

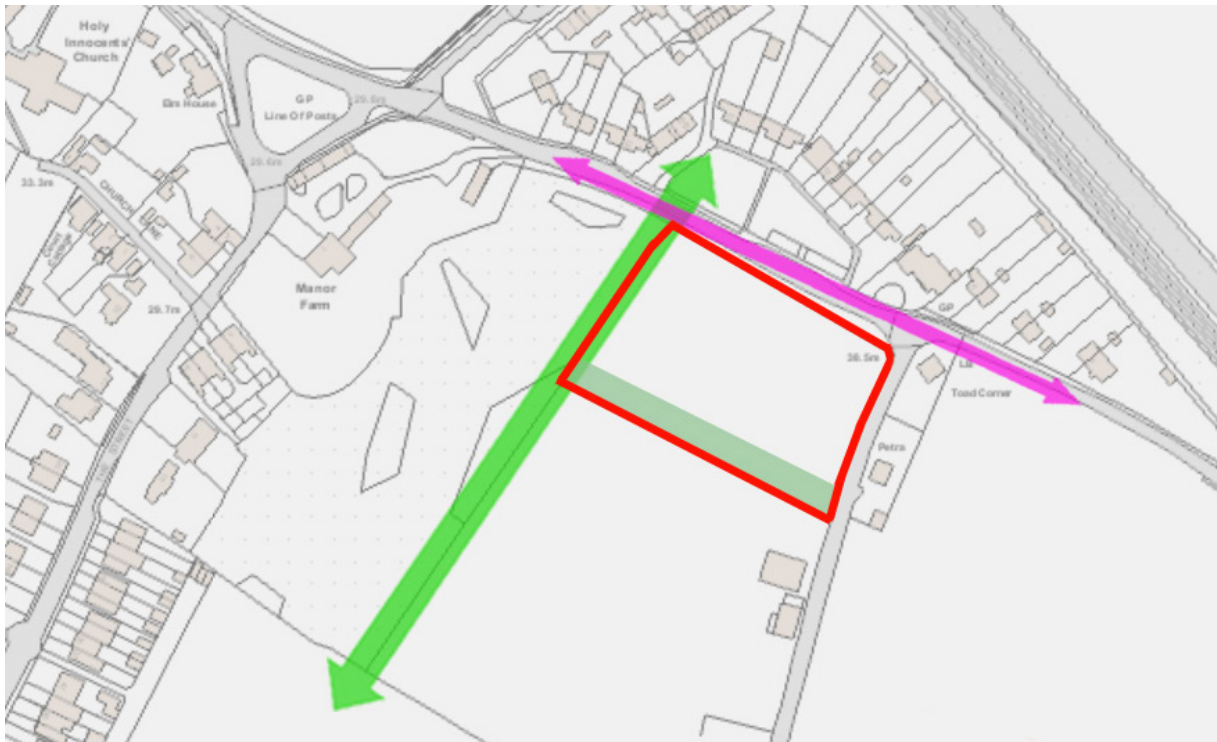
Adisham

5.26 Adisham is a rural settlement close to the eastern edge of the district's administrative boundary with access to the Canterbury East rail line. The village is predominantly linear in nature with a small area of development adjacent to Station Road and has access to some key services including a primary school and a village hall.





5.27 Land west of Cooting Lane and south of Station Road (Policy R12) is located at the northern end of the village, close to Adisham Station, and will form a modest extension to the settlement with development limited to the frontage of Station Road itself.

Policy R12 - Land west of Cooting Lane and south of Station Road

Land west of Cooting Lane and south of Station Road – concept masterplan



Key

-  Site boundary
-  Open space/ landscape buffer - Indicative locations
-  Opportunities for green corridors
-  Opportunities to improve cycling/walking access and safety

Site R12 is allocated for residential development. Planning permission will be granted for development which meets the following criteria:

1. **Development mix**

Across the site, the development mix will include:

- (a) Approximately 10 new dwellings including affordable housing, accessible housing and an appropriate housing mix in line with Policies DS1 and DS2.
- (b) Proportionate land and build contributions towards early years, primary, secondary and SEND education plus proportionate contributions for primary healthcare and other necessary off-site community infrastructure.
- (c) Open space: open space will be provided in line with Policy DS24.

2. **Design and layout**

The design and layout of the site should:

- (a) Provide a high quality built environment, in line with Policy DS6, with an appropriate density with frontage to Station Road only; and

- (b) Provide development which relates to the existing pattern, character and scale of development in the area, including Adisham and Blooden Conservation areas.

3. **Landscape and Green infrastructure**

The green and blue infrastructure strategy for the site should:

- (a) Provide sustainable urban drainage measures;
- (b) Provide 20% biodiversity net gain, in line with Policy DS21;
- (c) Incorporate opportunities where possible for landscape and biodiversity enhancements identified within the Local Character Area I1: Adisham Arable Downland set out in Canterbury Landscape Character and Biodiversity Appraisal;
- (d) Provide habitat, pollinator and ecological connectivity across the site and with the surrounding landscape, including with the fragmented trees and hedgerows;
- (e) Provide a substantial landscape buffer to the south of the site; and
- (f) Protect and enhance the existing trees on the frontage to Station Road following provision of an access.

