

VISION FOR LAND TO THE SOUTH OF AYLESHAM

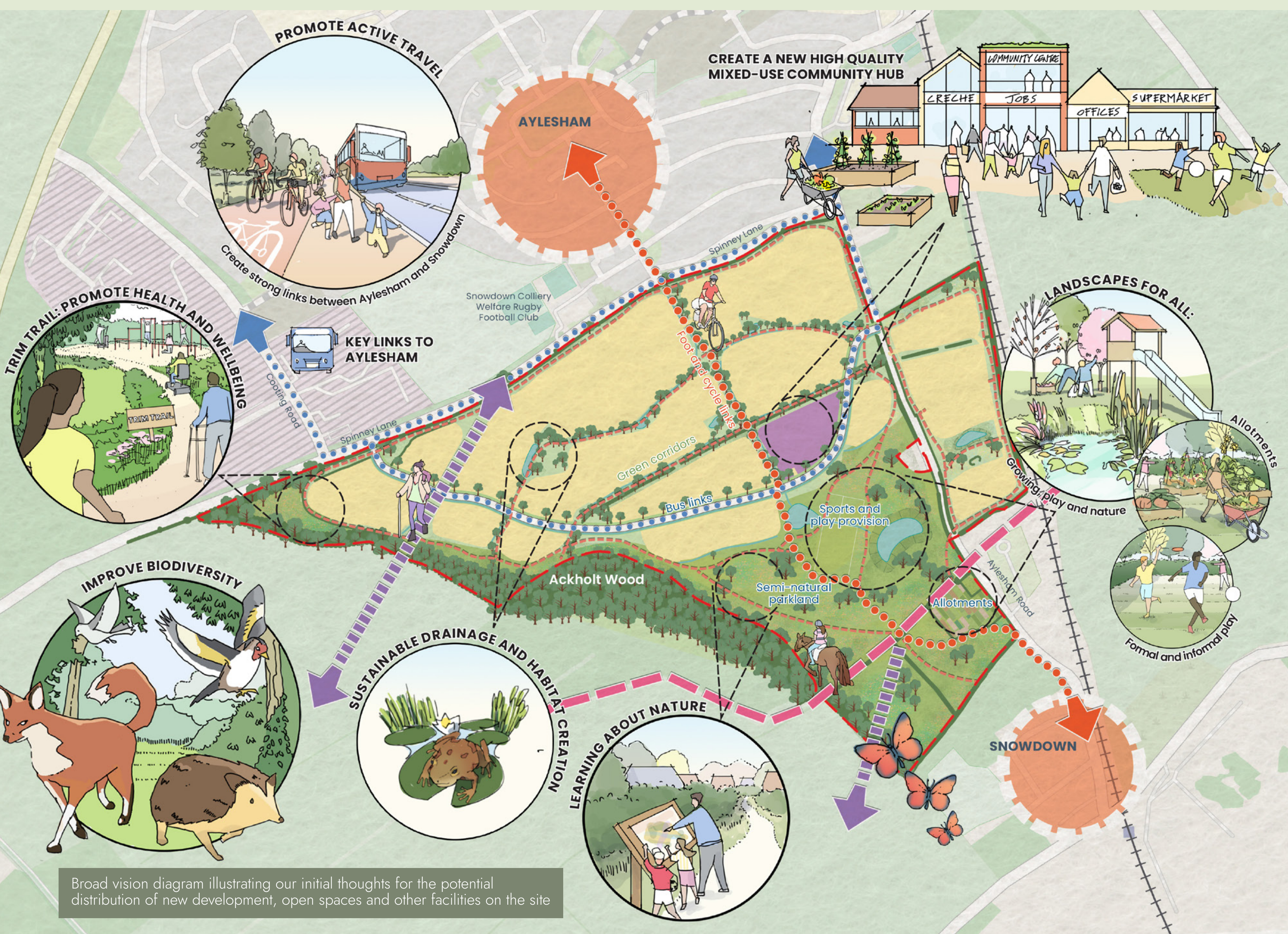
The broad vision for Land to the South of Aylesham is to incorporate garden village principles to create a new high-quality neighbourhood that seamlessly integrates with its surroundings and enhances the liveability of the village and Snowdown through the provision of new community infrastructure and wildlife friendly open spaces.

The area south of Spinney Lane and west of Aylesham Road has been identified by Dover District Council as a key area for housing growth in its draft Local Plan.

The proposed vision for Land to the South of Aylesham includes:

- A new neighbourhood incorporating garden village principles.
- Up to several hundred new homes of which 30% are to be provided as 'affordable homes'.
- Significant new public green spaces.
- Community facilities, employment opportunities and commercial uses
- Supporting infrastructure for both current and future residents.

This public engagement event is a key step in shaping the future of the proposals. Today you have the opportunity to learn more about the themes, understand the vision, and share your thoughts on how Aylesham should grow. Local input is vital to ensure that the development meets the needs of the community and aligns with its vision for the future.



Broad vision diagram illustrating our initial thoughts for the potential distribution of new development, open spaces and other facilities on the site

2 Aylesham: Yesterday, Today, & Tomorrow

The village of Aylesham was designed by notable town planner and architect Sir Patrick Abercrombie in the 1920s to serve the East Kent Coalfield, which was under development at the time.

Whilst there were originally plans to build a small town for 15,000 people, the coal mines suffered in the 1930s recession meaning that only 650 homes of Abercrombie's plan were initially completed.

Much like post-war England, the country is presently faced with a rising housing crisis and the delivery of new homes is needed to provide good quality accommodation for existing and future generations, including those with social housing needs.

In this context, Dover District Council is currently preparing a Local Plan for the District and it has identified land to the south of Aylesham as a location for future housing growth in the District.



3 Community Spaces & Services



New services and community spaces & buildings will be needed for a growing village. We want to hear your views as to what is needed locally.

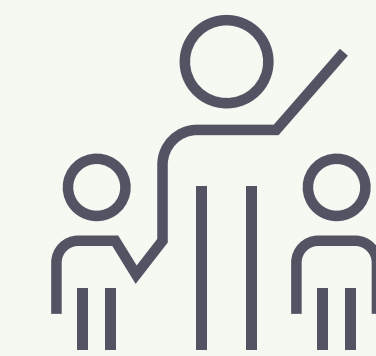
What would you like to see as part of any development in the future?

We have indicated very broadly where we think a community hub might be suitably located within the site. Do you agree with this broad location, or do you consider other locations within the site to be better?

POTENTIAL USES COULD INCLUDE THE FOLLOWING:



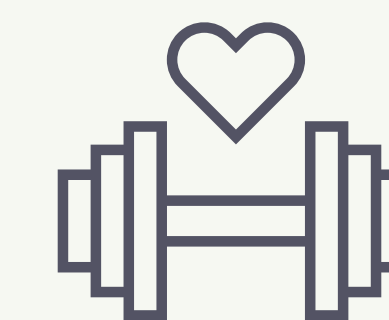
Restaurant /Café



Children's nursery



Food Store



Gym



Shops



Multi-purpose community building

4 Meeting Local Housing Needs

Nationally and locally, there is a significant need for new homes. The site has been identified as a location for new housing growth within Dover District Council's draft Local Plan in order to meet some of the local housing need that the Council has identified.

It is important that a variety of new homes are provided to meet the diverse needs of those both within the area and those that may move to the area.

Dover District Council's planning policies require that 30% of all new homes be provided as 'affordable homes'. Our proposals will meet with this requirement.

'Affordable homes' are homes for sale or rent for those whose needs are not met by the housing market, including; social housing, key worker housing, shared ownership housing and discounted home ownership.

We want to hear what you think about the types of homes that are needed locally, for example housing for specific groups such as; families, younger couples or older people. And also the housing types needed locally, for example; flats, bungalows, detached houses, terraced housing etc.

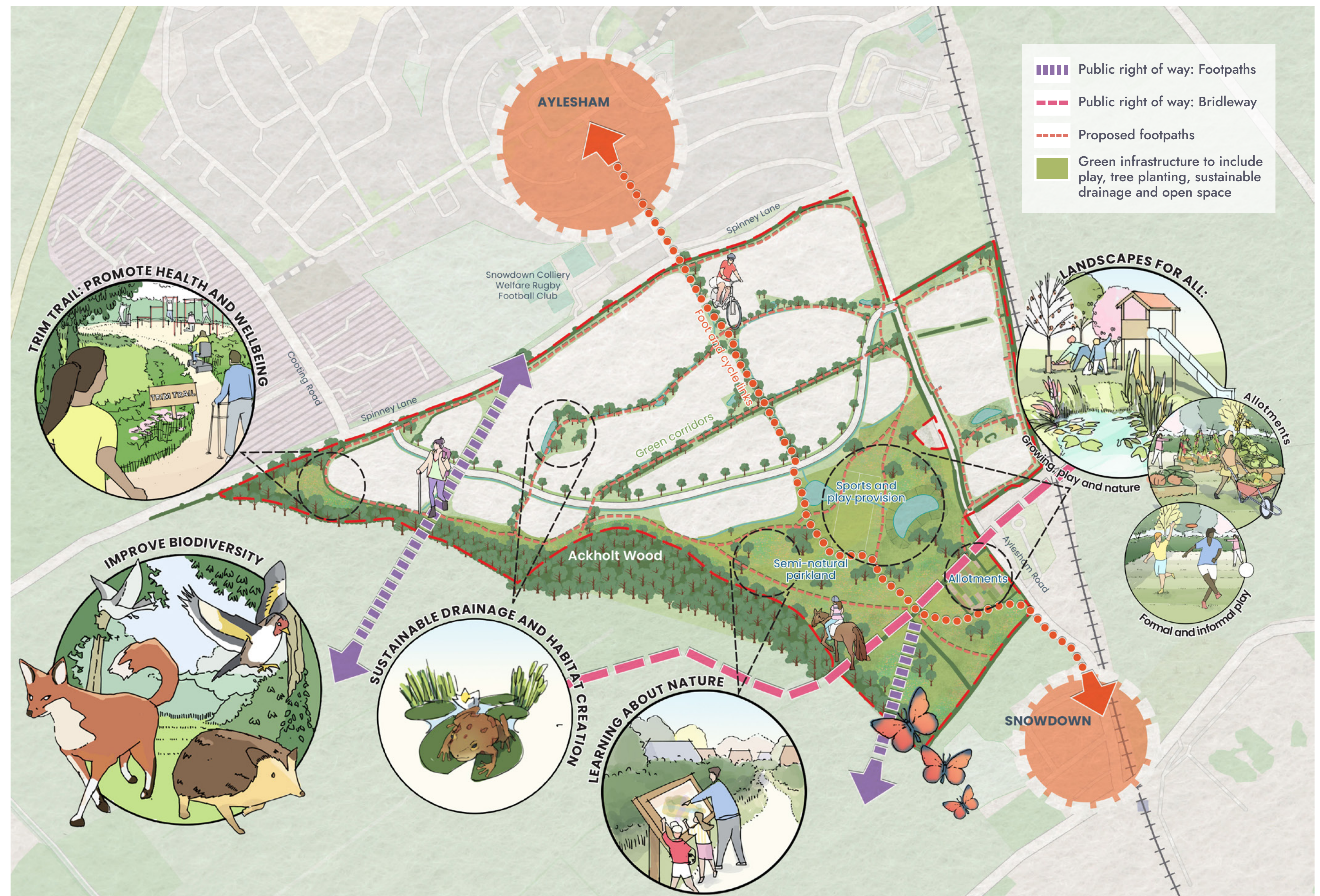


5 Green Spaces & Nature

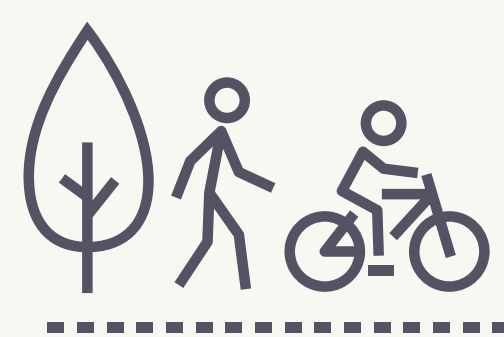
Our vision for the site is to deliver significant new green spaces for use by both the existing community and those that will be living in the new homes. In addition, our vision is to enhance the provision for nature on the site.

It is important that a variety of green spaces are provided, from formal play spaces for children to more natural open spaces that can be used as parkland and for relaxing, walking and exercising.

Alongside this it is important that new spaces for wildlife, insects and plants are created, and that existing trees and hedgerows are retained and enhanced wherever possible.



Large green
open spaces for
play and leisure



Green corridors
through which
people can walk
and cycle



Play parks for
children



Community
gardens and
orchards



Allotments
for Aylesham
residents

CONNECTING AYLESHAM, SNOWDOWN AND FURTHER AFIELD



Our vision is to encourage as many trips as possible to and from the site to be made on foot or cycle.

We will seek to achieve this through the provision of attractive routes for walkers and cyclists. In particular, we think it is important to deliver good quality footpaths and cycleways between the site and Aylesham centre to the north and Snowdown to the South.

In addition, it is important that any proposals include provision for new or enhanced public transport facilities. In particular with regard to local bus services.

But of course, people will still use cars to travel to and from the site. We are assessing appropriate and safe locations for new vehicle access points into and out from the site, as well as what needs to be done to ensure that traffic from the site does not worsen the existing roads.

The diagram on this board shows where we currently think that it is appropriate to locate new vehicle access points to enable access for private cars and also public buses and other larger vehicles.

We would like to understand your thoughts about pedestrian and cycle connectivity, public transport provision and any perceived areas of congestion or safety concerns on the existing roads.



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7 Next Steps: Moving Forward Together

LAND
SOUTH OF
AYLESHAM



AXIS
LAND PARTNERSHIPS

As we move forward, your continued involvement is essential in shaping proposals for the site so that they reflect the needs and aspirations of residents.

HOW YOU CAN CONTRIBUTE

Provide Feedback: Share your thoughts and ideas on the vision and key themes discussed today by filling out the feedback forms provided. Your input will directly influence the proposals.

Stay Connected: If you require materials in another language or need additional assistance, please reach out to a member of our project team today or contact us via the details below. Also, check out our project website using the link: consultwithyou.co.uk/axis/ayleshamsouth - we will post updates on what is happening, and you can find our online version of our feedback form.



SCAN OUR QR CODE
TO ACCESS OUR
PROJECT WEBSITE

CONTACT US

Email: ayleshamsouth@devcomms.co.uk

Phone: **0800 080 3160**

WHAT'S NEXT

We will host another public engagement event soon, where we'll present how the community's feedback has shaped the evolving plans for Land to the South of Aylesham. This will be an opportunity to see how your voice has made an impact and to continue the conversation about the proposals.

WHAT IS A LOCAL PLAN ALLOCATION?

Dover District Council is required to produce a plan to guide future housing and economic growth in the district. This is called a 'Local Plan'.

A Local Plan seeks to deliver growth in specific locations through

'allocations, in other words policies that specifically identify how and where new homes and business will be provided.

Land to the south of Aylesham has been identified as a site allocation for the provision of a new neighbourhood based on garden village principles within the emerging Dover Local Plan.

The site is expected to deliver several hundred dwellings alongside commercial, retail and community uses.

THE PROCESS

STEP 1

Site allocated in Dover District Draft Local Plan

STEP 2

First Public Engagement Event

STEP 3

Second Public Engagement Event

STEP 4

Adoption of New Dover District Local Plan

STEP 5

Outline Planning Application Submission

STEP 6

Dover District Council Decision on Outline Planning Application