

Aylesham Parish Council Response – Draft Canterbury District Local Plan



1.1 On Wednesday 19th October 2022, Canterbury City Council’s cabinet approved their Regulation 18 Draft Local Plan to go out to consultation. Although this is our neighbouring council, this Draft Local Plan is hugely significant to Aylesham.

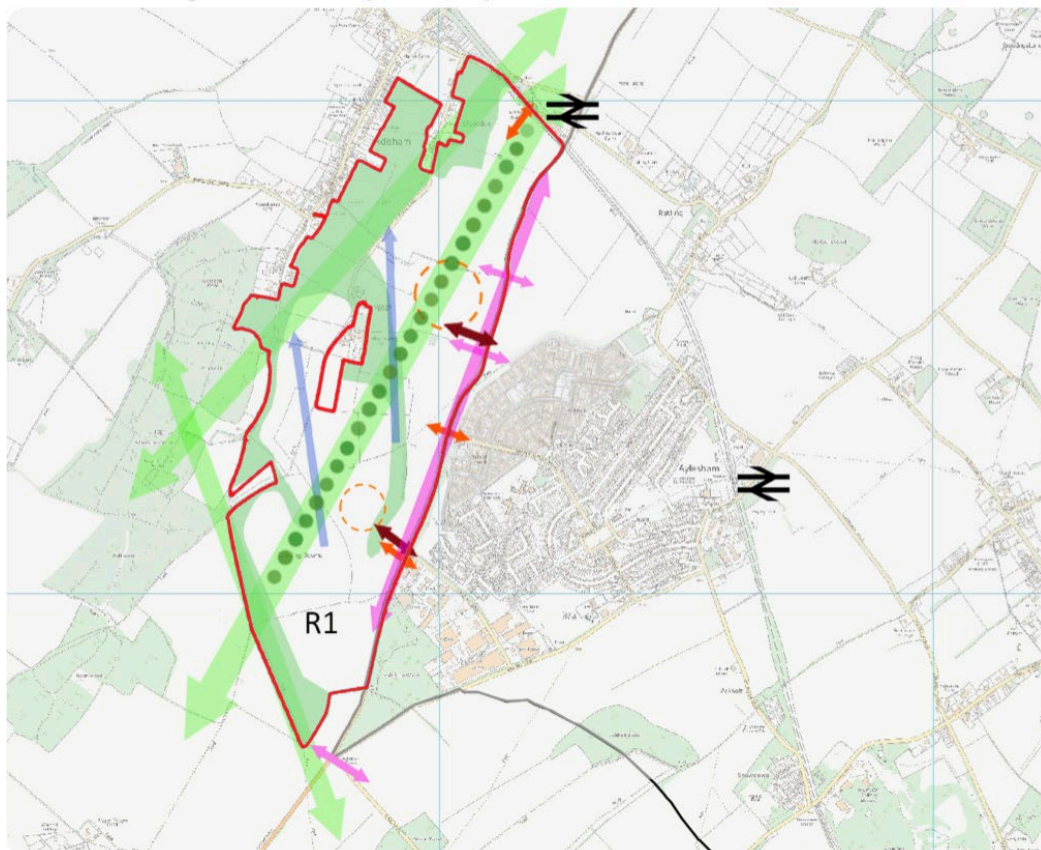
1.2 Proposals in this Draft Local Plan include over 3,000 homes on farmland in Adisham, as well as approximately 420 houses to the west of Ackholt Wood bordering Aylesham and Snowdown.

Policy R1 - Land at Cooting Farm

2.1 Across the B2046 (Adisham Road) is a proposal for around 3,200 dwellings, as well as mixed development including 2 local centres (with numerous shops and primary schools) in Adisham - referred to as a rural village.

2.2 This proposal will bring about development to improve accessibility to Adisham Train Station.

Land at Cooting Farm – concept masterplan



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2.3 From the indicative image (above), a number of arrows can be seen: red arrows showing opportunities for cycle/walking access to Aylesham and the burgundy arrows showing approximate locations for new road access. It is unclear yet in what style this access will be.

2.4 The dotted green line shows active travel corridor, and the shaded green area is a proposed open space/biodiversity zone.

2.5 As well as the 2 primary schools, a secondary school is mentioned if this is considered necessary and could be onsite. There is, however, no mention of nursery provision. Kent County Council's Sufficiency Assessment 2021 identifies Adisham area having a deficit of nursery places, which is also the case for Aylesham. This is a failure of the local plan to ignore this issue.

THIS DRAFT LOCAL PLAN MUST MAKE PROVISIONS FOR CHILDREN UNDER THE AGE OF 5 AS THE LOCAL AREA IS KNOWN TO HAVE A DEFICIT OF CHILDCARE PLACES.

2.6 Housing completions are expected to commence in 2030.

2.7 Given that 500 homes in 'North Aylesham' were removed by Dover District Council from its Draft Local Plan due to the "cumulative impact upon highways network" and "the scale of development" in Aylesham (DDC cabinet report 22nd Sept) 3,200 homes would therefore be too detrimental. The B2046 does not have the capacity for thousands of additional journeys per day.

2.8 Paragraph 106b of the NPPF (2021) states that "Local Plans must be undertaken with the involvement of highways authorities" but this mismatch with Dover District Council's Draft Local Plan would suggest otherwise. Paragraph 111 states that "unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" and this was the reasoning for removing 500 homes in 'North Aylesham'

2.9 Already the junction into Wingham (B2046/A257) becomes grid locked at peak times, and the two roundabouts joining the B2046 and the A2 have significant queues morning and evening. Without significant mitigations based on sound traffic assessments, the impact on current and future residents in the area will be severe.

2.10 Paragraph 24 of the NPPF (2021) states "unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe". Aylesham Parish Council believe there is no evidence of this taking place so far in the process.

3,200 DWELLINGS BUILT ALONG THE B2046 WOULD HAVE A TOO BIG AN IMPACT ON LOCAL HIGHWAYS AND SO SHOULD BE CONSIDERED OVERBEARING.

2.11 Paragraph 5.2 of Canterbury's Draft Local Plan states that "master planning will be coordinated alongside current and planned expansion of Aylesham" - this is not yet evident. Aylesham Parish Council is of the opinion that Canterbury City Council has so far failed in its statutory obligation to cooperate with neighbouring Local Authority's (Duty to cooperate under paragraph 35 of NPPF 2021).

AYLESHAM PARISH COUNCIL FAILS TO SEE HOW CANTERBURY CITY COUNCIL HAS COLLABORATED WITH OTHER LOCAL AUTHORITY'S AND SO URGES THEM TO COMMUNICATE WITH THEM AS A MATTER OF URGENCY.

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2.12 The NPPF (2021) paragraph 16c suggests early cooperation is key. However, from Canterbury City Council's own data, 19.4% agreed with a stand-alone settlement, 34.2% disagreed. In addition, landowners in Adisham have made their intentions known that they wish to continue farming over the coming decades rather than sell their land for housing abundantly clear. Canterbury City Council are not cooperating with local people.

CANTERBURY CITY COUNCIL ARE FAILING TO COOPERATE WITH LOCAL PEOPLE. THIS MUST CHANGE.

2.13 This development would radically change Adisham, encroaching on the boundary of Aylesham and, in essence, fuse the two settlements into one. The decision to create one large settlement is ill-conceived and must be reversed: these are two distinct villages and should remain that way.

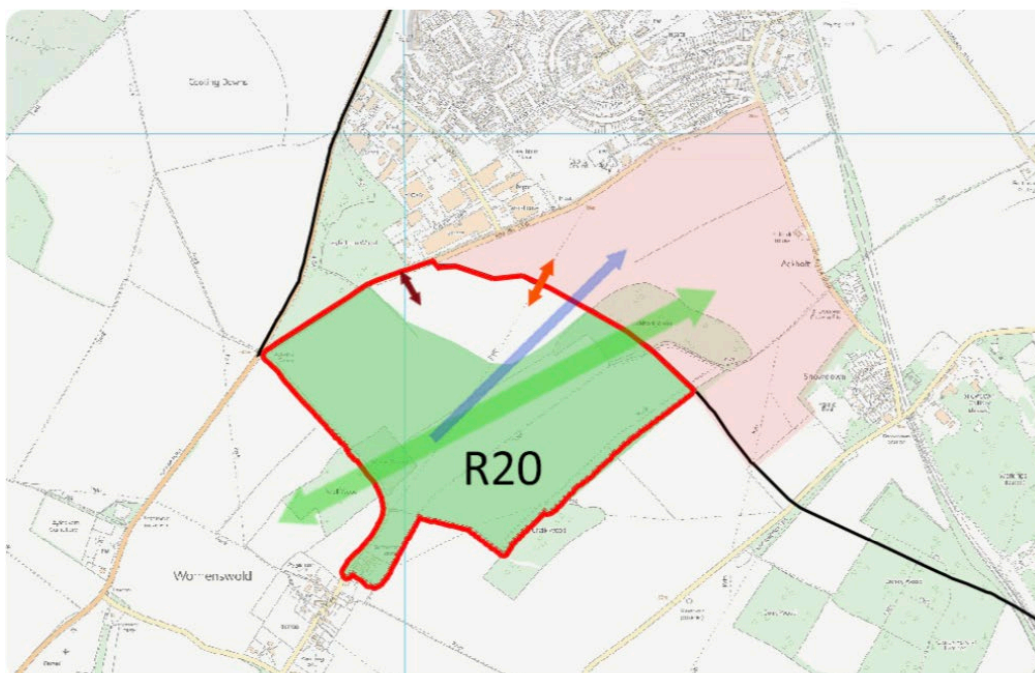
2.14 This radical change goes against paragraph 79 of the NPPF (2021) in that "housing should be located where it will enhance or maintain the vitality of rural communities", whereas this new settlement does not enhance the rural feel of Adisham, instead it creates a town.

THIS DEVELOPMENT IS HUGELY OVERBEARING AND RISKS DILUTING THE VILLAGE FEEL OF BOTH AYLESHAM AND ADISHAM.

Policy R20 - Aylesham South

3.1 To the West of Ackholt Wood, and South of Aylesham, is a proposed development of 420 dwellings and a large country park.

Aylesham south – concept masterplan



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3.2 Aylesham Parish Council would like it to be made abundantly clear that this proposed settlement has no links with Aylesham whatsoever: it is not in the Dover District nor in the Parish of Aylesham. Any development would be in the parish of Womenswold - the Canterbury District Draft Local Plan should label it as such to refrain from misleading the wider public.

3.3 Paragraph 5.31 of the Canterbury District Draft Local Plan mentions the need to “maintain separation between Aylesham and Womenswold” yet is more than happy to coin the development ‘South Aylesham’. This statement will not help integration between the two districts.

AYLESHAM PARISH COUNCIL OBJECTS TO THE USE OF THE NAME ‘AYLESHAM SOUTH’ AS THIS IS MISLEADING.

3.4 Policy R20 would join up with the Public Right of Way to Spinney Lane and create a new vehicular access to Spinney Lane just opposite Spinney Woods, adding traffic volume to a narrow section of Spinney Lane. This road is inappropriate for further development from any Local Plan.

SPINNEY LANE MUST SEE SIGNIFICANT UPGRADES FOR ANY FURTHER DEVELOPMENT, WITH THE MENTIONED UPGRADES TO SPINNEY LANE/B2046 JUNCTION COMMENCING AS EARLY AS POSSIBLE.

3.5 The location of this development will not easily allow for the utilisation of high levels of low-carbon transport, hence going against Canterbury City Council’s own principles in this Draft Local Plan. This will go against the principles of the NPPF.

3.6 Policy R20 will create a segregated community that is not well integrated with Aylesham: residents of this development will inevitably utilise resources in Aylesham, whilst contributing very little to them in terms of funding from themselves personally or funding from developers. Aylesham is not identified in Policy DS10 - Town Centres Communities and Facilities (neither is Womenswold) so will be expected to absorb any additional local population without the appropriate funding from Canterbury City Council.

3.7 Paragraph 92a of the NPPF (2021) suggests developments should “promote social interaction” and allow “easy pedestrian and cycle connections” between neighbourhoods. The current Spinney Lane will not allow for this, and instead, this ‘South Aylesham’ development will be isolated from both Womenswold and Aylesham.

RESIDENTS FROM THIS DEVELOPMENT WILL LIKELY USE FACILITIES WITHIN AYLESHAM, WHILST THE DEVELOPMENT WILL NOT CONTRIBUTE FINANCIALLY TO UPGRADES. THIS IS UNACCEPTABLE.

3.8 12.6 of the Draft Infrastructure Delivery Plan suggests there is “underutilised space” within Aylesham Health Centre to provide GP provisions. This must be made a firm commitment if any further development is to happen in and around Aylesham and must be made available to all residents.

UPGRADES TO AYLESHAM HEALTH CENTRE TO PROVIDE ADDITIONAL GP SERVICES WOULD BE WELCOMED, PROVIDED THIS WAS AVAILABLE TO ALL IN AND AROUND AYLESHAM.

3.9 Finally, again there is a mention to “complement” Dover District Council’s Draft Local Plan, but this Local Plan makes no firm provision to improve the train stations of Aylesham or Snowdown: both of which will see increased usage but remain inaccessible to many. Instead, 10.21 of the Draft Infrastructure Delivery Plan suggests “improvements” to Aylesham and Snowdown stations to “support growth in Aylesham”.

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CANTERBURY CITY COUNCIL MUST WORK WITH NETWORK RAIL, SOUTHEASTERN AND DOVER DISTRICT COUNCIL TO IMPROVE AYLESHAM AND SNOWDOWN TRAIN STATION.

3.10 Sewerage capacity in the village is limited, as there have been limited upgrades between Aylesham and the Dambridge works in Wingham in recent times. Southern Water, in conjunction with this Draft Local Plan, would need to increase capacity to allow for significant housing developments.

SEWERAGE CAPACITY MUST BE UPGRADED AND INFRASTRUCTURE, INCLUDING AT THE DAMBRIDGE WORKS, IMPROVED TO ALLOW ANY FURTHER DEVELOPMENT.

How to get involved

Information on Canterbury City Council's local plan can be found at <https://localplan.canterbury.gov.uk>

Take part in the consultation online.

Appendix - Summary of Key Points

1. **THIS LOCAL PLAN MUST MAKE PROVISIONS FOR CHILDREN UNDER THE AGE OF 5 AS THE LOCAL AREA IS KNOWN TO HAVE A DEFICIT OF CHILDCARE PLACES.**
2. 3,200 DWELLINGS BUILT ALONG THE B2046 WOULD HAVE A TOO BIG AN IMPACT ON LOCAL HIGHWAYS AND SO SHOULD BE CONSIDERED OVERBEARING.
3. **AYLESHAM PARISH COUNCIL FAILS TO SEE HOW CANTERBURY CITY COUNCIL HAS COLLABORATED WITH OTHER AUTHORITIES AND SO URGES THEM TO COMMUNICATE WITH OTHERS AS A MATTER OF URGENCY.**
4. CANTERBURY CITY COUNCIL ARE FAILING TO COOPERATE WITH LOCAL PEOPLE. THIS MUST CHANGE.
5. **THIS DEVELOPMENT IS HUGELY OVERBEARING AND RISKS DILUTING THE VILLAGE FEEL OF BOTH AYLESHAM AND ADISHAM**
6. AYLESHAM PARISH COUNCIL OBJECTS TO THE USE OF THE NAME 'AYLESHAM SOUTH' AS THIS IS MISLEADING.
7. **SPINNEY LANE MUST SEE SIGNIFICANT UPGRADES FOR ANY FURTHER DEVELOPMENT, WITH THE MENTIONED UPGRADES TO SPINNEY LANE/B2046 JUNCTION COMMENCING AS EARLY AS POSSIBLE.**
8. RESIDENTS FROM THIS DEVELOPMENT WILL LIKELY USE FACILITIES WITHIN AYLESHAM, WHILST THE DEVELOPMENT WILL NOT CONTRIBUTE FINANCIALLY TO UPGRADES. THIS IS UNACCEPTABLE.
9. **UPGRADES TO AYLESHAM HEALTH CENTRE TO PROVIDE ADDITIONAL GP SERVICES WOULD BE WELCOMED, PROVIDED THIS WAS AVAILABLE TO ALL IN AND AROUND AYLESHAM.**
10. CANTERBURY CITY COUNCIL MUST WORK WITH NETWORK RAIL, SOUTHEASTERN AND DOVER DISTRICT COUNCIL TO IMPROVE AYLESHAM AND SNOWDOWN TRAIN STATION.
11. **SEWERAGE CAPACITY MUST BE UPGRADED AND INFRASTRUCTURE, INCLUDING AT THE DAMBRIDGE WORKS, IMPROVED TO ALLOW ANY FURTHER DEVELOPMENT.**