



VISION FOR LAND TO THE SOUTH OF AYLESHAM

Aylesham Map (1937) © 2024 National Library of Scotland

Welcome to our second public engagement event for the development of new homes, public outdoor space, and community facilities at Land to the South of Aylesham. Following our first round of engagement undertaken in September 2024, our proposals for the site have evolved.

The purpose of today's event is to present the proposed illustrative masterplan for the site, displaying the changes that have been made to the proposals, following an analysis of the feedback received from the community and other local stakeholders. This will form the basis of an outline planning application which we aim to submit in early 2025.

SINCE OUR LAST EVENT

Dover District Council has formally adopted the Dover Local Plan on 16th October 2024. The Local Plan sets out policies and plans to guide future development in the district to 2040 and has made provisions for the delivery of at least 11,000 new homes within the district within the plan period.

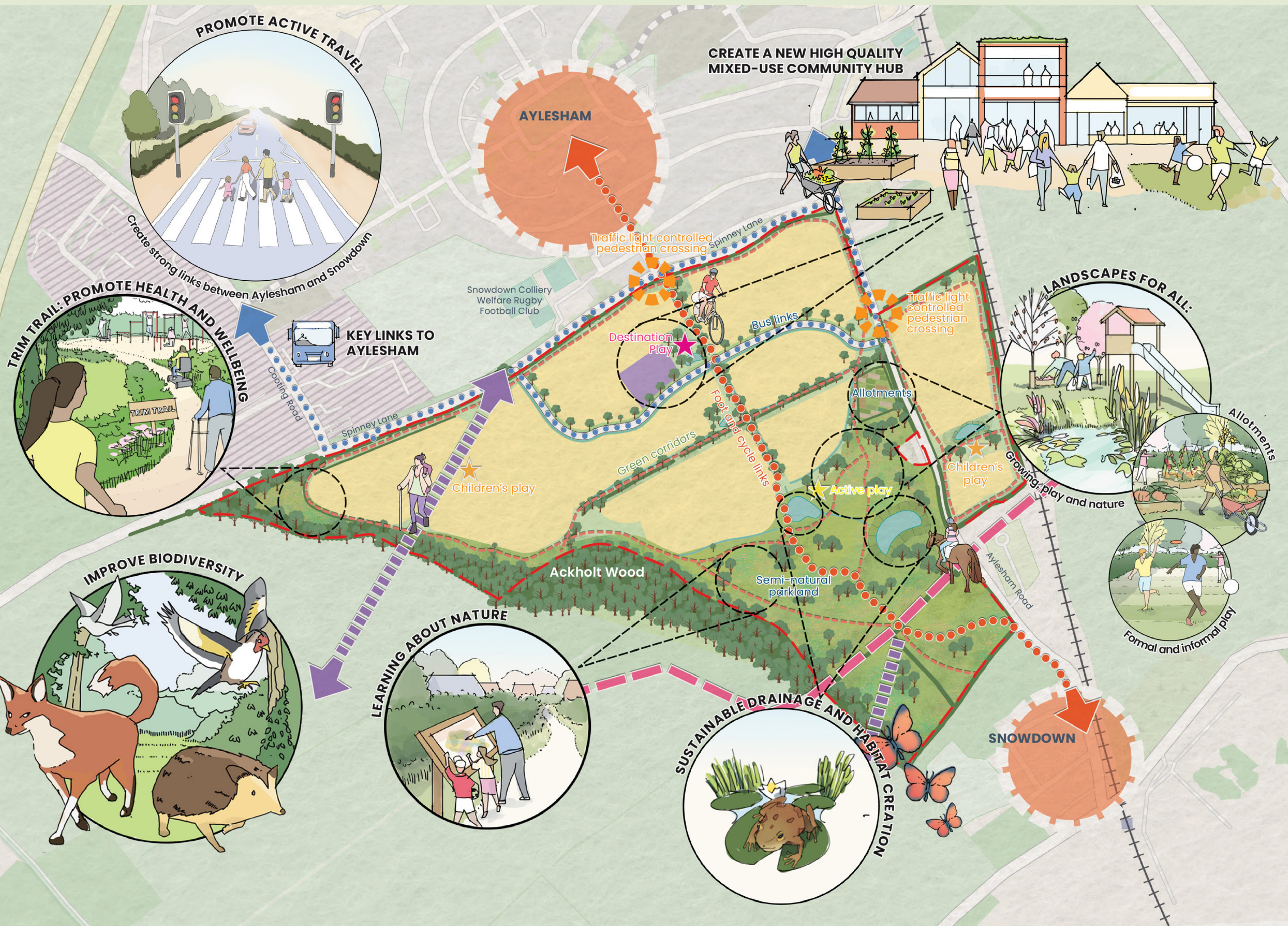
Land South of Aylesham is one of the sites now allocated within the Local Plan, under Policy SAP24, as a site for strategic housing development to deliver new housing in the district.

Whilst an estimated delivery of 640 new homes, across the plan period, has been indicated within Policy SAP24 of the Local Plan, an initial master planning exercise for Land to the South of Aylesham suggests that the site could provide up to 800 homes overall.

WHAT IS A SITE ALLOCATION?

When a council prepares a new Local Plan, it is required to identify sites for housing and employment delivery. These are usually referred to as 'allocations'. Land South of Aylesham is an allocated housing site in the Dover Local Plan.

2 The Vision for Land to the South of Aylesham



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

The broad vision for Land to the South of Aylesham remains, as now required by the Local Plan policy, 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.

Following the first round of consultation, we have listened to the comments received and have made a number of key changes to the broad masterplan. The key changes made relate to;

- **Location of community hub.**
- **Location of vehicular access.**
- **Location of allotments.**
- **Open space and sports pitch strategy.**
- **Location of main children's play area.**

These changes are illustrated on the key diagram shown on this board and are discussed in more detail on the following boards.

The image on this board shows our proposed illustrative masterplan, which will accompany our application for outline planning permission.

The masterplan conveys our vision, informed through local consultation, to enable the delivery of a new high-quality neighbourhood incorporating garden village principles 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 ILLUSTRATIVE MASTERPLAN TO THE RIGHT SHOWS THE FOLLOWING:

- **Up to 800 new homes** of mixed typology and of which 30% will be affordable dwellings, in line with Local Plan policy.
- **A new community hub** which could accommodate retail spaces, a food store, food and drink uses, and civic uses.
- **New areas of largescale public open space** alongside substantial new habitat provision to enhance ecology and biodiversity.
- **New allotment space, community orchard space** and **children's & young person's play areas.**
- **Protection of existing public rights of way** and provision of new walking and cycling routes; including a centrally located walking and cycling route connecting the site to Dorman Avenue South and Snowdown, with wider linkages to this central route
- **A primary road network** that can accommodate a bus service.
- **Sustainable drainage systems** predicated upon infiltration of surface water into the underlying ground.



4 Community Spaces & Services

We previously asked you for your thoughts on the location of the community hub and its potential uses.

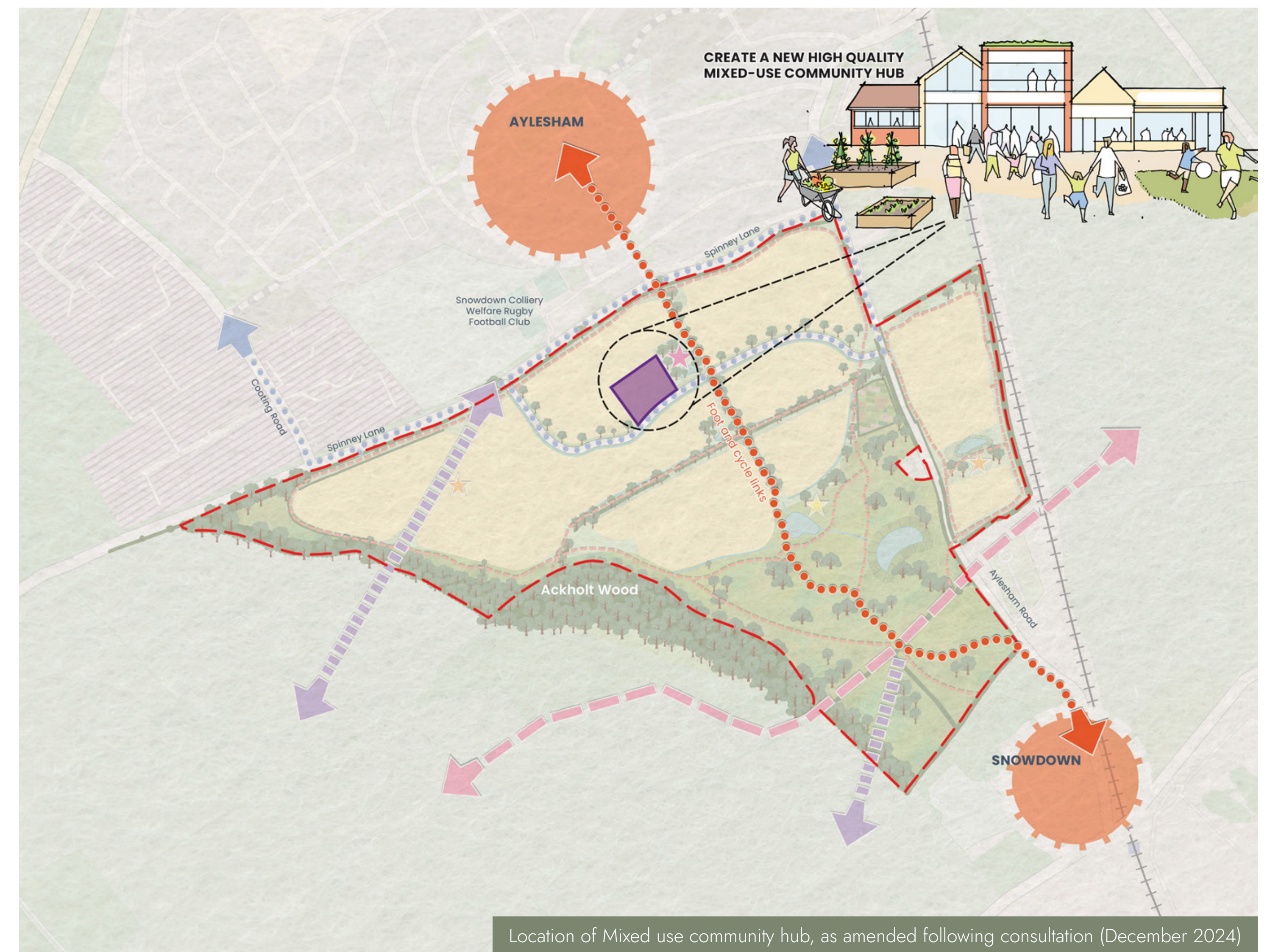
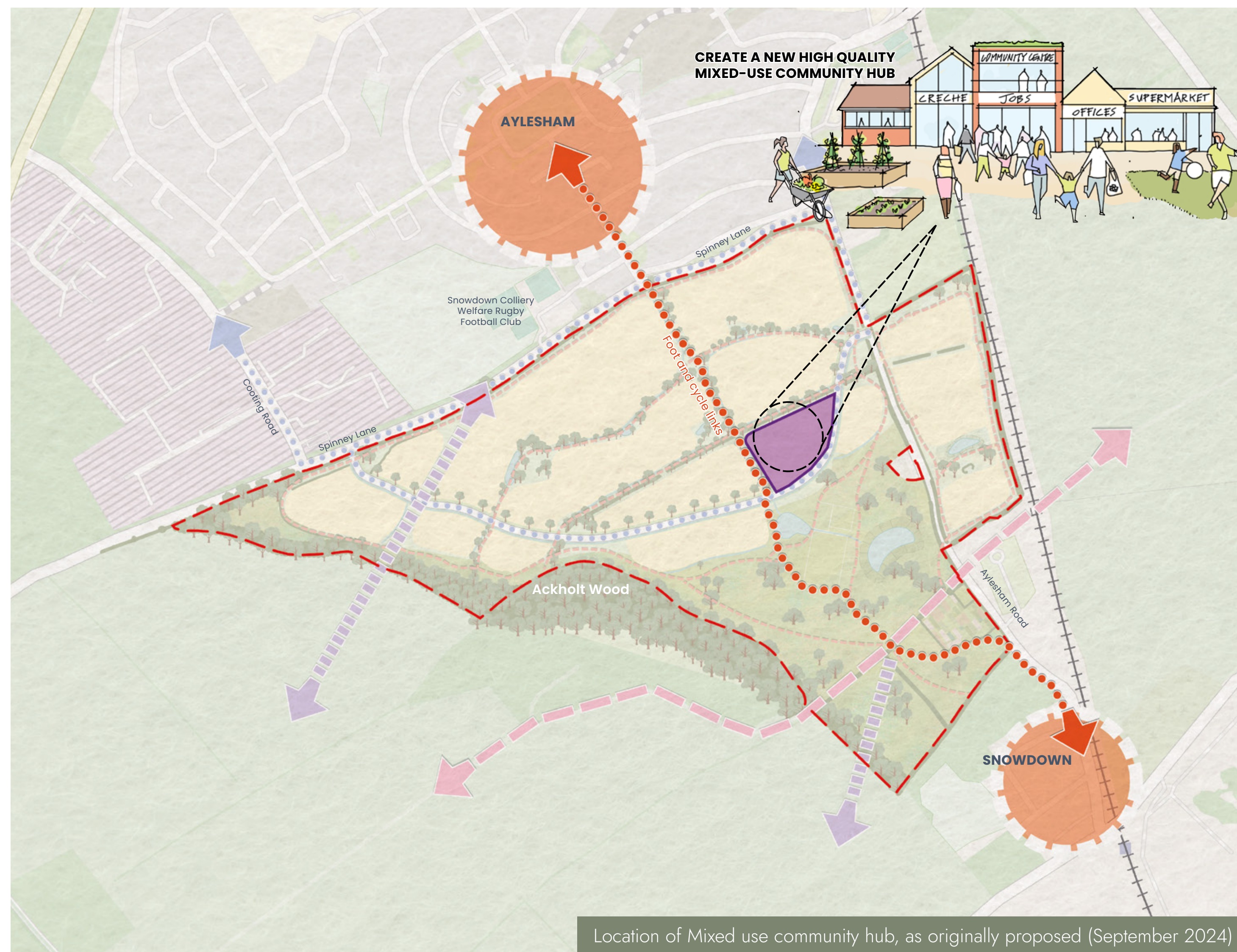
YOU SAID:

- Most people disagreed with or were unsure about the location proposed. Generally, people felt the location would be better if moved closer to the centre of Aylesham.
- Shops, multi-purpose community/civic use building, and a food store were amongst the most popular answers for what the future community hub should contain.

WE LISTENED:

Following the first round of public consultation, we have carefully considered your comments relating to the community hub. Given many respondents expressed a preference for moving the hub closer to the centre of Aylesham, this has now been reflected in the updated masterplan in order to help accessibility.

Additionally, from the feedback received, we recognise the importance of creating a hub that serves diverse community needs. To address this, we will seek permission for flexible land use, to allow a variety of uses, including popular suggestions such as retail, a food store, and multi-purpose community and civic spaces.



We previously asked you for your thoughts on the types of green spaces and play spaces to be provided on the site. We also asked whether you agreed with the broad location of open spaces shown.

YOU SAID:

- The most important type of green space would be space for wildlife, insects, and plants (to support local biodiversity), with sport pitches being deemed the least important.
- Additionally, there is strong support for the inclusion of community gardens, orchards and allotments for local food growing in Aylesham.
- There was an even spread of play spaces that people would like to see provided, with 'traditional playgrounds (swings, slides, climbing frames)' coming out as the most favoured, whilst 'water play areas (splash pads, fountains)' being identified as less important.
- The majority of respondents were undecided with the broad locations that had been identified for the provision of green spaces.

WE LISTENED:



We previously asked whether you agreed with the broad access locations that were identified. We also asked how important is it that the proposals promote walking and cycling as the key means of travel between the site and existing services and facilities in Aylesham and Snowdown.

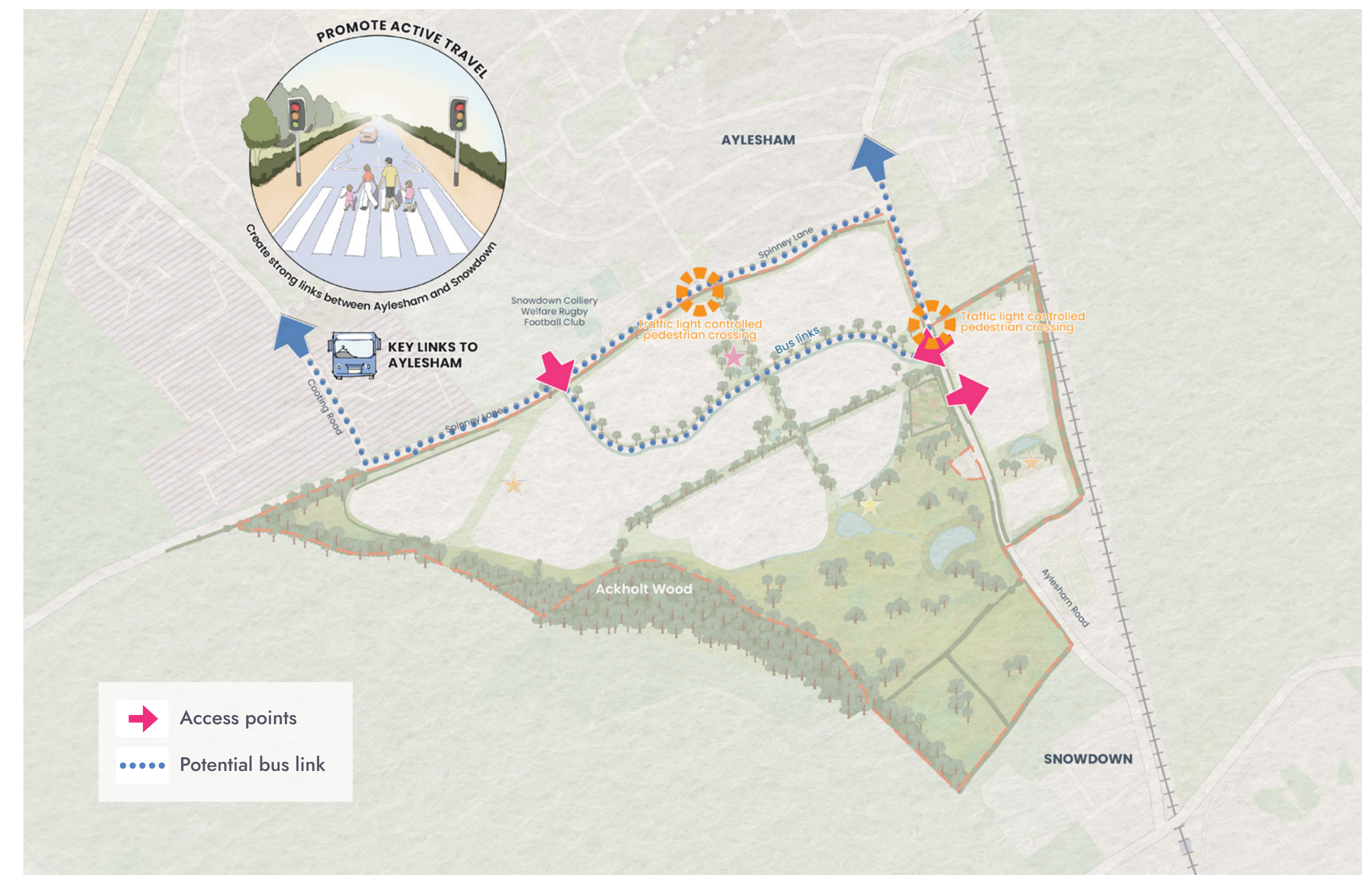
YOU SAID:

- The responses showed mixed opinions on the broad site access locations.
- It is very important that development promotes walking and cycling as a key means of travel between the site and existing services in Aylesham.
- In addition, you considered the most important transport option to be public transport closely followed by walking and cycling.

WE LISTENED:

We have carefully considered your comments and have made the following changes:

- Relocated the Spinney Lane site access further east so that it is more central within the site's northern boundary.
- Retained proposals for a primary road network that will accommodate a bus service.
- Enhanced a central walking and cycling route within the site connecting to Dorman Avenue South and to Snowdown.
- Proposed a traffic light controlled pedestrian crossing to link the site to Dorman Avenue South.
- Propose speed limit reductions along parts of Spinney Lane and Aylesham Road.



7 Other Key Considerations



Stock image

DRAINAGE

At the first consultation people asked about proposals for surface and foul water drainage on the site.

SURFACE WATER DRAINAGE

The site is underlain by 'solid chalk deposits' and we have ascertained, through extensive permeability testing of the ground, that the development can address its surface water (i.e. rainwater) by infiltration into the ground. Infiltration drainage techniques are the most sustainable method of surface water drainage and will not have any impact upon adopted public sewerage systems, as no surface water will be discharged into public sewers as part of this process.

The above surface water drainage proposals have been discussed and agreed in principle with Kent County Council Lead Local Flood Authority.

FOUL WATER DRAINAGE

Foul Water (i.e. used household water) will be discharged into the public sewer network, controlled by Southern Water.

It will be necessary to pump foul water from our site and connect into the existing foul sewer in/ adjacent to Spinney Lane, to the north of the development site.

Reinforcement to the public sewer network is very likely to be required to enable the connections. For example this could comprise increasing the size of existing sewer pipes in certain locations. Wherever such reinforcement work is necessary it is carried out directly by Southern Water and is co-ordinated to ensure that the additional capacity required to serve the development is available at the appropriate time.

EDUCATION

The Local Education Authority (Kent County Council) is responsible for education planning in the district. With regards to Primary School provision, the authority has said there is not a need for a new school on the site, and instead will seek financial contributions for the expansion of existing schools serving Aylesham.

As with regards to secondary school provision, the education authority forecasts surplus capacity in the short, medium, and longer term. It does not seek the provision of a new secondary school on the site; however, it will seek financial contributions for the expansion of the existing secondary schools within the area.

HEALTH CARE

It is the responsibility of the Kent and Medway Integrated Care Board to plan for and ensure capacity within local primary care GP provision. Need is calculated according to local population growth.

Kent and Medway Integrated Care Board are likely to seek financial contributions to be put towards the existing resources at the Aylesham Health Centre and increase provision in line with this development.



Examples of informal drainage systems

8 Children's Competition & Next Steps

LAND
SOUTH OF
AYLESHAM



AXIS
LAND PARTNERSHIPS

Thank you for attending our second engagement event for the Land to the South of Aylesham, displaying how the masterplan has evolved following the first round of engagement.

We would like to invite you to share your feedback and questions via our feedback form provided today. You can also send feedback via our project, using the link consultwithyou.co.uk/axis/ayleshamsouth or by scanning the QR Code here.



CONTACT US

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WHAT'S NEXT

We intend to submit an application for outline planning permission to Dover District Council in early 2025.

Dover District Council will conduct a formal consultation on the application where residents and other stakeholders will be able to make comments directly to Dover District Council.

At our event in September 2024, we ran a competition for the best 'dream' fantasy playground. Open to children aged 5-12, entrants were tasked with designing their 'dream' fantasy playground for a chance to win a prize.

We are delighted to announce that Daisy, aged 7, is the winner of our competition. Congratulations Daisy! You can admire what Daisy created here:



NEXT STEPS

STEP 1

Submission to Dover District Council

STEP 2

Public Consultation by Dover District Council

STEP 3

Consideration by Dover District Council

STEP 4

Decision by Dover District Council