

5. Rural areas

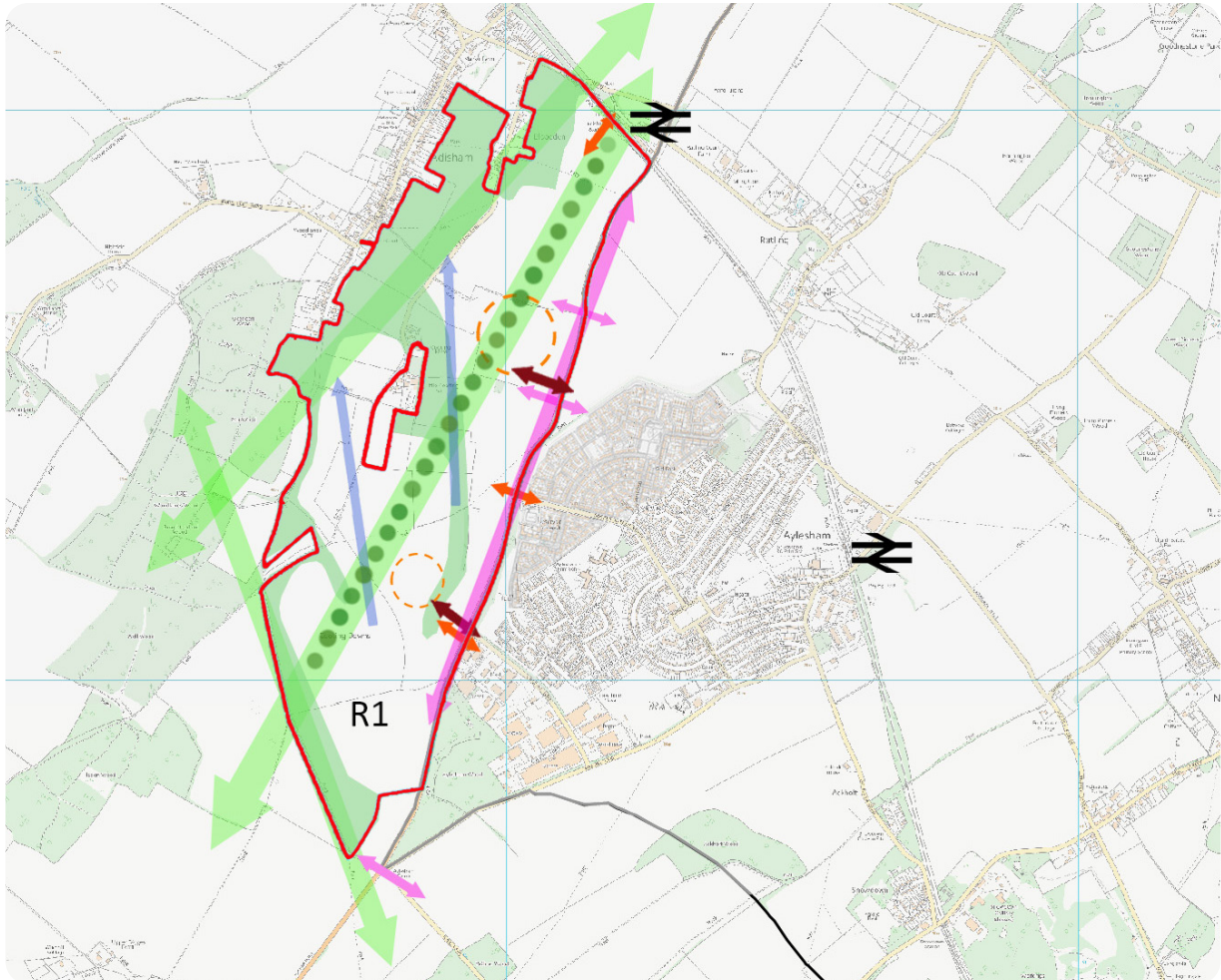
Cooting Farm garden community

- 5.1 The Cooting Farm proposal provides an opportunity for the creation of a new garden community and is expected to come forward from the middle years of the Local Plan period.
- 5.2 Masterplanning will be coordinated alongside current and planned expansion to Aylesham within neighbouring Dover District and a Supplementary Planning Document will be prepared by the council in conjunction with promoters, key stakeholders and the local community.
- 5.3 Sustainability will be at the core of the new community which will be developed in accordance with garden city principals creating connected, vibrant and sociable neighbourhoods which support net zero carbon emissions living.
- 5.4 A network of pedestrian and cycle routes will be provided, centring on an active travel corridor connecting to Adisham Railway Station, which will be improved with a new direct access from the site to the London bound platform.
- 5.5 Two new community hubs will provide focal points for the developments, enabling residents to easily access key day-to-day services, including by walking and cycling. Two new primary schools will be provided and new local business and commercial spaces, including flexible work-space, alongside community services and facilities, will provide opportunities for local employment and enhance the sustainability of the overall garden community. A variety of housing is needed to meet local needs such as for families, older persons accommodation and affordable housing of a range of tenures.
- 5.6 The new garden community presents opportunities to create large new areas of publicly accessible open spaces, with improved ecological connectivity to key natural assets such as Ileden and Oxenden Woods SSSI and surrounding ancient woodland. Visually integrated development edges and open space will be required to provide transition to the surrounding landscape, including the Kent Downs AONB to the south and to prevent coalescence with Adisham to the west.



Policy R1 – Land at Cooting Farm

Land at Cooting Farm – concept masterplan



Key

- Site boundary
- Open space/ biodiversity opportunities- Indicative locations
- ➔ Opportunities for green corridors
- Community hubs- Indicative locations
- ➔ Opportunities to improve cycling/walking access and safety
- Active travel corridor/ Green lane
- ➔ Opportunities for new cycling/walking connections
- ➔ Vehicle access - Indicative location
- ➔ Long distance views
- ➔ Railway station

Site R1 is identified as a broad location for the development of a new garden community during the period of the Local Plan. The council will work with the promoters, key stakeholders and the local community, to produce a Supplementary Planning Document to masterplan and facilitate the site's delivery, in line with the following criteria:

1. Development mix

Across the site, which measures 173 ha, the development mix will include:

- (a) Around 3,200 new dwellings across approximately 91.17 ha:
 - (i) 30% affordable housing in line with Policy DS1;
 - (ii) 10% bungalows;
 - (iii) 15% of new homes to be built to M4 (2) standards, and 5% to be built to M4 (3) standards;
 - (iv) An appropriate housing mix, in line with Policy DS2; and
 - (v) Self and custom built plots in line with Policy DS2.
- (b) A minimum of 320 units of older person accommodation, to be located within the community hubs, providing a variety of different types and taking account of any specific identified needs;
- (c) Non-residential development:
 - (i) Provision of a two community hubs as focal areas for the community containing a mix of uses including:
 - (1) Two local centres including commercial (minimum 2000sqm) and local

shopping and community uses (minimum 800sqm);

- (2) Business space (minimum 8,000sqm) including flexible working space; and
- (3) A mobility hub to serve residents and businesses.
- (ii) Provision of two new 2FE primary schools (2.05ha per school), each located adjacent to a community hub;
- (iii) Consideration of the need, and provision if appropriate, of a new secondary school, located adjacent to the northern community hub; and
- (iv) 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.
- (d) Open space: new on-site open space will be provided in line with Policy DS24, to include approximately:
 - (i) 30.34ha of natural and semi-natural;
 - (ii) 17.06ha of amenity green space (including green corridors);
 - (iii) 6.07ha of parks and gardens;
 - (iv) 4.17ha of play facilities including:
 - (1) 1.90ha of fixed play areas with LAP and LEAP facilities; and
 - (2) 2.28ha of NEAPs and destination play facilities.
 - (v) 6.60ha of outdoor sports; and
 - (vi) 114 allotment plots (2.84ha).

2. Design and layout

The design and layout of the site should:

- (a) Be developed with 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;
- (b) Create a complete, compact and well-connected neighbourhood, where everyday needs can be met within a short walk or cycle, in order to support the local economy, promote health, wellbeing and social interaction, and enable net zero carbon emissions compatible living;
- (c) Create a two new mixed-use community hub as easily accessible focal points of the development in the format of a high street or village/ town square containing flexible outdoor space to use for community events, with pedestrian and cycle access prioritised. A “changing places” facility and accessible kitchen should be provided within the community facilities;
- (d) Safeguard land for the provision of a new secondary school adjacent to the northern community hub should a future need be identified.
- (e) Provide a high quality built environment in line with Policy DS6, with a minimum average net density of 35 dph outside of the community hubs. Higher density development will be encouraged within and around the community hubs. Lower densities should be provided to the south of the site closer to the Kent Downs AONB;
- (f) Provide a significant amount of natural and semi-natural open space:
 - (i) On the north western boundary to avoid coalescence with Adisham village, and maintain openness, where consideration should be given to the designation of a new Green Gap; and
 - (ii) On the southern boundary to protect the setting of the Kent Downs AONB.
- (g) Provide an appropriate open space buffer, landscaping and lower density development around the Cooting and Blooden conservation areas and Grade II listed building at Cooting Farm;
- (h) Assess Areas of Archaeological Potential and provide on-site interpretation of any significant heritage assets uncovered and/or the coal mining history of the area;
- (i) Mitigate any adverse impacts on nearby heritage assets including Cooting, Blooden and Adisham Conservation Areas, Grade 2 Listed Cooting Farm House and Locally Listed Buildings Cooting Farm Cottages, Medgetts Cottage and Medgetts Barn;
- (j) Provide an active travel corridor through the new community to Adisham Railway station, designed as a greenway/ green corridor with co-benefits for biodiversity enhancement and climate change mitigation; and
- (k) Consider opportunities for district heating through the utilisation of Snowdown Colliery to provide an open water source heat loop.

3. Landscape and green infrastructure

The green and blue infrastructure strategy for the site should:

- (a) Provide a comprehensive and integrated sustainable urban drainage network which makes use of the existing topography and natural features of the site where appropriate;
- (b) Provide 20% biodiversity net gain, in line with Policy DS21;
- (c) Natural and semi natural open spaces on the western and southern boundaries of the site should be sensitively designed to provide appropriate openness and, where appropriate, ecological connectivity, including to Ileden and Oxenden Woods SSSI and ancient woodland;
- (d) Incorporate opportunities for landscape and biodiversity enhancements identified within the Local Character Area 11: Adisham Arable Downland set out in Canterbury Landscape Character and Biodiversity Appraisal;
- (e) Retain and enhance elements of historic landscape including field boundaries, hedgerows, footpaths and lanes, and incorporate these where possible and appropriate into the design and layout of the development;
- (f) Provide green corridors to link countryside to the new garden village including enhancements to the potential habitat and pollinator connectivity offered by the existing woodlands adjacent to the west of the site;
- (g) Preserve and enhance long distance views towards the surrounding countryside and Canterbury City and World Heritage Site with provision of viewing corridors from open space and PRoWs crossing the site; and

- (h) Conserve or enhance the PRoW network across the site ensuring key views from the network are protected and that the network provides multiple benefits such as being designed as part of green corridors.

4. Access and transportation

The access and transport strategy for the site should:

- (a) Provide safe and convenient pedestrian and cycle connectivity including:
 - (i) Walking and cycling connections to Adisham and Aylesham, including new and improved walking and cycling connections to school locations, both within the site and surrounding communities;
 - (ii) An active travel corridor to Adisham railway station;
 - (iii) New and improved cycling connections to Regional Cycle Route 16 (Canterbury to Dover) and improvements to that route as appropriate;
 - (iv) Works to Adisham Downs Road to promote the route for cycling and reduce vehicular use; and
 - (v) 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.
- (b) Provide good public transport facilities through the site with a bus route connecting residential areas

and the community hubs to Adisham Railway Station, Aylesham and Canterbury City Centre;

- (c) Improvements to Adisham railway station including accessible facilities to both platforms and direct access from the site to the London bound platform;
- (d) Provide primary vehicle access to the site from Adisham Road;
- (e) Provision of a transport assessment to demonstrate the connectivity of the site with the existing highway network, any mitigation and measures to minimise the need for use of private cars; and
- (f) Provide proportionate contributions towards the Eastern Movement Corridor.

5. Phasing and delivery

- (a) Housing completions are expected to commence in 2030.
- (b) Infrastructure will be delivered on a phased basis, when it is needed and as early as possible in the development process where key infrastructure is concerned, in accordance with an agreed phasing strategy.

- (c) Walking and cycling connections to Adisham Railway Station should be delivered prior to occupation of any dwellings on the site.
- (d) Improvements to Adisham Railway Station should be delivered at an early stage of the development and, in any case, prior to occupation of 25% of the total dwellings.
- (e) The local centres, including commercial and community space, must be delivered prior to occupation of 25% (first Local Centre) and 75% (second Local Centre), of the total dwellings.
- (f) The business space should be provided as fully serviced land prior to the occupation of 50% of the total dwellings together with a robust delivery strategy.
- (g) The primary school sites must be transferred to KCC at 'nil consideration' and fulfil KCC's General Transfer Terms, prior to the occupation of 100 dwellings (first primary school) and 15000 occupations (second primary school).

