed in the immediate views particularly from the east and north and along the B2046 to the south.

From the AONB and North Downs Way long distance path, the undulating linear topography combined with extensive woodland blocks on ridge tops creates a channelled long distant view across the Cooting Downs and Adisham towards the northeast of Kent. Adisham itself is nestled down in the dry valley, with trees within and around the village settling the village into the landscape. The site lies on Adisham's eastern dry slopes set within a pattern of arable and pasture fields, and views are filtered by the layered vegetated field boundaries. The rooftops of the settlement of Aylesham Garden Village are partially visible above the vegetated ridge line to the east (refer to viewpoint 1 on the following pages).

Moving closer to Adisham, the Public Rights of Ways that rise up on the ridge of land to the west offers open views across the dry valley of Adisham and the site towards the ridge top at Aylesham (refer to viewpoint 2 on the following pages). By contrast, from the settlement edge of Aylesham and the rights of way on the localised plateaux on which the village lies to the east, the site and Adisham are not readily visible until you are within close proximity of the B2406 Adisham Road, where the view opens out across the dry valley (refer to viewpoint 3 on the following pages).

Whilst the railway line, which defines the settlement edge of Adisham and the site, is well integrated by vegetation and offers some screening, there are localised views towards the site as you approach Adisham from Bramling. Fleeting views towards the are also afforded from the B2046 Adisham Road to the north due to the nature of the road as it follows the side of the valley slope in a southerly direction towards the site.



Viewpoint 1



Viewpoint 2



Viewpoint 3





- Land Use**
- Agricultural land
 - Residential areas
 - Open space
 - Woodland
 - Railway line
 - Adisham and Aylesham Train Stations
 - Adisham Church
- Designations**
- Kent Downs AONB
 - Conservation areas
 - Public rights of way
 - North Downs Way long distance path
- Visual Analysis**
- Prominent ridge line
 - Swallow dry valley
 - Boundary vegetation providing partial screening of the site from local views
 - Weak / low boundary vegetation creating exposed views of the site from the local area
 - Key view towards Adisham Church
 - Long distance channelled view from AONB
 - Intermediate / local views towards the site
 - 2 Viewpoint photograph location

Landscape and visual study



Appendix C

Landscape

Landscape Opportunities

A key focus is for a landscape-led scheme to help deliver several of the strategic landscape and habitat aspirations identified by the Council's landscape character assessment and biodiversity appraisal. The landscape design response provides a strong and integrated framework to enhance the site's existing attributes through the retention and enhancement of important field boundary vegetation, setting appropriate buffers to protect adjoining assets and providing vibrant, attractive and accessible green spaces, with greater emphasis on ecological and biodiversity value and, thereby, ensuring a climate resilient future.

1. New settlement integration

To conserve the traditional Adisham village character and maintain the visual and perceived separation between Adisham and Aylesham to prevent coalescence.

Providing a landscape buffer between Adisham and the site helps to conserve the villages immediate landscape setting. Adisham's Grade I listed church is a prominent landmark in the local landscape and the retention of a key vista to the church has been incorporated within the scheme. Setting development back from the site's eastern and southernly boundaries through the creation of a new landscape structure frontage to the B2046 and a wide linear landscape buffer, with the built form reflecting a lower density and building heights on the eastern boundary, will help to minimise the visual and perceived separation between the two settlements.

2. AONB setting

To conserve the visual setting of the AONB by minimising potential effects on the dip slope rural setting of the Kent Downs.

The creation of a wide linear landscape buffer along the southern boundary and setting development away from the higher land in the south east corner will provide an important landscape transitional zone with opportunities to plant swaths of woodland blocks to help integrate the development within the landscape from the long distant views from within the AONB.

3. Rural landscape setting

To respect and respond to the wider rural landscape setting.

Fundamental to the setting of the new settlement is the natural landscape that will surround and permeate through the site creating soft settlement edges that create a well contained settlement that integrates within the landscape setting.

4. Ecological enhancement

To strengthen the network of habitat connections.

The generous western and southern landscape buffers will create a new mosaic of woodland, tree planting, chalk grassland habitats and opportunities for growing local traditional crops alongside public open space typologies to create a high quality, attractive and biodiversity rich landscape. The green links that permeate the development will provide important habitat and recreational corridors linking these peripheral landscapes.



Landscape opportunities plan

Appendix D

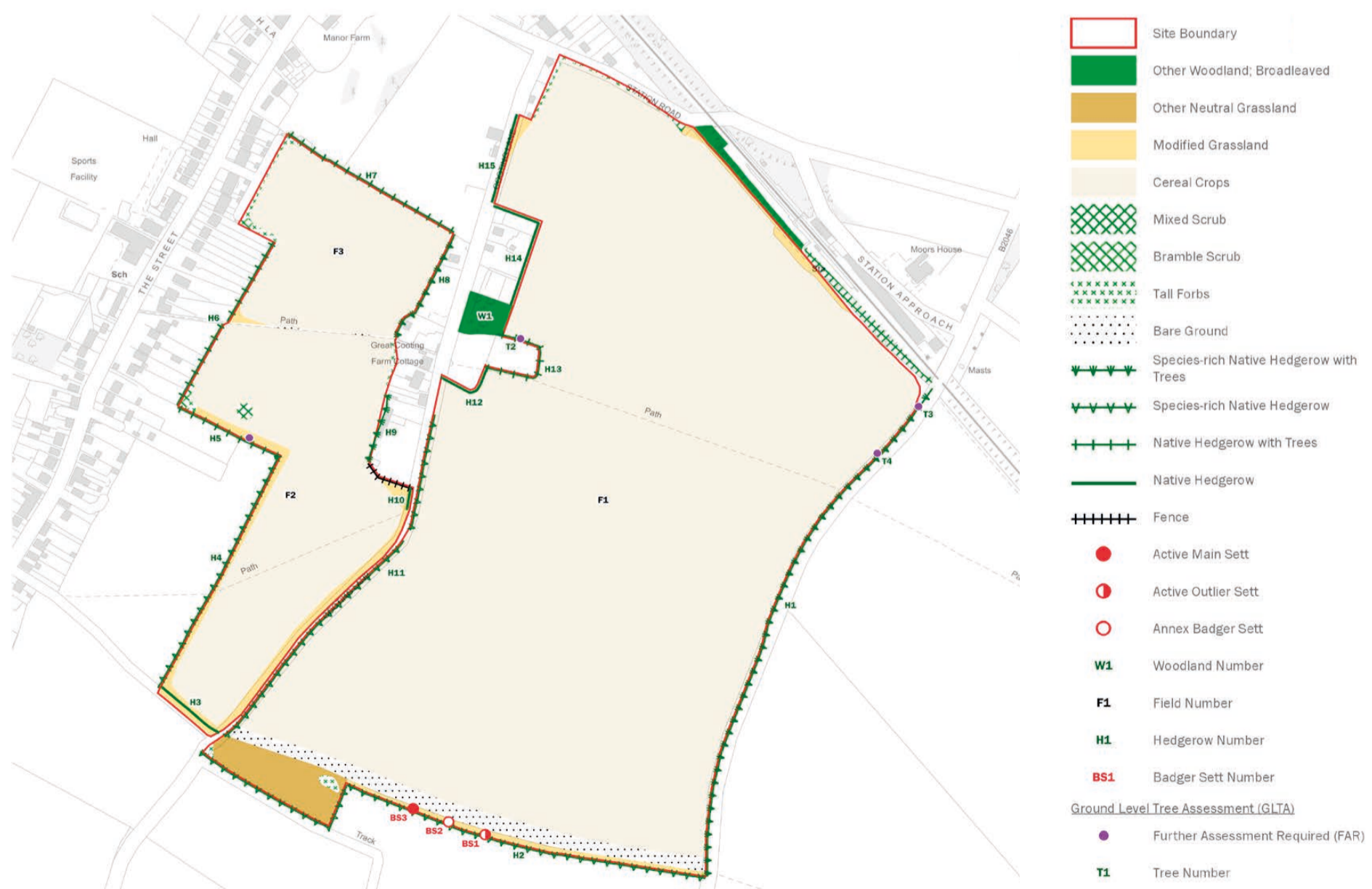
Ecology

The Site supports habitats of low intrinsic ecological value, with a typical suite of likely protected species interests (to be confirmed through further detailed survey). Subject to the delivery of an appropriate foul water drainage solution which achieves nutrient neutrality, there are considered to be no in-principle ecological constraints to the proposed development that cannot be mitigated.

Key masterplanning principles designed to safeguard the off site Ileden and Oxenden Woods SSSI, include the provision of a sizeable buffer to development supporting semi-natural habitats, comprising woodland intersected with glades and a wildflower grassland and scrub mosaic, and the provision of attractive on-site recreational opportunities such as extensive footpath routes for recreational walking, through the newly created habitats, a traditional orchard and community growing spaces.

Additional habitat creation which will benefit wildlife include opportunities for pond creation, considered design of Sustainable Drainage Scheme (SuDS) features to create new aquatic habitats and street tree planting, which will create additional resting and foraging opportunities for a range of species, in addition to the retention and enhancement of retained hedgerows, grassland and trees.

The scheme therefore has the potential to be delivered in accordance with current and emerging planning policy with regard to the natural environment. Finally, based on the indicative proposals it is anticipated that the scheme will be capable of delivering a significant net gain in biodiversity which exceeds any statutory or policy requirement.



Baseline habitat survey





Double hedgerow.



Other neutral grassland in the south-west of the site.



Mixed scrub in a field.



Arable fields.



Field margin dominated by ruderal species.

Appendix E

Drainage & Flooding

Flood Zones

Much of the land surrounding the development is located in Flood Zone 1 based on the Environment Agency's (EA) flood risk mapping (see figure below). Flood Zone 1 is defined as having a very low risk of flooding from rivers or the sea. In accordance with the National Planning Policy Framework (NPPF), land in Flood Zone 1 is considered sequentially preferable in terms of flooding risk, as all land use types are suitable within Flood Zone 1.

Rivers

There are no main rivers identified within the near vicinity of the site. The nearest main rivers located over 3km away with the Nail Bourne to the north of the site, and an upstream section of the Nail Bourne to the west.

Surface Water

The EA's Long Term Flood Risk map for Surface Water illustrates that the risk of flooding from surface water runoff from land to the sites is generally very low. There are two main surface water flow routes to the north-west of the site through Adisham village, and to the south-east of the site across open farmland. An extract of the mapping is shown in the figure below.

Despite the presence of these defined surface water flow routes, there are no identified ditches or minor watercourse in the vicinity of the development.








Groundwater

The site is not identified as being located in an area of groundwater flooding. Whilst there is no borehole data available for the development site, a number of historic boreholes within the vicinity show that groundwater levels are significantly lower than ground level.

The borehole data also identifies that chalk members may be located very close to the existing surface, within one borehole log suggesting that chalk could be found circa 300mm below ground level. Alongside the lack of any notable watercourse to deal with surface water runoff from the site, this may indicate that the site has some potential for infiltration.

The bedrock classification for the site is Principle, which is defined as strategically important rock units that have high permeability and water storage capacity. As infiltration is being proposed as the most possible outfall option for the site, further investigation and possible a risk assessment may need to be produced in order to gain the approval from the Environmental Agency to infiltrate into the principal aquifer.



-  Site Boundary
-  Main River
-  Flood Defences
-  Flood Zone 2
-  Flood Zone 3
-  Flood Storage Areas
-  Areas Benefiting from Flood Defences



Sewers

Mapping provided by Southern Water shows there are no public foul sewers/surface water sewers within the site boundary.

Sewers have the potential to surcharge either because of flows in excess of their capacity or through a blockage. In the unlikely event of blockages or exceedance of these systems, flows may accumulate on the surface via a number of manholes along the length of the sewer.

The nearest sewers are located along Cooting Lane, The Street, and Station Road. All the sewers within proximity to the site are foul sewers. Any flooding or surcharging of the sewers would most likely be contained within the highway extents, therefore, not flooding onto the site.

Artificial Sources

The Environment Agency has produced a strategic-scale mapping showing the risk of flooding from failure of large waterbodies and reservoirs, if the relevant impounding structure were to fail. This mapping shows that the proposed site is far removed from any extents of flooding from this source, therefore, the risk of flooding from large waterbodies and reservoirs is negligible.

There are no other know artificial potential sources of flooding in the vicinity of the site.

Recommendations

As the site is located entirely in Flood Zone 1 and there are no other know sources of flood risk it is considered that development proposals are appropriate in terms of flood risk. As the area is primarily greenfield, surface water will need to be managed to mitigate against any increase to flood risk to the development and any third-party property. A surface water management framework will be prepared as part of a masterplan to control surface water and identify areas for surface water storage.

It is anticipated that disposal of surface water via infiltration SuDS techniques might be feasible within the development boundary. Therefore, all surface water runoff generated by the development can be managed through re-use and below ground infiltration in line with Local Plan Policy CC11, and future development proposals will demonstrate adherence to the requirement of Policy DM15.

However, detailed site-specific analysis and ground investigation will be undertaken to inform the SuDS design, specifically to inform infiltration rates and the classification of the condition of chalk structures below ground. If infiltration methods are feasible, a groundwater risk assessment may be required given the site location within a primary aquifer designation.

It is noted that in accordance with draft policy DS17, a foul treatment plant will likely be required to be provided on site to cater for the development. If this proposal is not taken forward, a capacity assessment may be required to determine the ability of the local sewerage network to accommodate the development sewerage flows.





architects
masterplanners
placemakers