

Land to the South of Aylesham



INVITE TO PUBLIC ENGAGEMENT EVENT | AUGUST 2024

Dear resident,

Axis Land Partnerships is pleased to invite you to a public engagement event on **Saturday, 14th September 2024**, at **Aylesham Welfare Leisure Centre** from **11:00 till 16:00**. This event is about emerging plans relating to **Land to the South of Aylesham**, specifically the area located south of **Spinney Lane** and west of **Aylesham Road**. This site has been identified as a housing allocation by **Dover District Council** within its **Draft Local Plan 2040**.

- Land to the South of Aylesham will feature a new **garden village-style neighbourhood**.
- The neighbourhood could provide up to **several hundred homes, green spaces, retail & commercial uses, and community facilities**.

This is a unique opportunity for the community to shape the future of Aylesham. Your input is vital as we consider how this land could be developed to enhance Aylesham, while respecting its history and character.

This initial engagement event will principally be about gathering your views so as to inform proposals for an outline planning application to develop the land, however it will also provide the chance to learn more about the proposals and understand the planning process.

WHAT IS A LOCAL PLAN ALLOCATION?

Dover District Council is required to produce a plan to guide future housing an 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 planned extension to Aylesham will adhere to garden village principles, promoting green spaces and a balanced living environment.



Additionally, expanding Aylesham will provide new housing options, new business, retail and community spaces supporting local businesses, and contributing to the local economy.



By planning this extension thoughtfully, we can ensure that Aylesham grows in a way that benefits both current and future residents.

CONTACT US

Email: ayleshamsouth@devcomms.co.uk
Phone: **0800 080 3160**
Website: consultwithyou.co.uk/axis/ayleshamsouth



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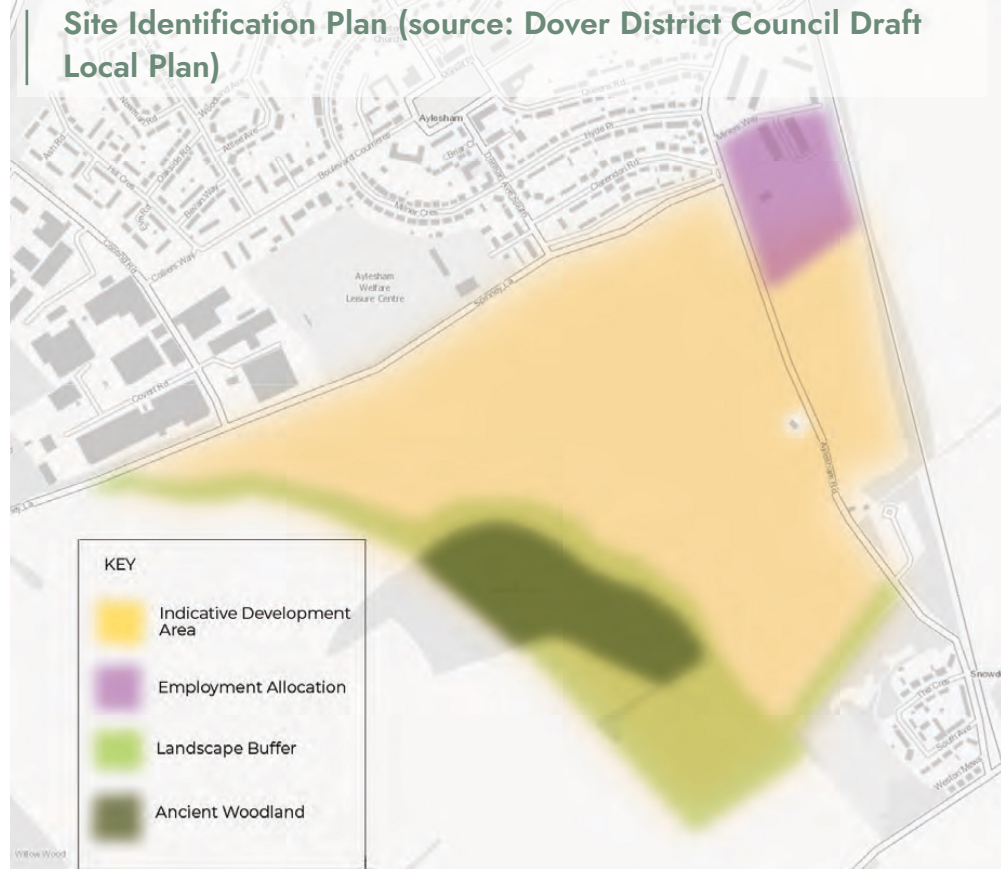
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WHAT IS AN OUTLINE PLANNING APPLICATION?

An outline planning application establishes permission in principle for development and sets out parameters for certain aspects of a development such as access location, areas for building, land uses, green spaces, height limits and density limits for new buildings.

It does not determine detailed design elements, such as building design; these are addressed at a later and separate planning application stage called the 'reserved matters' stage.

In the near future, we hope to be able to submit an outline planning application for Aylesham South which we will consult on later in the year.



WHY AYLESHAM?

Established in the 1920s to house coal miners working in the Kent Coalfield, Aylesham was designed by the renowned town planner Sir Patrick Abercrombie. Influenced by the Garden City Movement, Aylesham was built to provide comfortable living conditions for miners and their families, with a focus on community, green spaces, and an orderly layout.

The Land to the South of Aylesham is a strategic location, offering easy access to existing infrastructure and services within the village. Aylesham was originally designed to be self-sufficient, with schools, shops, and recreational areas that can support new residents.

Inspired by the Garden City origins of Aylesham, the broad vision for the Land to the South of Aylesham is to create a new high-quality neighbourhood that seamlessly integrates with its surroundings and enhances the liveability of the town and Snowdown through the provision of new social infrastructure and biodiverse open spaces.

HOW CAN I VIEW THE PROPOSALS AND PROVIDE FEEDBACK?

We would like to invite you to our public engagement event, where you will have the opportunity to learn more about the broad vision for this site, and how you can contribute to its future.

If you are unable to make the event, all the information will be available to view on the website link below.

Where: **Aylesham Welfare Leisure Centre, Spinney Lane, Aylesham, Canterbury, CT3 3AF**

When: **Saturday 14th September 2024**

Time: **11:00 - 16:00**

If you have any questions you would like to raise to the team in the meantime, please use the contact information below:

Email: **ayleshamsouth@devcomms.co.uk**

Phone: **0800 080 3160**

Website: **www.consultwithyou.co.uk/axis/ayleshamsouth**

CHILDREN'S DESIGN COMPETITION

As part of the event, we will be hosting a children's competition to design the best 'dream' fantasy playground. Children aged 5-12 are encouraged to participate on the day. The winner will receive a prize voucher and have their design featured at our next event.

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

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