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# Land To the South of Spinney Lane Aylesham, Canterbury

## Vision Document

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January 2023

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**Carter Jonas**

**Vision Document:** Land South of Spinney Lane, Aylesham, Canterbury

# Vision & Key Principles

“ The vision for Land south of Spinney Lane aims to create a new **high quality, sustainable residential development**.  
 New homes will be set in a **healthy green environment** where residents have **direct access to open space**, walking / cycling routes, and public transport connections into Aylesham. ”

1. Distinctive, sustainable, high quality, successful new community with a best approach to planning and design.
2. Achieves best practice in design to build in sustainable lifestyles, such as walkable neighbourhoods with local services and employment opportunities throughout the development.
3. Beautifully and imaginatively designed homes, combining the best of town and country to create a healthy community.
4. A comprehensive green infrastructure network and net biodiversity gains which enhances the environment. The development will deliver local and strategic green infrastructure designed as accessible multifunctional space and maximise benefits such as wildlife, recreation, water management and includes opportunities to grow food.
5. Promote sustainable travel choices by delivering an integrated and accessible development with walking, cycling and public transport prioritised.
6. An exemplar in sustainable living with a particular focus on reducing energy consumption as well as generating energy from renewable and low carbon sources and delivering other significant environmental enhancement to ensure climate resilience.
7. Deliver the infrastructure requirements set out in the Canterbury Local Plan.
8. Deliver all other site specific requirements set out in the proposed draft allocation R20.



Fig 01: Vision images



Fig 02: Location plan

# The Core Benefits

1. A major new 54.3 hectare Country Park is proposed to within the Site which will offer new and existing residents access to recreation, sports and play facilities.
2. New homes will take a 'fabric first' approach and utilise low carbon energy alternatives, lowering the carbon emissions produced by each household.
3. The development is positioned south of Aylesham village and is accessible via a short walk / cycle. New and existing pedestrian routes will enable residents to access the village easily making active travel a more attractive travel option.
4. The Site has a draft allocation for 420 homes and will provide a diverse range of new homes catering for all, helping Canterbury City Council to meet its housing requirements.
5. In line with Canterbury City Council's planning policy, the development mix will provide 30% affordable homes.
6. Within the Country Park the development will provide allotments for community use, accessible to new and existing local residents.
7. New equipped NEAP and LEAP facilities will provide opportunities for outdoor play set within the Country Park.
8. Green corridors will protect and enhance the existing areas of Ancient Woodland, with a 30 metre buffer proposed adjacent to Ackhold Wood, to ensure existing habitats are not disturbed.
9. New sports facilities such as two grass pitches and a pavilion are proposed within the Country Park to create sporting opportunities for the community.



Fig 03: Core benefits infographics

# 1.0 Introduction

- 1.1 Purpose of the Document
- 1.2 Document Structure



# 1.1 Purpose of the Document

**This Vision Document has been prepared by Carter Jonas LLP on behalf of the Trustees of the Lord Fitzwalter 1988 Settlement.**

**The Vision Document presents the Trust's vision for a sustainable extension to Aylesham. The Site is referred to throughout this Vision Document as 'Land South of Spinney Lane'. The Site is draft allocated within the emerging draft Canterbury District Local Plan under reference 'R20 - Aylesham South'.**

The Document will:

- Set out a high level vision and broad design principles, including the core community benefits of the scheme.
- Introduce the Site and its surroundings, providing a summary of key influences.
- Illustrate the process that has led to the development proposal and explain the approach to place making including design principles and concepts that have been applied.
- Introduce a high level concept masterplan and explain the rationale behind its development.
- Explain the sustainable benefits of the scheme, in environmental, social and economic terms.
- Justify and confirm why the Site is available, suitable and deliverable and should be considered for development, and show how it can be delivered as part of a wider expansion to Aylesham.
- Facilitate and enable positive engagement with the local community, Canterbury City Council and other key stakeholders.
- Outline the key community benefits of the proposed development.

**Vision, Principles and Key Benefits: these are presented at the start of the Document.**

**Section 1: Introduction**

Describes the purpose and content of the Document.

**Section 2: Planning**

Provides an overview of the planning background and context

**Section 3: Site**

Provides an introduction to the Site.

**Section 4: Context**

An assessment of the Site's transport links and local facilities.

**Section 5: Technical**

Overview of technical considerations that have informed the design process.

**Section 6: Design**

Introduces the concept plan, and it's various components including open space, transport and land use, as well as more detailed development principles showcasing the sustainable credentials of the scheme.

**Section 7: Summary**

Provides a summary of the proposals and some key statistics about the development.



Fig 04: Image of Aylesham Rail Station

# 2.0 Planning

- 2.1 Planning Context
- 2.2 Draft Policy Allocation



## 2.1 Planning Context

The Aylesham South Site comprises some 130 hectares of land to the south of Aylesham village, to the east of the hamlet of Womenswold and to the west of the former Snowdown Colliery. The eastern part of the site identified is within the administrative area of Dover District Council with the balance of the land within Canterbury City Council's authority. All of the land is in one ownership; the Trustees of the Lord Fitzwalter 1988 Settlement.

In the 1980s, the landowners instructed Terence O'Rourke to prepare a Masterplan for the site in question in response to a consultation on the Kent Structure Plan. This masterplan envisaged an extension to the south of the village to provide for new homes and key community infrastructure, much like Sir Patrick Abercrombie had envisaged in the 1920s. However, the Masterplan was not adopted by the County or Local Councils at the time and the proposals were put to one side.

More recently, Aylesham has proven to be a successful location in terms of housing delivery over Dover's current Local Plan period and this site represents an exciting and logical opportunity to build on the successes achieved in Aylesham to date. South Aylesham is a large site which adjoins the existing settlement boundary, with the elements of the site which are proposed for development benefitting from few constraints in terms of topography, ecology and views.

The Trust has promoted the land to the south of Spinney Lane through the Regulation 18 and 19 stages of Dover's new Local Plan for 640 new dwellings. At the same time, engagement has taken place with Canterbury to promote a further residential development parcel in Canterbury to the west of the development being promoted in Dover. Given that the site is located across the boundary of two local authorities, it is logical that there are elements of the site in both authorities which are suitable for development.

The Government's objective to significantly boost the supply of new homes is supported by the National Planning Policy Framework (NPPF). The NPPF notes that a sufficient amount and variety of land should come forward where it is needed and that this should be underpinned by the local housing need assessment. An allocation for 420 new homes on this site would significantly contribute to the City Council's need for 18,780 dwellings (1,250 dwellings per annum) over the new Local Plan period to 2045. As part of Canterbury City Council's call for sites a Landscape and Visual Assessment was prepared by Carter Jonas's specialist Landscape consultant on behalf of the landowner. The findings of this Assessment are referred to later in this Vision Document

The Regulation 18 version of the Draft Local Plan for Canterbury identifies 420 dwellings for Aylesham South at draft Policy R20. This Vision document seeks to demonstrate that the quantum of development identified is



Fig 05: Emerging Draft Canterbury District Local Plan

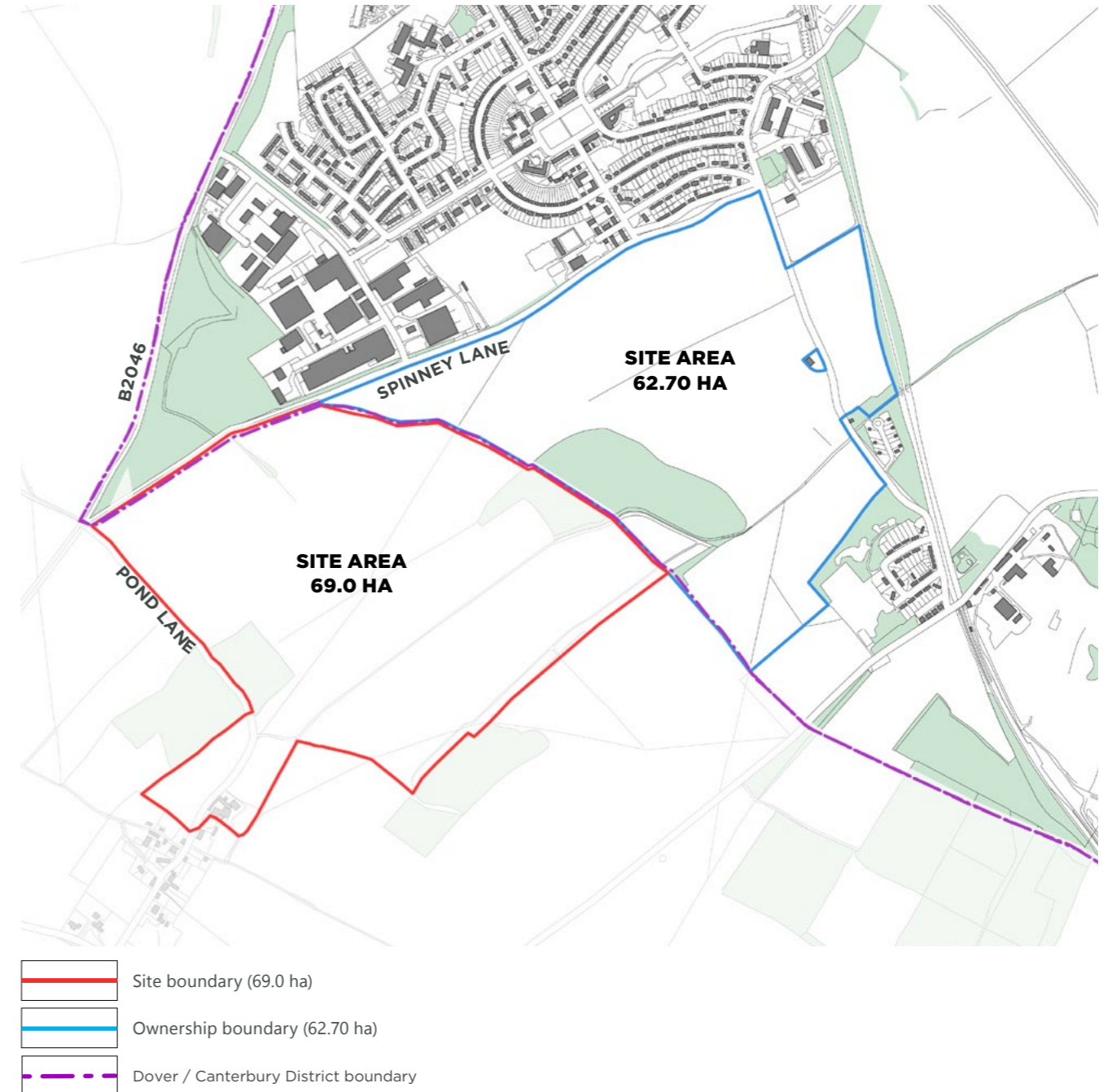


Fig 06: Location plan



## 2.2 Draft Policy Allocation

The Site also referred to as 'Aylesham South' has been draft allocated through the emerging draft Canterbury District Local Plan (to 2045) under Policy R20.

Policy R20 allocated the Site for residential development and a new country park. A summary of Policy R20 is detailed below. The Policy states that the development mix will include:

A minimum of 420 new dwellings across approximately 12ha and a new Country Park of approximately 50ha to include:

(i) Increased and enhanced connections between existing areas of woodland;

(ii) Increased and enhanced pollinator and other ecological connections across the site and with the surrounding area;

(iii) New and enhanced pedestrian and cycle routes including family friendly, wheelchair accessible, and activity trails;

(iv) Viewing locations and hides for birdwatching;

(v) Small scale visitor facilities, play areas and cycle and car parking;

(vi) Open space: new on-site open space will be provided in line with Policy DS24, suitable and accessible locations to include approximately:

1. 3.98ha of natural and seminatural;
2. 2.24ha of new amenity green space (including green corridors);
3. 0.80ha of parks and gardens;
4. 0.55ha of new play facilities including:

(a) 0.25ha of new fixed play areas with LAPs and LEAPs facilities; and

(b) 0.30ha of NEAPs and destination play facilities.

(5) 0.87ha of outdoor sports; and

(6) 15 allotment plots (0.37ha).

(vii) Opportunities should be considered for parts of the Country Park to be promoted and managed as a farmed landscape, such as grazed pastures and cut hay meadows.

### Design and layout

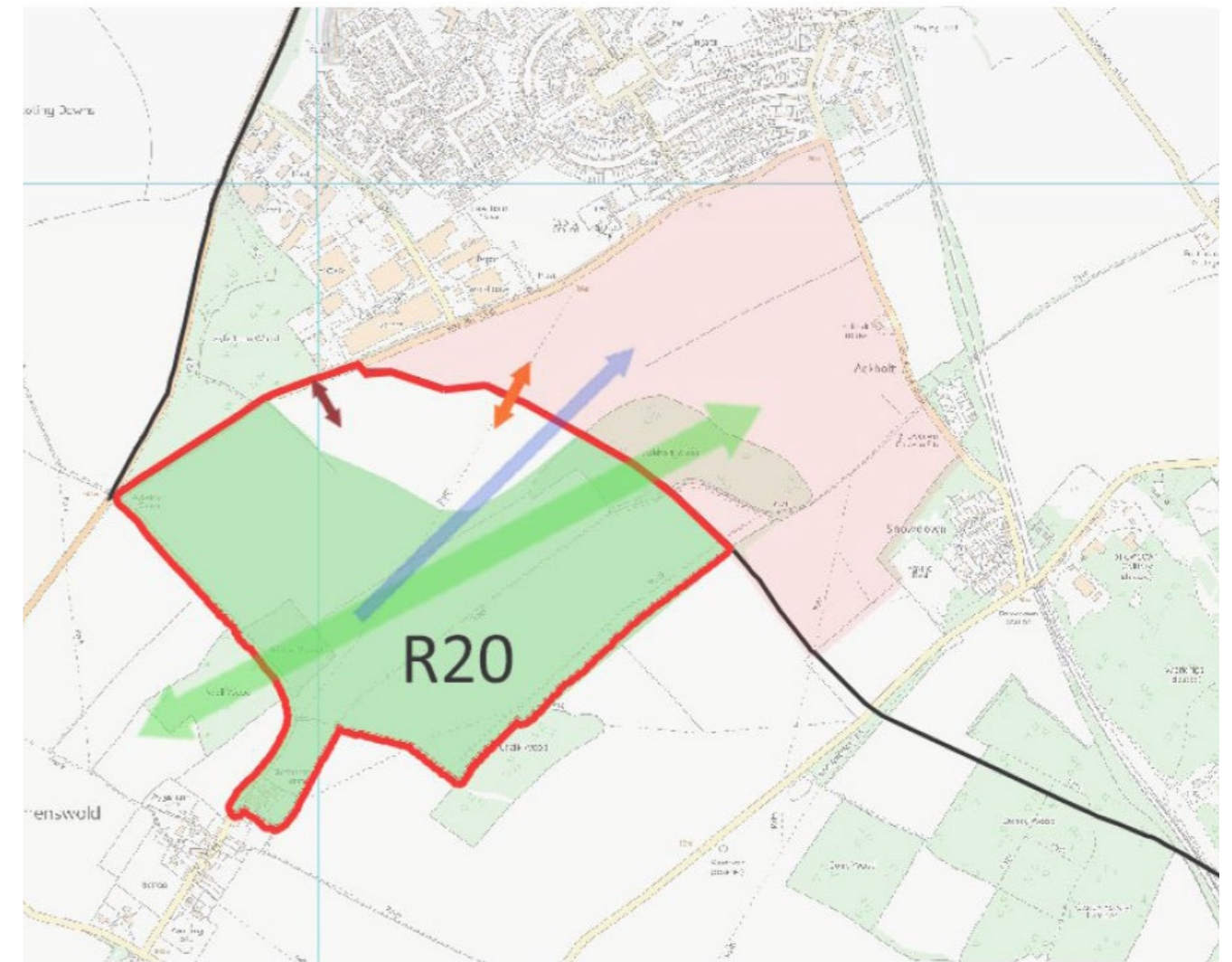
The design and layout of the site should:

(a) Be developed using garden city principles and be in accordance with a masterplan and detailed design code, demonstrating a comprehensive approach to development, long-term management and stewardship. Proposals should be complement and be coherent with the adjacent allocation within the Dover District;

Proposals should complement and be coherent with the adjacent allocation within the Dover District;

(b) Provide a high quality built environment, in line with Policy DS6, with an average net density of around 35 dph sitewide.

### Policy R20 - Aylesham South










-  Site boundary
-  New Country Park
-  South Aylesham development in Dover
-  Primary A road
-  Opportunities for new cycling / walking connections
-  Vehicle access - indicative location
-  Long distance views

Fig 07: Aylesham South allocation map (source: Emerging draft Canterbury District Local Plan)

# 3.0 Site

- 3.1 Aylesham Context
- 3.2 Site Characteristics



# 3.1 Aylesham Context

**The Site extends to circa 170.5 acres (69.0 hectares) and is comprised of several fields. There are no existing buildings on the Site.**

The Site is located to the south of the village of Aylesham, which lies within the Dover District of Kent. The Dover District boundary forms a part of the Site's northern and eastern boundaries.

The Site, irregular in shape, sits within the Canterbury District, north of the village of Womenswold and directly south of the town of Aylesham.

The Site has an existing access point off Spinney Lane. The Site borders open fields and residential development to the north, open fields to the east and west, and residential development to the south.

There are two Public Rights of Way (PRoW's) which cross the Site, (referenced: CB212/1 and CB208/1) and one Bridleway (referenced: CB211/1), these are shown on the considerations plan (page 36).



1. View west at Market Place, where there are services such as Co-op food, post office
2. View looking south onto Aylesham Rail Line
3. View looking onto Aylesham Leisure Centre and Aylesham and Snowdown bowls club
4. View looking east onto Aylesham Industrial Estate

Fig 08: Surrounding context photos



Fig 09: Site photo location plan

## 3.2 Site Characteristics

The Site is comprised of three arable fields partitioned by hedgerows. Spinney Lane forms the northern boundary and Pond Lane the boundary to the west. Ancient Woodland borders the north-eastern and western boundaries.

The LVA report completed by Carter Jonas's specialist Landscape consultant states that: 'the land-use and pattern of the landscape

within the site has changed little over the last 145 years. Agricultural use is evident with wheat being grown on most of the fields and some set-aside areas. The field patterns remain similar, albeit with some hedgerows having been removed to increase the size of fields from around 16 fields in 1876 to 4 fields in 2021'.



1. View south from Dorman Avenue South across Spinney Lane, showing the Site's northern boundary and long views south towards Snowdown
2. View west along Spinney Lane showing the Site on the left
3. View towards Ackholt Wood in the centre of the Site
4. View across the Site from the eastern end of Spinney Lane
5. View of the Site looking south-west towards Womenswold
6. View north-east towards Spinney Lane and the existing southern built up edge of Alyesham
7. View of the junction between Spinney Lane, the B2046 and Pool Lane
8. Existing track to Womenswold in the western part of the wider ownership

Fig 10: Photo location plan

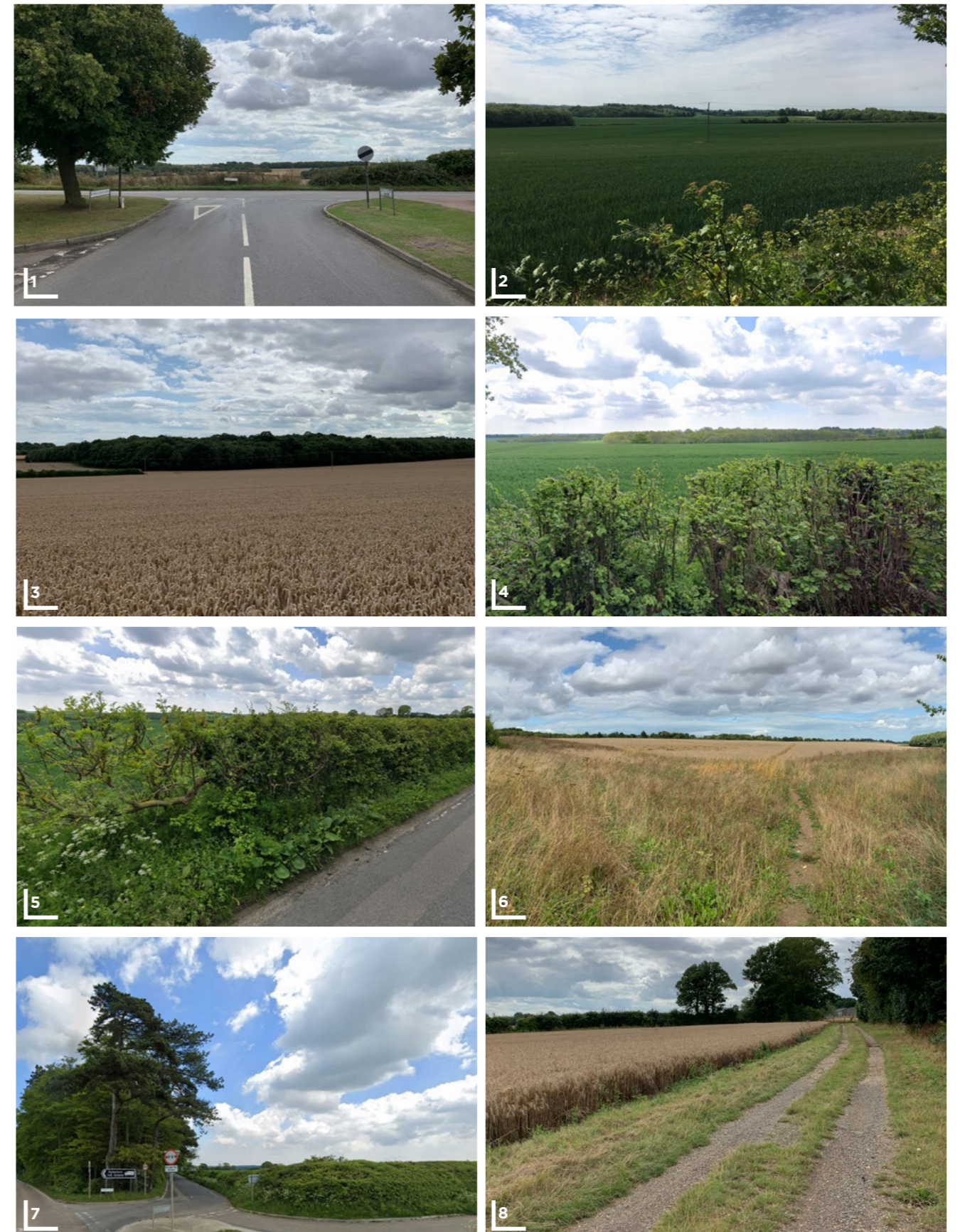


Fig 11: Site photographs

# 4.0 Context

- 4.1 Location & Connections
- 4.2 Community Facilities



# 4.1 Location & Connections

**The Site is located approximately 10.6km of the centre of Canterbury and therefore lies within the Canterbury District.**

The nearest railway station is Aylesham Station with connections into London Victoria in less than 2 hours.

The majority of the District outside of settlement boundaries falls within the Kent Downs Area of Outstanding Natural Beauty (AONB).

The Site is irregular in shape and is bounded by 'Aylesham Wood' to the north of Spinney Lane and Aylesham village further north. The Site is bound to the east by Snowdown village, to the south lies open fields and the village of Womenswold, and to the west lies open fields.

The topography on the Site differs in level from around 92m AOD to 75m AOD with a fall from the north-west towards the south-eastern corner.

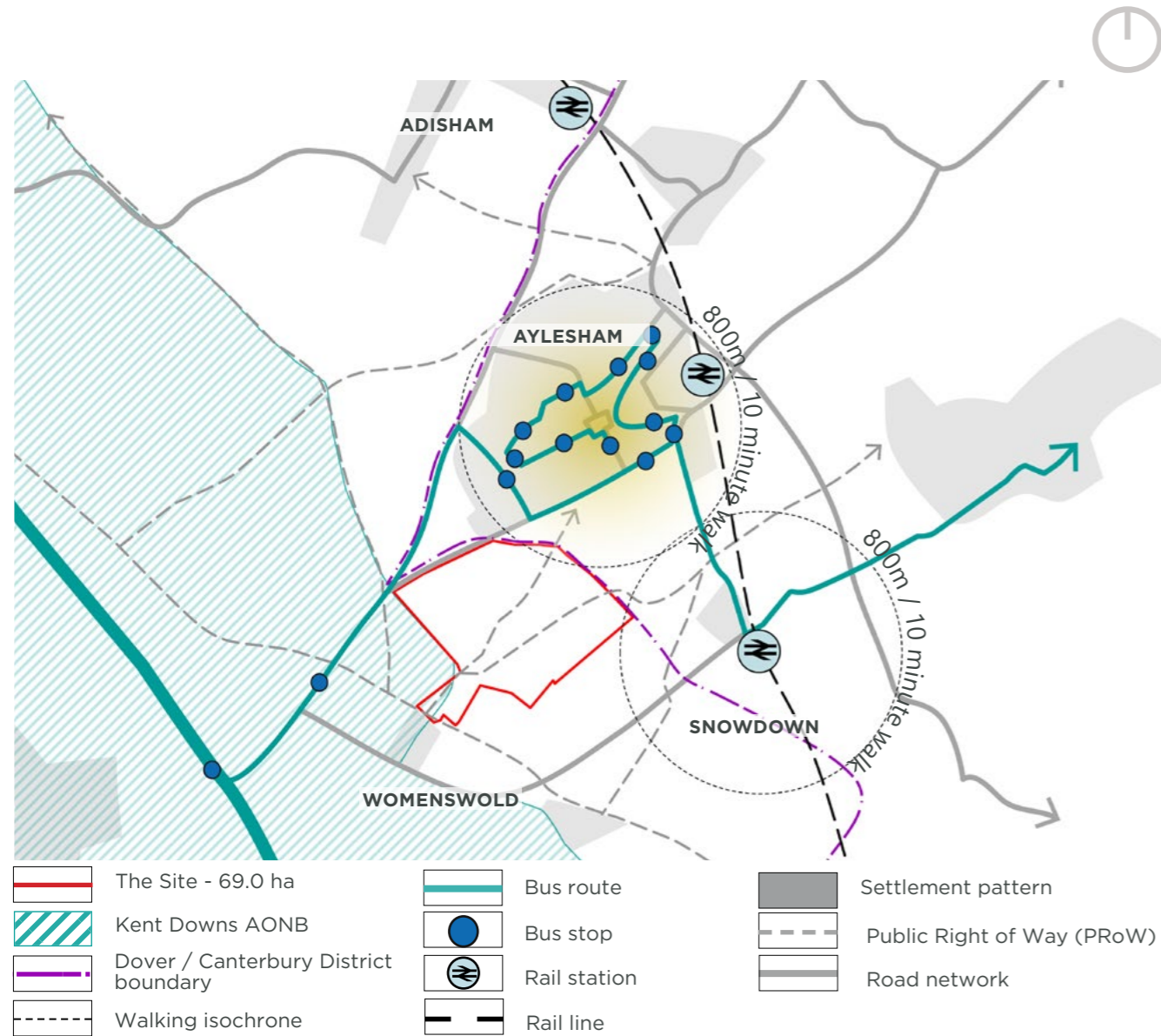


Fig 12: Aylesham in context showing the key surrounding infrastructure

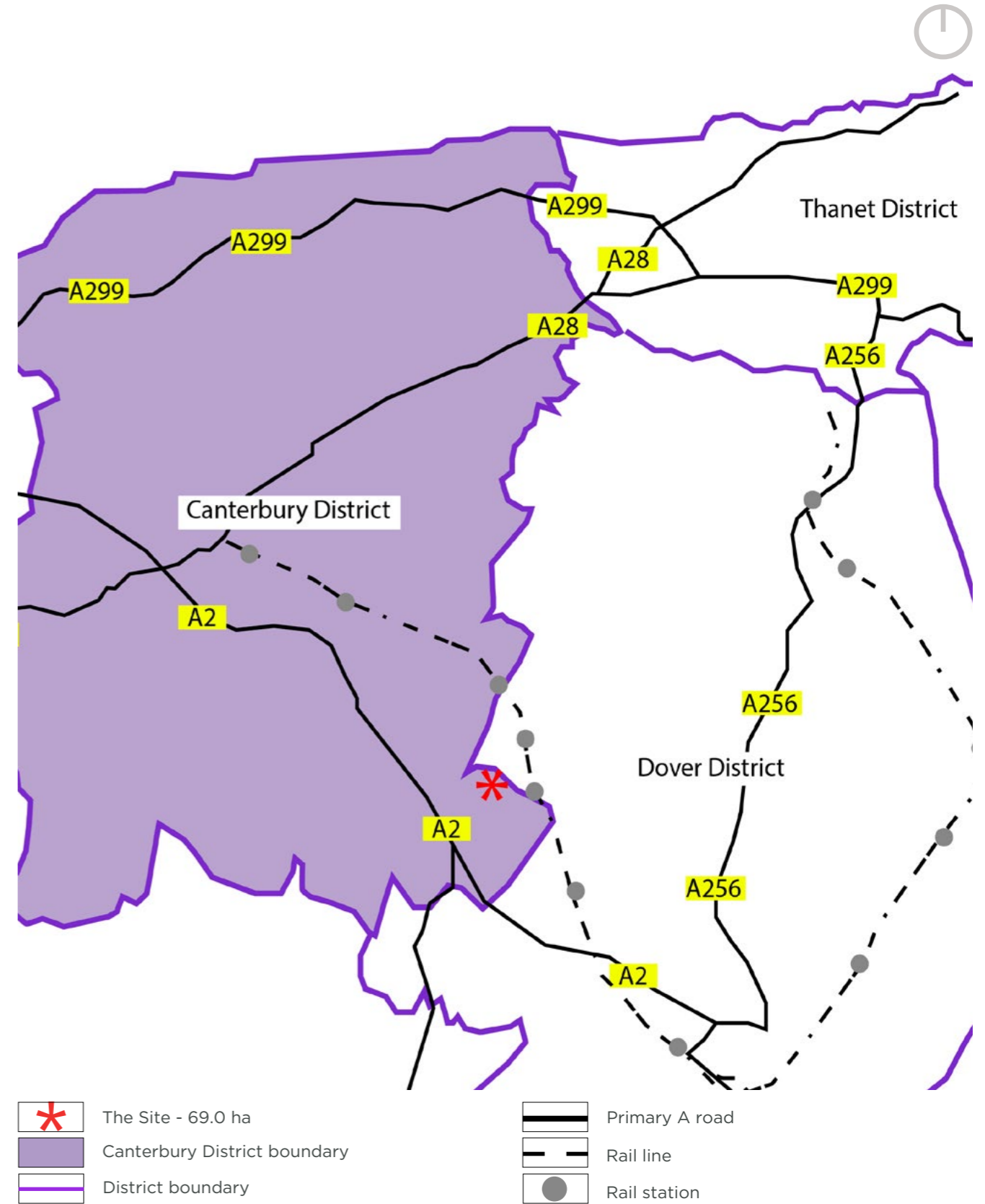


Fig 13: District context

## 4.2 Community Facilities

**The Site is highly accessible from the centre of Aylesham, with Spinney Lane connecting to Dorman Avenue South providing direct access to the amenities and services located on Market Place.**

The Site is also well served by public transport, with Aylesham and Snowdown rail stations providing Southeastern services between Dover Priory and London Victoria, via Canterbury East and other local destinations.

Local bus services run from Cooting Road and Dorman Avenue South to the north and north east of the Site, connecting to Dover, Canterbury, Sandwich and other surrounding villages.



The closest school is Aylesham Primary School which is located 1.9 km to the north, on Attlee Avenue. St Josephs Catholic Primary School is located 1.9 km north-east on Ackholt Road.



The 89, 89B, 95, 96A, 981, 982 and 983 buses run regular services to Canterbury, Dover and Tower Hamlets. The nearest bus stops are located on Cooting Road.



Aylesham Rail Station is situated approximately 1.9 km north-east of the Site. Snowdown Rail Station is located 2.7 km south-east of the Site.

The Site is well served by a range of community facilities. These existing services and facilities are shown on Figure 14 opposite and include:

- ① Aylesham Primary School & Sunshine Corner Nursery
- ② St Josephs Catholic Primary
- ③ Aylesham Welfare Leisure Centre (including Bowls Club, and all weather outdoor sports pitches)
- ④ St Peter's Church, Aylesham
- ⑤ Baptist Church
- ⑥ Aylesham Rail Station
- ⑦ Aylesham Post Office
- ⑧ Aylesham Heath Centre
- ⑨ Boots Pharmacy
- ⑩ Co-op Food Aylesham
- ⑪ Aylesham Market Fish Bar & Cafe
- ⑫ Aylesham Store (local convenience)
- ⑬ Aylesham Family Butchers
- ⑭ Kings Barbers
- ⑮ Aylesham Home and Pet Supplies
- ⑯ Aylesham Business Hub
- ⑰ Miners Way Commercial Area
- ⑱ Aylesham Industrial Estate
- ⑲ Play space
- ⑳ Market Place open space
- ㉑ St Margaret of Antioch Church

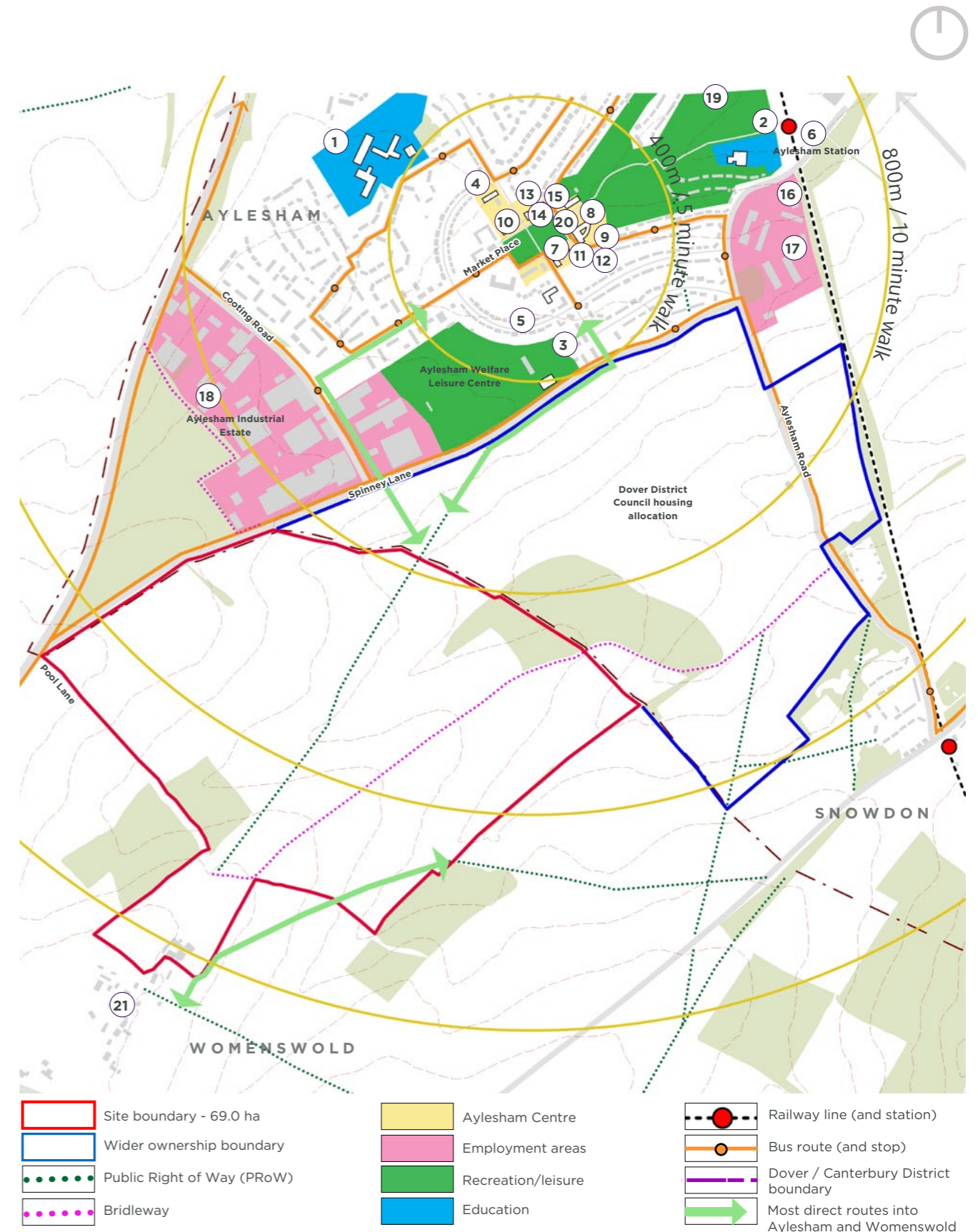


Fig 14: Facilities plan

# 5.0 Technical

5.1 Biodiversity

5.2 LVA Study

5.3 Site Considerations





## 5.1 Biodiversity

The existing Ancient Woodland on Site, Ackholt Wood, would be buffered from development and the removal of the neighbouring agricultural use presents an opportunity to enhance the woodland edge.

Hedgerows are important ecological features within the existing landscape. Retention of these hedgerows within green corridors provides the opportunity to improve connections for a range of wildlife, including foraging bats, birds and small mammals.

The ongoing development of the masterplan would be informed by detailed ecology surveys, including various protected species surveys. This will allow an assessment of how wildlife currently utilises the Site and how the scheme can ensure the continued use of the Site by fauna including bats, birds and mammals. Enhancements could also benefit species

groups like amphibians not likely to be supported by the existing arable land. As well as providing large areas of green space, opportunities for wildlife would be integrated into the development through the provision of features such as bat and bird boxes, log piles, bee bricks and gaps in garden fences to allow access for Hedgehogs.

Biodiversity and ecological enhancements are a critical part of delivering a sustainable new neighbourhood. The masterplan will aim to maximise every opportunity for achieving biodiversity net gains through the replacement of arable land with species-rich habitats. This could include wildflower meadows, new woodlands or pockets of scrub.

1. Log piles providing habitat for small mammals, reptiles and insects
2. New planting along PRoW corridors
3. Species- rich meadows including grassland and wildflowers
4. Replacement of arable land with species-rich habitats
5. New native deciduous woodland planting
6. Bat and bird boxes



Fig 15: Potential ecological enhancements

## 5.2 LVA Study

**A Landscape and Visual Appraisal (LVA) has been prepared by Carter Jonas's specialist Landscape consultant, in September 2021 after a site visit undertaken on 19th August 2021. It provides a high-level overview of the baseline landscape and visual condition, and potential key landscape and visual effects that may arise as a result of residential development on land, south-west of Aylesham, off Spinney Lane (The Site).**

**It is important to note, that the LVA was undertaken previous to the draft allocation.**

The LVA summarises the potential impact of development on the surrounding landscape:

As a result of the scale and nature of the development proposed, there would inevitably be some adverse landscape and visual effects, which could be substantial if the proposals are not sympathetically integrated into the landscape and carefully designed.

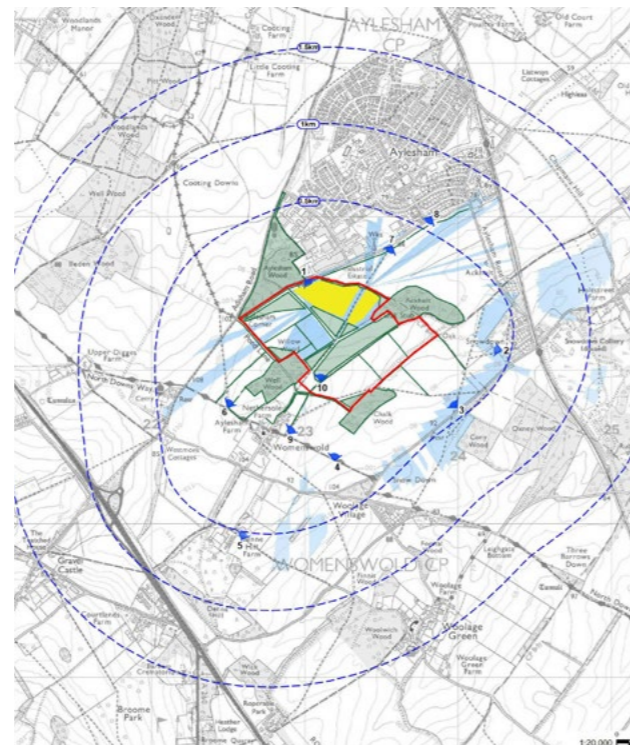
However, it is anticipated that development of this site would be a landscape led process, ensuring that a high-quality and sensitive scheme is delivered, with appropriate mitigation and landscape enhancement measures are an integral part of the development proposals, ensuring that any adverse landscape or visual effects are minimised.

The LVA recommends the following measures to be incorporated into the masterplan (within the site boundary):

- Retain all existing field boundary hedgerows/ hedgerow trees and where possible enhance with gap native planting.
- Plant native woodland/ woodland edge including 7.2ha to link Willow/ Well Wood to Ackholt Wood within the original field pattern for both landscape integration and visual mitigation. This will also increase in habitat potential and mitigate the

*effects of climate change. (A Kent Biodiversity Plan Priority Habitat).*

- Allow some key hedgerows to grow tall (to the same height as adjacent ones) to help screen views and reflect the surrounding landscape.
- Restore historic field patterns to the 1876 OS plan with hedgerows and hedgerow tree planting. The land could be retained for agricultural use or used to establish species semi-improved species rich grassland.
- Plant community orchards to enhance biodiversity/landscape diversity. (A Kent Biodiversity Plan Priority Habitat).
- The configuration of these features within the residential development area and adjoining land would ensure that they tie into the wider landscape character and avoid creating an 'island' of development within the landscape.
- Some of the features, such as restoration of lost field boundaries and the creation of new woodlands would result in positive landscape effects.



**Fig 16:** Zone of Theoretical Visibility (ZTV) with 15m high Mitigation Planting

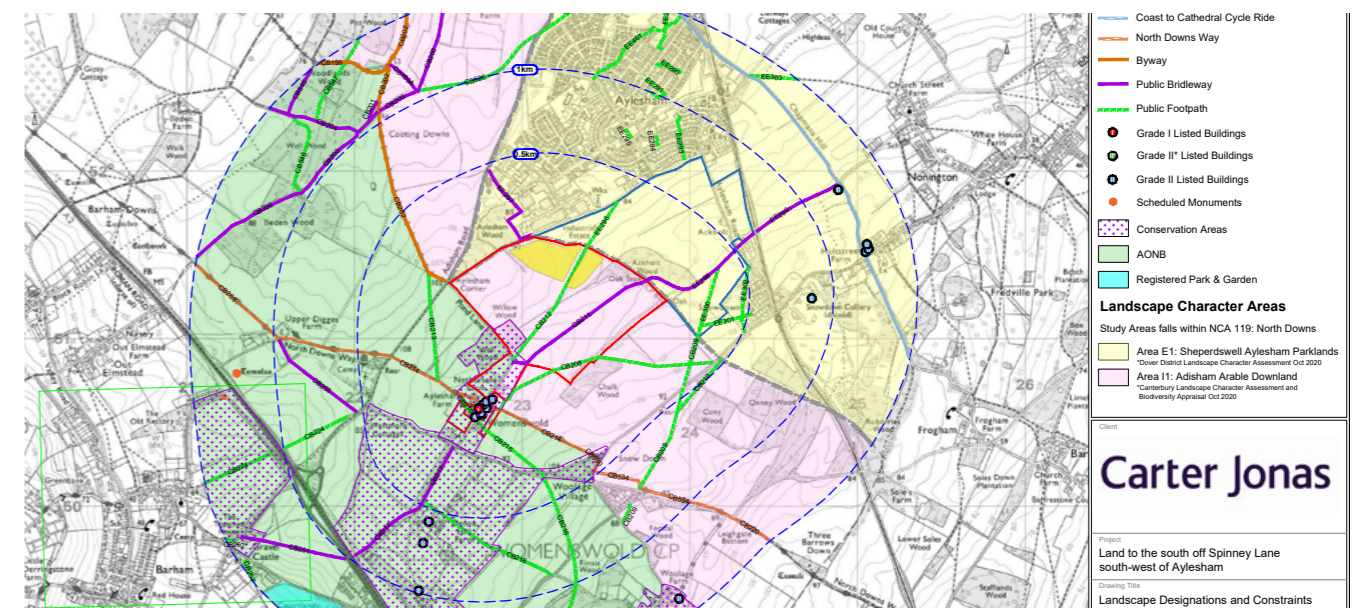
### Summary

The report conclusions are summarised below:

- The site itself not subject to any landscape designations and is located adjacent to the existing residential area of Aylesham. The gently undulating landform, along with mature woodland around the site offers visual screening from some locations and, along with proposed additional woodland and hedgerow planting, would notably assist in the integration of future built form within the site.
- Some limited adverse visual effects would occur for users of public footpaths and bridleways around the site and from residential properties at Aylesham, Snowdown and Ackholt House. Additional woodland and hedgerow planting will help to mitigate the effects in both landscape and visual terms.
- Views from the AONB would be limited by intervening vegetation and in time the development would be screened by mitigation planting from publicly accessible locations.
- The implementation of a sensitive landscape-led approach to the

residential development would ensure that the proposals are well integrated and respond to the landscape setting, minimising the potential for significant adverse landscape or visual effects.

- Due to the large scale existing arable uses within the site, which is commonplace within the wider landscape, significant opportunities exist for the delivery of landscape and biodiversity enhancements.
- Subject to the implementation of a comprehensive mitigation strategy, it is considered that the site has the capacity to accommodate sensitively designed residential development of the scale proposed without significant harm to the existing landscape character or visual amenity.
- There would be an inevitable loss of some open countryside and agricultural land, and introduction of new built environment. However, subject the incorporation of the landscape recommendations outlined above, development of the site could be delivered without significant detrimental effects on visual amenity, and without compromising the character of the landscape in which the site is located.



**Fig 17:** Landscape Designations and Constraints

## 5.3 Site Considerations

The plan opposite illustrates the key characteristics of the Site, identified through an examination of the local features, policy and statutory designations and physical constraints. Key elements to draw from this plan are as follows:

- ① The predominant landfall is from the north-west corner of the Site close to the junction of Spinney Lane at approx. 92m AOD, down to approx. 75m AOD to the far east of the Site.
- ② The landform provides the opportunity for views looking east across the Site from higher ground to the west.
- ③ A central area of Ancient Woodland 'Ackholt Wood' sits centrally within the Site. The Site also contains an area of Ancient Woodland, which sits next to Well Wood.
- ④ Two Public Rights of Way and one Bridleway pass across the Site, connecting the wider landscape with Aylesham and Snowdown.
- ⑤ The Womenswold Conservation Area boundary falls partly within the Site to the west. This area predominantly covers the village of Womenswold, to the south-west, but also includes a small area of Ancient Woodland (Willow Wood) within the Site boundary.
- ⑥ Willow Wood borders part of the Site to the south. The Ancient Woodland is designated as a Local Wildlife Site within the Local Plan.
- ⑦ The western boundary of the Site is adjacent to the Kent Downs AONB, which sits within Canterbury City jurisdiction.
- ⑧ The majority of the Site falls within the Area of Great Landscape Value (AGLV).
- ⑨ Some established hedgerows traverse the Site from the western boundary to Ackholt Wood, and from Ackholt Wood to Aylesham Road in the east.
- ⑩ There is the potential to reinforce the green gap to Womenswold village.
- ⑪ There are two potential areas on Site to create new areas of woodland, which both border onto the existing woodland.



Fig 18: Considerations plan

# 6.0 Design

- 6.1 Existing Site Influences
- 6.2 Design Rationale
- 6.3 Landscape Strategy
- 6.4 Emerging Concept Masterplan
- 6.5 Responding to Draft Policy R20

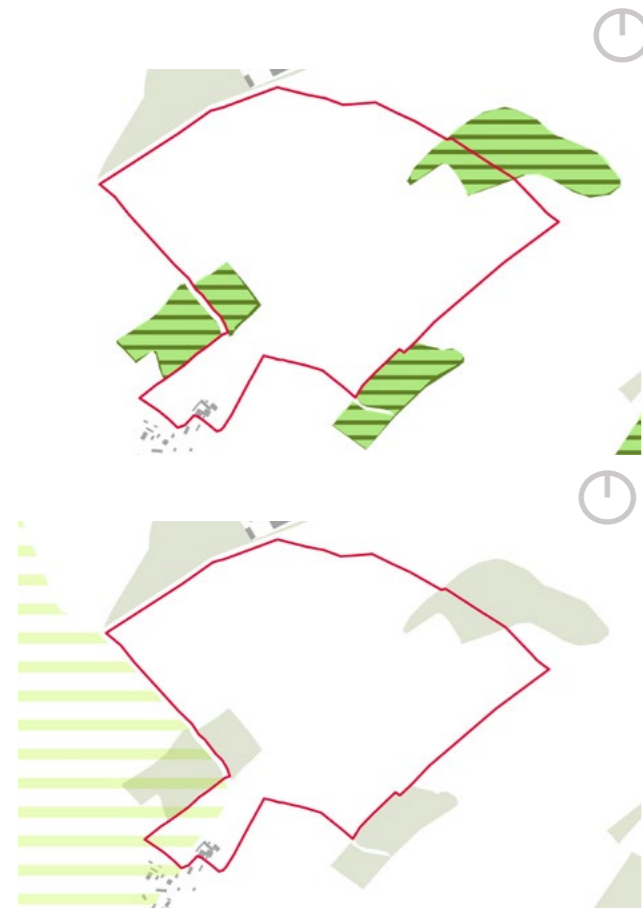


# 6.1 Existing Site Influences

The diagrams opposite illustrate the existing Site features which have informed the composition of the masterplan. These include:

- Ancient Woodland;
- Kent Downs Area of Outstanding Natural Beauty (AONB);
- Area of High Landscape Value (AGLV);
- Local Wildlife Site;
- Protecting the Public Right of Way (PRoW) and Bridleway; and
- Topography - the lie of the land.

These natural features need to be protected and enhanced, creating an established framework for the masterplan.



### Ancient Woodland

Identify existing Ancient Woodland / woodland areas which sit within the Site and also close to the Site's boundary.

By identifying the woodland, we can keep these areas free from development and protect the woodland / habitats which exist. A 30 metre offset may be required to protect areas of Ancient Woodland, although the statutory guidance is 15 metres.

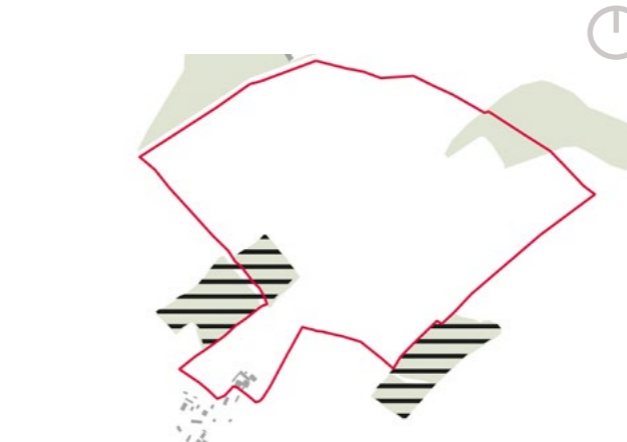
### Kent Downs Area of Outstanding Natural Beauty (AONB)

Maintain an open aspect and separation between the proposed development and the Kent Downs Area of Outstanding Natural Beauty (AONB) through careful positioning of open space and sitting of new homes.



### Area of High Landscape Value (AGLV)

Consider the existing extent of the area of High Landscape Value. Identify less sensitive parts of this designation where development can be sited at the edge of Aylesham.



### Local Wildlife Site

To protect and enhance existing local wildlife sites which sit within the Site's boundary. Identifying these areas enable development to mitigate impact on these areas.



### Protecting the Public Right of Way (PRoW) and Bridleway

Two existing PRoWs and one Bridleway transect the Site.

It is important to protect the green setting of the PRoW's / Bridleway and position development sensitively so these routes can remain open, clear and accessible to all.



### Topography - the lie of the land

The topography falls from north-west to south-east, with a high point of 92m AOD, and a low point of 75m AOD.

Fig 19: Existing site influence diagrams

## 6.2 Design Rationale

The plans opposite demonstrate the design rationale for the concept masterplan. The masterplan design intent has been directly influenced by our understanding and interpretation of the physical Site constraints documented at Chapter 5.0 of this Vision Document.

The key design drivers include:

1. Creating a woodland network;
2. Enhancing green corridors;
3. Protecting the AONB;
4. A legible movement network; and
5. A discreet development platform.



### 1. Creating a Woodland Network

Connect the existing blocks of woodland which lie within and adjacent to the Site through new woodland planting to create an enhanced network.



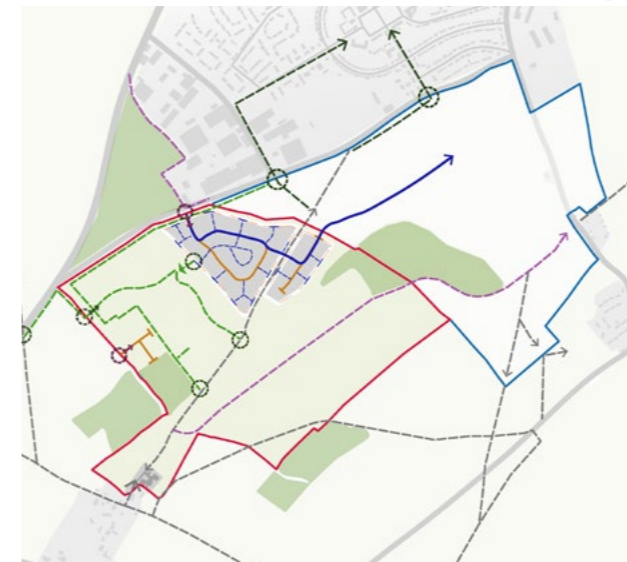
### 2. Enhancing Green Corridors

Protect and enhance the green corridors that run along existing hedgerows and footpaths around the Site edges and through the body of the Site.



### 3. Protect the setting of the Kent Downs Area of Outstanding Natural Beauty (AONB)

Provide a clear, undeveloped separation between the AONB and new development within the Site, to protect the setting of this important asset.



### 4. A Legible Movement Network

Provide access to the Site off Spinney Lane to the north for vehicles, and a network of cycling and walking links within the developed Site connecting with the wider PRoW and Bridleway network, with direct connections into Aylesham.



### 5. A Discreet Development Platform

Position development on the lower lying land adjacent to the edge of Aylesham and close to the established facilities to promote walking and cycling.

Fig 20: Design rationale diagrams

# 6.3 Landscape Strategy

The LVA provided by Carter Jonas's specialist Landscape consultant, (presented in Section 5.0 of this report), has directly informed the masterplan. The recommendations of the LVA alongside the requirements of the Site Allocation R20, are represented on the Landscape Strategy Plan. The landscape components which are proposed as part of the emerging concept plan are detailed below:

- 1 New woodland block to connect Willow Wood and Ackholt Wood.
- 2 Reinstated hedgerows along historic field boundaries to provide screening.
- 3 15 metre wide woodland belt to screen proposed residential development from views to the north.
- 4 Woodland infill to extend Willow Wood and provide biodiversity links with Aylesham Wood.
- 5 Pedestrian gateway to the Country Park.
- 6 Community orchard.
- 7 Species rich grassland / meadow. This area is proposed as public open space which has the potential to support a bird hide.
- 8 30 metre planted buffer to Ackholt Wood.
- 9 Two grass pitches are proposed for outdoor sport.
- 10 A Locally Equipped Area of Play (LEAP) is proposed centrally within the development for ease of access by all residents.
- 11 Existing hedgerows will be improved to create increased buffer landscaping which faces the AONB.
- 12 Allotments are proposed close to the NEAP, accessed via Pond Lane.
- 13 The area of land to the south-east will remain as open arable fields. These fields border onto and provide a setting for the existing Bridleway.
- 14 A Neighbourhood Equipped Area of Play (NEAP) is proposed within the public open space to the west.



Fig 21: Landscape strategy plan

# 6.4 Emerging Concept Plan

The emerging concept masterplan for approximately 420 homes shown opposite is the outcome of the technical and design process outlined throughout this document.

The key features of the masterplan are detailed as follows (refer to numbers on plan opposite).

- ① **Amount:** A 11.2 hectare residential development platform, resulting in 420 dwellings at a housing density of 37.5 dwellings per hectare.
- ② **Vehicular Access:** A single point of vehicular access to the Site is proposed taken directly off Spinney Lane to the north-west. There is potential to create a movement corridor through to the Dover District land to the east. There is also the potential to access the Country Park and allotments directly from Pond Lane.
- ③ **Open Space:** Open space to the south and west of the Site which will assist in mitigating views of development from the AONB, protecting it's setting.
- ④ **PRoW:** The existing Public Rights of Way through the Site are protected within broad green corridors with improvements to support cycling and walking.
- ⑤ **Views:** A key view through the Site looking towards the north-east has been identified. This view is proposed to be protected.
- ⑥ **Trees / Biodiversity:** Existing trees, mature vegetation and in particular areas of Ancient Woodland, are proposed for protection. New grassland, planting and other biodiversity enhancement measures throughout the Site are proposed in order to achieve 10% Biodiversity Net Gain (BNG) requirements. Additional planting is proposed to improve the existing hedgerows. A 30m offset is proposed to Ackhold Wood to ensure that development does not impact on the Ancient Woodland. A 15m wide woodland belt is proposed to screen the residential development along the northern boundary with the Dover land.
- ⑦ **Orchard:** A community orchard is proposed at the centre of the Site.
- ⑧ **Allotments:** Allotments are proposed adjacent to Willow Wood, including parking infrastructure. There is the potential to gain access to the allotments directly off Pond Lane.
- ⑨ **Hedgerows:** Following advice from Carter Jonas's specialist Landscape consultant, there is an opportunity to reinstate new hedgerows along historic field boundaries to provide screening.
- ⑩ **Sports:** Two grass pitches are proposed, with a pavilion.
- ⑪ **Play:** A Neighbourhood Equipped Area for Play (NEAP) and a Local Equipped Area for Play (LEAP) are proposed.



Fig 22: Emerging concept plan



# 6.5 Responding to Draft Policy R20

The table below shows the approximate areas of the different landscape elements shown within the concept plan, in-line with the policy allocation R20, discussed on page 20 of this Vision Document.

Land use:	Allocation guidance (hectares):	Concept Masterplan (hectares):
Country Park	50 ha	54.3 ha
<b>Landscape elements within the Site</b>		
① New play facilities:	0.55 ha • 0.25 ha LEAP • 0.30 ha NEAP	0.6 ha • 0.22 ha LEAP • 0.38 ha NEAP
② Allotments	0.37 ha	2.34 ha
③ Outdoor sports (including the sports pavilion)	0.87 ha	2.41 ha
④ Natural and seminatural	3.98 ha	21.83 ha
⑤ New amenity green space (including green corridors)	2.24 ha	26.64 ha
⑥ Parks and gardens	0.80 ha	3.13 ha

Some of the landscape elements included within the table above are outside of the Country Park, as shown in Figure 23.



Fig 23: Emerging concept plan

# 7.0 Summary

## 7.1 Summary



# 7.1 Summary

As seen below, an indicative delivery timeline has been formulated to show the potential next steps, from 2023 until 2028.



The concept masterplan demonstrates that a residential development of up to 420 homes could address the technical design considerations and deliver a residential scheme which preserves the character and quality of the surrounding landscape and built context, at a sustainable location within Aylesham.

Our proposals will encourage new development to respect and be sympathetic to the existing settlement.

The Trust are grateful for the consideration of our development proposals and we would welcome the opportunity to discuss these further with Canterbury City Council as we continue to promote the Site through the plan making process.



A mix of up to 420 new homes to suit local needs



New Country Park with NEAP facilities



Achieving Biodiversity Net Gain (BNG)



Access to walking routes which connect onto the wider PRow network



Sustainable public transport links



Policy compliant affordable housing

Fig 24: Indicative delivery timeline

Fig 25: Key benefits infographics

# Appendices

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## Appendix A: List of Figures

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