



Canterbury City Council
District Plan Review

Regulation 18 Consultation
Draft Canterbury District Local Plan to 2045
Adisham
Site Submission

January 2023



gladman.co.uk



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1 INTRODUCTION

1.1 Context

1.1.1 Gladman Developments Ltd (herein 'Gladman') are promoting land off Adisham Road, Adisham for residential development. The 43.75 hectare site, shown edged red on Figure 1 below, offers an ideal opportunity to develop a sustainable, high quality, self-sustaining garden community that could make an important contribution to meeting housing needs in the District. It is identified within emerging residential allocation in the Draft Local Plan 2045 under Policy R1.

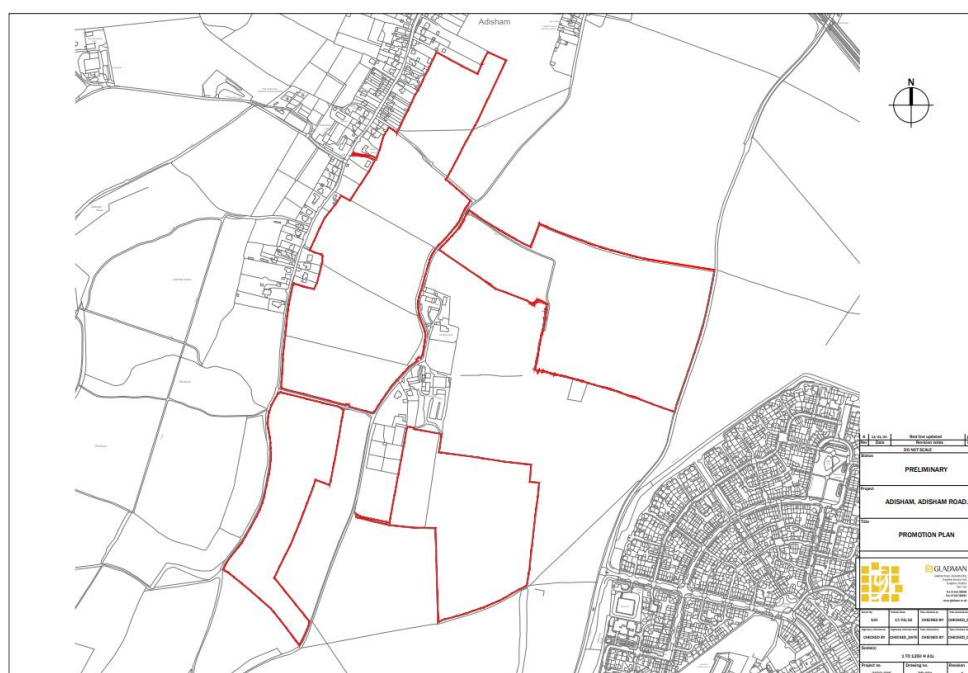


Figure 1 – Site location plan

1.1.2 In addition to the land promoted by Gladman, Policy R1 also includes land owned by The Church Commissioners for England identified separately in Figure 2.

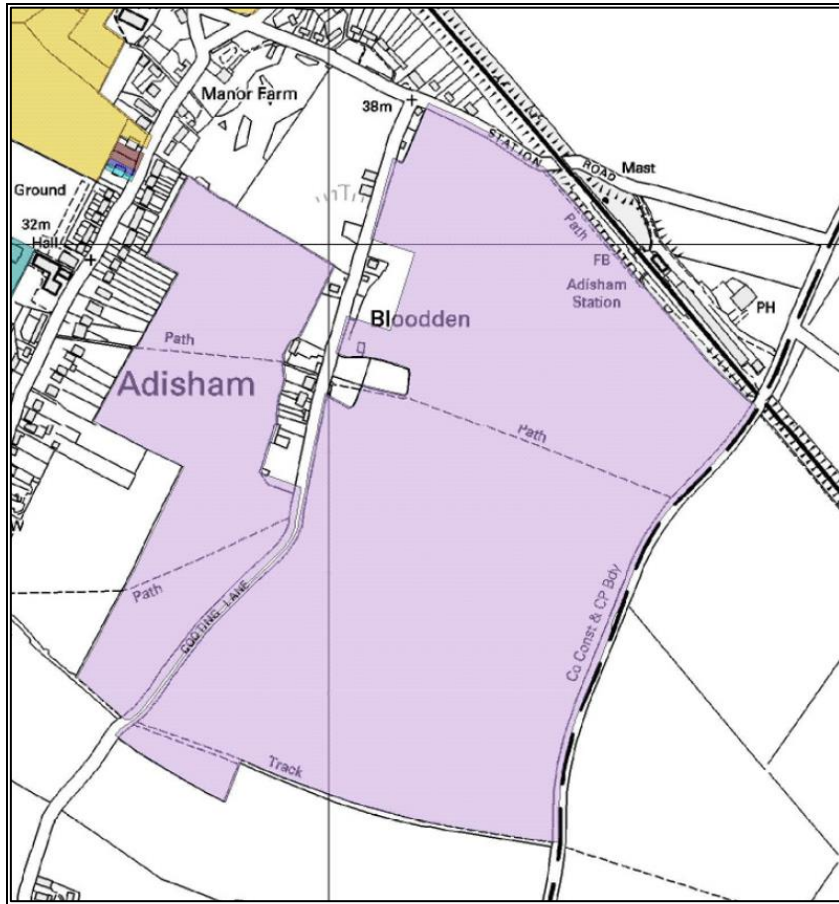


Figure 2 – Church Commissioners for England land location plan

1.1.3 Combined the parcels would deliver a significant portion of the northern section of the Cooting Farm Garden Community.

1.2 Local Plan Strategy

1.2.1 In response to this consultation, Gladman has prepared a main submission document to the Regulation 18 consultation and site-specific representations for both allocated and non-allocated sites. Gladman support the Plan and its aspirations for sustainable growth. The strategy that underpins it is ambitious but achievable and selected sites, including strategic sites offer an opportunity to deliver sustainable growth. Site R1 forms the Cooting Farm Garden Community and will be the focus of the remainder of these representations.

2 THE SITE

2.1 Location

2.1.1 The 43.75 ha site currently comprises fields in agricultural use to the south east of Adisham. The site is located within the Cooting Farm Garden Community, which provides an important opportunity to deliver a new sustainable community and supporting infrastructure. The totality of development expected in the strategic development area is expressed in Policy R1, and this is supported.

2.1.2 Policy R1 is identified as a broad location for the development of a new garden community during the period of the Local Plan. Policy R1 allocates the site for approximately 3,200 dwellings, plus two new community hub, two 2FE primary school, and open space.

2.1.3 Gladmans land interests form part of the site in Policy R1 and we are committed to working proactively and collaboratively with the other landowners in the future to bring this allocation forward in accordance with garden city principals.

2.1.4 The location of the Cooting Farm Garden Community has the benefit of existing sustainable travel options that can be expanded to serve the quantum of development. The site benefits from close proximity to Adisham Station located on the northern boundary of the site and Aylsham Station located 1.5 miles from the site. Adisham has several bus stops throughout the village which offers two school services . Additional services are available from Aylesham with the No.89 offering the most frequent service. In support of these representations, Gladman are preparing a Transport Vision Document setting out how this site in Adisham can be delivered with a view to creating a sustainable settlement which will be submitted separately.

2.1.5 To avoid repetition comments will focus on the detailed wording on Policy R1 (with reference made to other policy where this is necessary and relevant).

2.2 Policy R1 – Land at Cooting Farm

2.2.1 Gladman strongly support the identification and allocation of Site R1 which is a sensible location for the development of a self-sustaining garden community.

2.2.2 The allocation policy is subdivided into 5 headings: **Development mix, design and layout, landscape and infrastructure, access and transportation and phasing and delivery.**

2.2.3 For ease of reference, Table 1 provides a response to the policy’s various subheadings including relevant commentary on the approach of the policy and suggested amendments where Gladman has identified any potential issues that could hinder delivery or raise issues of soundness.

Draft Canterbury Local Plan Policy R1	Gladman Comment	Proposed amendments
1. Development Mix		
Approximately 3,200 new dwellings across 91.17ha	Gladman support the quantum of development expected and mix. However, suggest the expression of development mix in list format could potentially stymie proposals, as it risks development management assessment being carried out in a checkbox manner, rather than holistically.	Tabulate the development mix section of the policy, with individual columns for expected mix and use and types of development that would be accepted in achieving that mix.
Older persons housing	Generally, support the requirement to provide older persons housing. However, Gladman would query whether the policy results in duplication. For example, there is a need to provide 320 older persons accommodation units, plus 10% of dwelling mix as bungalows, plus 15% built to M4 standards – both of which would be suitable as lifetime homes. Out of the 3,200 dwellings proposed this would mean up to	The overall need for older persons accommodation should be informed by the Local Plan evidence base. However, as drafted, the requirements of Policy R1 appear excessive. Specifically in relation to the designated older person accommodation units, we also query whether the policy should be reworded to require 10% of total quantum given that the 3,200 dwelling figure is an ‘approximate’ number.

Draft Canterbury Local Plan Policy R1	Gladman Comment	Proposed amendments
	1,120 that could be suitable for occupation by older persons.	
Provision of a community hub as focal area for the community	Gladman support the provision of a community hub.	Delete reference to 5.2ha size and include a ranged size figure and make clear the uses that would be supported in the hub. Delete size specifications for the local centre, including shops as these will be guided by the market.
Provision of two 2FE primary school (2.05ha per school), each located adjacent to a community hub.	Support the provision of a two 2FE school.	Suggest that the requirement to provide primary schools is partially duplicated in criteria (iv). Amend policy to make clear any contributions for primary would be for construction only and <u>not</u> land costs.
Consideration of the need and provision if appropriate of a new secondary school.	Support the need to <u>consider</u> provision of a secondary school.	Gladman acknowledge the need to <u>consider</u> the potential need for a secondary school and are happy to work with the Council as part of ongoing proactive engagement in relation to the Plan's evidence base particularly with regards to the potential land take, viability and impacts for our Transport Assessment work.
Provision of open space	Support provision of open space	Consider the policy is unnecessarily prescriptive in relation to the size of the various typologies. Suggest, it may be more appropriate for policy to state open space should be provided in line with the requirements of Policy DS24.

Draft Canterbury Local Plan Policy R1	Gladman Comment	Proposed amendments
2.Design and Layout		
Developed with garden city principles and be in accordance with a masterplan	Support the requirement for proposals to be coordinated in a cohesive and comprehensive approach	Consider this section of the policy to be prescriptive and may be more appropriate as supporting text.
3.Landscape and Green Infrastructure		
Green and blue infrastructure strategy	Support the intent of the policy wording.	-
Biodiversity - Provide 20% biodiversity net gain, in line with Policy DS21.	Recognise the ambition of the policy but consider a target of 20% BNG to be difficult to achieve on many sites in the plan, including R1.	<p>As set out in the main representations, Gladman consider robust evidence would be needed to diverge from 10% BNG set out in the Environment Act. It would also be necessary for the Local Plan Viability Appraisal to test 20% BNG alongside other policy requirements.</p> <p>Suggest an alternative option would be to require sites to achieve 10% BNG but encouraged to go beyond this when both viable and achievable to do so taking account of existing baseline conditions and proposed uses as expected through policy.</p>
4. Access and Transportation		
Walking and cycling connections to Adisham and Aylesham	Support the creation of walking and cycling connections to Adisham and Aylesham.	The location of the development does presents the challenge of safely crossing Adisham Road (B2046). Controlled crossing facilities will be investigated as part of further detailed work.

Draft Canterbury Local Plan Policy R1	Gladman Comment	Proposed amendments
	A network of walking and cycling routes with maximum permeability should encourage short trips by active modes within site and locally.	There is the opportunity to collaborate with Kent County Council to provide pedestrian and cycle connections access Adisham Road (B2046) to link the development to Aylsham and to encourage local trip making by non-car modes.
An active travel corridor to Adisham railway station	Support the creation of an active travel corridor to Adisham railway station to help with modal shift of travel patterns.	We will work with Canterbury City Council and Kent County Council to explore how infrastructure can be adapted and space allocated towards active travel with a particular focus on Adisham Downs Road which can be provided as dedicated active travel corridor towards Canterbury
Improvements to the PRow network crossing and around the site as required, including surfacing of PRow CB192, the surfacing and extension CB592 to Adisham Road, and contributions towards ongoing PRow connections to Aylesham.	Support the opportunity to upgrade the surfacing and lighting of PRow's CB194 and CB192 which will provide routes for both Cooting Farm and Adisham residents as well as footway improvements when available space within the highway allows. Routes will allow access to the Rail Station, Holy Innocents Church, Adisham Primary school and the Village Hall.	

Draft Canterbury Local Plan Policy R1	Gladman Comment	Proposed amendments
Improvements to Adisham railway station	<p>Support the intention for improvements to Adisham Railway station.</p> <p>There is potential on the site for direct access to the Rail Station from Adisham Road via a new junction.</p> <p>Access for All upgrades to enable direct access to northbound platform and step—free access to southbound platform.</p> <p>There is also potential access loop/park and ride within Site</p>	
5. Phasing and Delivery		
Triggers and phasing requirements	Gladman note the aims of this element of the policy, but is concerned that as drafted, the stringent requirements could unnecessarily hinder site delivery.	Keep under review/amend triggers

3 CONCLUSION

3.1 Summary

- 3.1.1 Gladman welcome the allocation of Land at Adisham Road, Adisham as a strategic residential development and can confirm that the site is suitable, available and deliverable.
- 3.1.2 The site represents an opportunity to deliver a self sustaining garden community in a logical and sustainable location, bringing a range of new benefits for existing and future residents as well as new infrastructure.
- 3.1.3 We are excited to continue engaging in constructive conversations about the site's potential with the Council, other landowners and local stakeholders and the opportunity it presents to deliver benefits to existing and future residents of Canterbury.

