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30th May 2024

Dear Sir/Madam,

Response to Regulation 18 Consultation – Local plan to 2040 – Draft Policy R12 - Adisham

I am writing on behalf of the landowner, Mrs S Leidig, to support the residential allocation proposed in Emerging Draft Policy R12, land west of Cooting Lane and south of Station Road, Adisham.

Whilst the allocation for 10 units fronting Station Road is supported, a larger site area was submitted at the Call for Sites stage as land available in Adisham for residential development, which has not been included within the Draft Policy allocation. With the additional land, opportunity exists for the larger site to provide some 60 new residential dwellings, with a 30% affordable provision to help support the retention of younger families within the settlement.

The Regulation 18 Draft Plan defines Adisham as a Local Service Centre. Adisham benefits from a railway station, accessed from Station Road just 350 metres from the Draft Allocated site and a bus stop is located outside the site on Station Road, providing good local public transport services and also benefits from a primary school located on The Street, which provides Breakfast Club and After School Club services.

The Strategic Land Availability Assessment 2022 considered the larger site area (site reference SLAA185), a total of 2.64 hectares fronting Cooting Lane and Station Road to be *'suitable, available and achievable'*. It noted the site was *'not particularly sensitive regarding biodiversity'* and *'there were no incompatible uses nearby'*. The SLAA found that the site has an anticipated developable area of 78% as appropriate, then reduced the developable area to just 0.66 hectares 'to reflect the existing townscape'. In the Council's previous Regulation 18 consultation, it is noted the Council proposed the allocation of 41.17 hectares of land adjacent to this site, which it initially found suitable for some 720 dwellings. This proposed site is now removed from the current Consultation Regulation 18 but shows that the Council's initial view that a large development could be located adjacent to this site, whilst also not 'reflecting the existing townscape' would suggest the larger area of land here which is 'suitable, available and achievable' remains appropriate for development and a larger allocated area here is supported.

The Housing Needs Assessment Focussed Update February 2024 (HNA) by Edge Analytics builds on the HNA 2021 and identifies a slight increase in the need for 2 and 4 bedroom market properties and a corresponding slight decrease in the demand for 3 bedroom dwellings whilst the demand for 1 bedroom properties remained low at just 4%. In the First Homes/Affordable market, the analysis showed that approximately a third required 1 and 2 bedroom dwellings with just over two thirds needing 3 and 4 bedroom dwellings (HNA page 8). Demand based on those on the Councils Housing Register suggested a different split.

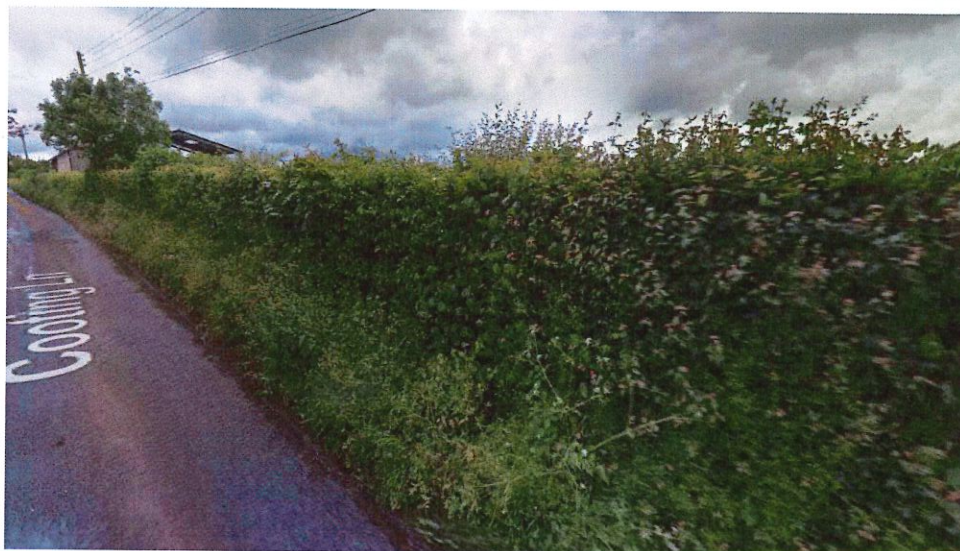
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The Assessment identified need based on location within the District and suggested that the Rural South area (which would include Adisham) should be providing a higher number of 3 bedroom dwellings with 4 and 2 bedroom dwellings demand around just less than a third and a quarter respectively with a small number of one bedroom units.

This Assessment maintains need for both market and affordable homes in the District. In the Emerging Plan Policy SS3, Adisham is referred to as 'an important rural settlement'.

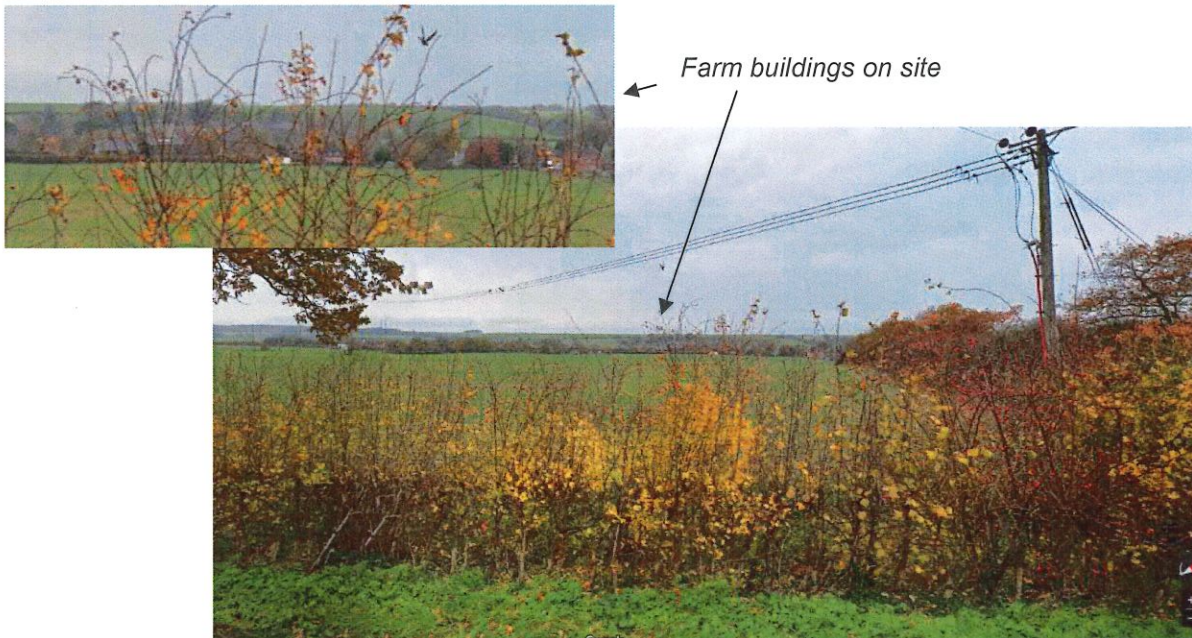
Meaningful landscape buffers can still be provided around a larger allocated site here, which will bolster the vitality of this important settlement and support the ongoing need to retain the local primary school within Adisham. We enclose an indicative layout plan that shows how a development layout of 52 dwellings sitting well within the site with significant area remaining for landscaping and BNG provision. The development is designed with the slight slope of the site in mind and retains the length of existing established hedging to Cooting Lane, maintaining the appearance of the land from the east.



Existing established boundary hedge to Cooting Lane



Existing established boundary trees and hedging to Station Road which are retained



View from B2046 Adisham Road

As can be seen from the view above from Adisham Road, the existing farm buildings on the site and dwellings on the eastern side of Cooting Lane blend into the backdrop of the landscape. The proposed development site will sit below and on the far side of these buildings with additional landscaping and this location will not be visible from the higher ground of the B2046 Adisham Road. There are no pavements along Adisham Road and therefore it is unlikely there will be more than glimpsed views of Adisham from here.

There is a Public Footpath CB190 which passes through existing trees at the southern boundary of the site for a distance of 137 metres but again this boundary is proposed to have increased landscaping to provide an improved habitat corridor and the proposed dwellings will be screened from view.

The land is in single ownership and there are no known constraints to the development occurring within the first 5 years of the Plan Adoption. The site is in a sustainable location, between the Adisham Railway Station and the Adisham Primary School, which are both within an easy walking distance. It is therefore requested that the proposed allocation be widened to include the whole site area submitted in the Call for Sites process be allocated for up to 60 dwellings

Kind regards

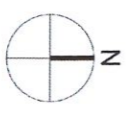


Jane Scott BA(Hons) Dip.TP MRTPI
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Scale: 0 10 30 50 120m

Illustrative Proposed Sketch Site Plan
Land at Station Road and Cooling Lane, Adisham



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Client Details
Finns

Project Title
Land at Station Road and Cooling Lane,
Adisham

Drawing Title
SK003 - Illustrative Proposed Sketch Site Plan

Scale	Date	Drawn	Checked
1:1250 @ A3	MAY 2024	DW	
Project Number 23.028	Drawing Number SK003	Drawing Revision	

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