



Aylesham Creating Quality Places Project

Enquiry by Design

March 2003 Event: Summary Report

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March 2003

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1. Introduction

1.1 THIS REPORT



Aerial view of Aylesham



The Abercrombie Masterplan

South East England Development Agency (SEEDA), The Prince's Foundation, English Partnerships, Dover District Council, Aylesham Parish Council, Aylesham Community Development Partnership and Kent County Council, collectively known as **'The Aylesham Creating Quality Places Partnership'** hosted an Enquiry by Design (EbD) workshop over a four day period between the 25th and 28th March 2003.

Enquiry by Design is a process that engages key stakeholders and the local community in both the planning, design and long term management of their communities. This event was an integral part of the ongoing collaborative design process that aims to produce a Design Framework, Implementation Strategy and Design Codes for a sustainable, extended community at Aylesham.

The workshop was facilitated by EDAW in close collaboration with the Partnership and consultants from Donaldsons and Alan Baxter Associates who provided inputs regarding the property market, highways and transportation issues respectively. The workshop took place at the Aylesham and District Community Workshop Trust and was very well attended over the four day period (a full list of attendees is set out in Appendix I). Everyone worked extremely hard and made invaluable contributions to the lively discussions and workshop sessions that helped formulate a strong foundation for this exciting project.

This report provides a record of the key issues and outputs generated through the workshop process; it illustrates the emerging masterplan and identifies the next steps required to move the project forward. It should be noted that the illustrations shown are in the early stages and are likely to change and develop over the coming months as further detailed work is carried out. The remainder of this section provides a brief background to the project and the EbD process for those who did not attend the event.

1.2 THE AYLESHAM CREATING QUALITY PLACES PROJECT

The Dover District Local Plan adopted in 2002 identifies Aylesham as a strategic location suitable for expansion with the aim of:

- Creating a balanced and sustainable community;
- Encouraging forms of transport other than the car;
- Meeting the accessibility needs of all;
- Bringing forward improvements to the existing village.

To achieve this the Local Plan allocates land to the north of the village (38.3 hectares) for between 850 and 1,000 new homes, expansion of the primary



A working Group Session – Day 2

school facilities, a small amount of business development, additional shops and a sports hall, plus improvements to the existing village (a further 8 hectares). This is a major proposal representing a 50% - 60% increase in the existing community of 1,760 houses and a population of over 4,000. Dover District Council own approximately 81% of the Development Area land take. As the development is so substantial, it must be planned and developed in a comprehensive and coordinated manner. The Local Plan says, “A partnership agreement based on a master plan will (therefore) best achieve the expansion of Aylesham.” It envisages the master plan being “implemented through a village developer who will install basic infrastructure and sell serviced parcels of land to individual property developers.” The masterplan is to form the context for the submission of planning applications, and will be submitted with an outline application for the comprehensive development of the area. The masterplan is to be based on the principles set out in the Kent Design Guide and either include, or be accompanied by, a design statement to establish the parameters for the layout and design of the development.

To help achieve the Local Plan aims, the proposal for the extension to Aylesham is being taken forward under the ‘**Creating Quality Places**’ joint initiative between SEEDA and the Prince’s Foundation. The initiative aims to create new and regenerated sustainable communities in the South East through collaborative working. The ‘Aylesham Creating Quality Places’ project is one of only two such projects currently being run under the joint initiative. The aim is for Aylesham to be a demonstration project from which other communities in the region can learn about how collaborative working can deliver the aspirations of communities for quality places where physical, environmental, social and economic needs are met and where people want, and can chose to live, work and enjoy their leisure time.

In addition to helping meet the Local Plan aims, the Creating Quality Places initiative also fully reflects the principles and aims of the Government’s recent

Context plan

-  site boundary
-  settlement
-  rail line/station
London Victoria/Blackfriars to Dover Priory
-  road network
-  bus route - 621
Canterbury to Nonnington, once a day
-  bus route - X90
Canterbury to Aylesham, 1-2 times/hour
-  public footpath





Initial Concept Plan – Day 2

‘Sustainable Communities: Building for the Future report’, and Aylesham is at the forefront of delivering those principles and aims through this project.

1.3 PRINCIPLES UNDERPINNING THE PROJECT

In addition to the full involvement of all stakeholders in the project, the Creating Quality Places approach will aim to:

- Secure the required number of dwellings to support community facilities and local amenities within walking distance of homes;
- Allow for alternative transport initiatives to be developed over the project period;
- Ensure that the development provides a mixture of densities, uses, a range of integrated tenures and a distinctive character that is fully integrated within the existing village fabric;
- Adopt a distinctive approach to design and architecture within the planning and development of the community.

1.4 ASPIRATIONS

The overarching aspiration is to provide a seamless integration of new and existing uses leading to the creation of a strong and vibrant community centred on walkable, interconnected and sustainable neighbourhoods. In particular, the aspiration for the Enquiry by Design process is that it will:

- Deliver a consensus on the fundamental elements such as movement, land use and layout that will guide the future development of the community in Aylesham;
- Use the highest standards of design to create an extension to the existing village with a distinctive character and a sense of place, whilst wholly integrating with the village to create a valuable addition to Aylesham;
- Apply best practice in planning and design and push these standards further.

1.5 WHAT IS THE ENQUIRY BY DESIGN PROCESS?

The EbD process allows all stakeholders to play a direct part in the production of Development Frameworks, Delivery Strategies and Design Codes for development - rather than simply commenting on proposals pre-produced by ‘professionals’. This focused approach is aimed at ensuring that development solutions are produced in conjunction with the local community, those expected to develop, and those communities who will assess future planning applications. This should provide a sound basis for the ‘vision’ that EbD participants will produce to be turned into reality.

2. Day One – Setting the Scene

2.1 SETTING THE SCENE AND ESTABLISHING THE PRINCIPLES OF PLACE MAKING



Briefing Sessions

The first day of the EbD was a scene-setting exercise, providing all participants with an equal footing on the issues to be considered during the event and the principles of place making.

The day began with brief opening statements from individual members of the Partnership, followed by a presentation by EDAW on the EbD process, how the next few days would be structured and the proposed outputs and next steps. This was followed by a presentation from the Prince's Foundation on the principles of Place Making. The morning then concluded with a short question and answer session. The questions and comments made during this process are summarised below:



Working Group feedback

- Sustainability must be taken account of throughout the development;
- A social audit of existing facilities and how this compares to other towns of similar size must be undertaken;
- How do we create the right balance to ensure that Aylesham is a self sufficient community?
- Better use must be made of the existing employment land;
- There is a need for a perceived secondary school;
- Does Aylesham need more employment land?
- A place of quality must be created;
- The vision for Aylesham should not be insular looking;
- The local context must be considered throughout – Abercrombie Plan;
- The impact of an increase in traffic on the areas surrounding Aylesham must be considered and negative impacts prevented;
- How can the development be designed for the proper integration of the car?
- Public transport must be on the agenda;
- Affordable housing must be provided for the young and elderly – 1 bed flats;
- Subsidies for housing must be considered for these social groups;
- The impact of development on the existing central open space must be considered;
- There is an issue from outside the village with perceptions of safety! – Aylesham is safe at present;
- Aylesham is a very well integrated and welcoming community;
- How will land be released for development?
- Is the location of petrol station appropriate?

2.2 WALKING TOUR KEY ISSUES



In the afternoon the participants were organised in smaller groups of approximately 7-12 people. Each group then followed a prescribed walking tour of the village accompanied by a facilitator. The aim of the walk was to initiate debate on the principles of place making and how these were or were not applied within Aylesham. Each participant also had a prompt sheet highlighting things to look out for on the walk. A lively discussion and debate was had and people started to formulate some ideas for how they could see the proposals developing. This discussion was continued in a wider group session for the remainder of the afternoon. A walking tour map and a copy of the prompt sheet is set out in Appendix II.



The remainder of this section sets out the key areas of discussion and issues raised. These have been summarised under a number of topic headings, namely:

- The market Square;
- Streetscape and local vernacular;
- Housing types;
- Community Facilities;
- Employment Areas;
- Open Spaces.

Market Square

The market square is currently the physical heart of the village. The questions raised demanded an assessment of the opportunities offered by market square, and how much development could easily be accommodated in and around it - should the village centre be a 'Village Green' or a 'Town Square'?

It was agreed that although the Square was acting as a focal point for Aylesham, it did not have a clear identity or character. As such, it was considered that the whole square needed to be revamped. In particular there is a need to address the accessibility of the central green with the surrounding built form, the impact of the car and the potential to diversify surrounding uses.

It was thought that the square could be strengthened by focusing the village's retail here. Potential to relocate the shops currently on Cornwallis Avenue was also identified. In addition, it was thought that the diversification of uses could be enhanced by introducing other facilities such as residential apartments over shops and community facilities. It was pointed out that people currently come from surrounding villages to shop in the market square. A greater concentration of retail facilities would therefore increase the viability of Aylesham as a destination. Increased trade to the market square could also provide the potential for uses such as a coffee bar, where people could sit down during their shopping visit, something clearly lacking in Aylesham at present.

People thought the central part of the square was difficult to access on foot and didn't really offer any reason to stay. Water features, seating and more



Walking Tour – Day 1



Walking tour – Milner Crescent

footpaths and planting were seen as elements that could be added to enhance it. A number of questions were raised:

- Should a central feature consist of a covered area for outdoor markets?
- Should the square be paved instead of grassed as at present?
- Although of notable character and value - should the existing trees be retained?
- Should the pit wheel currently located at the centre of the square be raised on a plinth to make it a more visible feature?
- Should the surrounding hedges be removed to improve access?

Traffic management was also identified as a clear issue that needed to be addressed. The road currently acts as a barrier to pedestrian movement and is in some areas unsafe. In addition, vehicles occasionally stop, interrupting the free flow of vehicles around it, which at times creates the risk of blocking emergency services. As well as considering an appropriate street width for the highway, properly delineated car parking was also considered a necessity.

Streetscape and Local Vernacular

Aylesham benefits from variety in its streetscape each varying in their degree of success. It was agreed that much of this success is dependent on the relationship between green space and built form. Along Clarendon Road, for example, the size of green space provided in front gardens was seen as being well-balanced, with a good relationship created by the buildings proximity to the street. Natural overlooking and natural surveillance was apparent

On Cornwallis Avenue, however, more recent development opted for very long front gardens. The size of the gardens has led to a loss of intimacy and the sense of enclosure. A large distance separates building frontages upsetting the careful balance of building heights and street widths provided in older streets. Much of the green space at the front of properties tends to lose its intended function and creates a barrier for natural surveillance.

Along Milner Crescent, a more intimate relationship is apparent, which allows a much greater level of natural surveillance to occur creating a more comfortable pedestrian realm. Everyone agreed that this street was one of the most successful and characterful in the village.

Housing Type

Much debate was had as to the type and size of new houses to be provided. During the walking tour the lack of variety in the housing stock was pointed out. At present it is overwhelmingly dominated by 3-4 bed houses with no apartments. New development needs to address this imbalance and provide smaller accommodation to suit young singles and childless couples allowing them to stay in the village. New development must therefore provide for an 'inter-generational community'. Affordable housing was also highlighted as a priority.

Community facilities

Demands were made by the participants for appropriate amounts of play areas for children and facilities for young people – particularly teenagers. An

extension to the youth club could therefore be considered as part of this need. Pockets of play areas should be spread throughout new and existing areas, making them easily visible, overlooked, and accessible. A comment was made that these public uses should be clearly visible from the street and not hidden away. It was felt that such facilities provided positive contributions to life on the street.

The existing playing fields at Spinney Lane were seen to have a lot of history associated with them, and they are used at present although they are somewhat hidden away and inaccessible from the main part of the village. Much of the area appeared to be underused and would benefit from an improved layout of pitches. It was pointed out that some proposals were currently being considered for a new sports centre and pitches. It was agreed that these should be considered in the masterplan. Improved access and visibility was also considered important.

In contrast, the 'teenage village' recently put up in the central open space, was considered inappropriately located, and could have benefited from proper public consultation with its intended users.

Employment Areas

The existing employment area on the south west edge of the village was seen as an important asset although it was pointed out that it was not very accessible on foot and that this should be improved. It was also pointed out that this area only offered one type of employment and that a variety of employment uses should be encouraged. Alternative employment space such as live/work units and small scale workshops and starter units were also suggested. It was also considered important that any new employment opportunities should be distributed throughout the village although these would need to be compatible with residential uses.

It was also noted that a lot of the employment currently on offer was low paid and whilst unemployment in the village was relatively low there was a need to improve the employment offer and attract higher paying jobs to the area.



The currently allocated parcel of land to the south of the Aylesham Community Project was, however, questioned as to its suitability for employment uses. With the nearby Snowdown Colliery coming forward and the existing Aylesham Industrial Estate, any large scale future provision was seen as questionable. As such people thought a proper viability assessment was needed to identify the appropriate quantum and type of employment provision.

Accompanying employment development is the need to consider transport infrastructure. Existing road links to Aylesham are generally poor and a substantial increase in traffic would need an improved link to the A2.

Open Space

Whilst Aylesham has a lot of open space the majority of it is under mown grass with few facilities such as play areas or seating. At the heart of the village is the central open space. People were very protective of this space whilst agreeing that it has some problems including the fact that back gardens and garages line this open space providing an unattractive boundary. Participants were asked to consider whether there was potential to





The 'Teenage Village'

develop some residential on the periphery of the central open space, possibly a single row of housing overlooking it. Other issues included:

- A lack of biodiversity with large areas of mown grass;
- Poor drainage (surface water and sewerage combined) with flooding occurring in the centre of the green space;
- Poor access to the railway station;
- Lack of seating, planting or amenity.

Proposals for sustainable urban drainage, including wetlands or meadows, were seen as a possible solution to alleviating the current drainage problems identified with this large area of open space.

2.3 KEY ISSUES STATEMENT

The walking tour concluded with a group discussion session during which a series of key issues and priority areas were highlighted. This would form the basis of the following mornings brainstorming and visioning session.

The key issues to be addressed can be summarised as follows:

- Involve the community in all aspects of the development;
- Introduce appropriate facilities and services for existing and future generations of Aylesham residents – an integrated and balanced mix of uses;
- Improve the existing employment offer to meet aspirations for better quality jobs;
- Re-establish the Market Square as the physical, commercial and community heart for Aylesham;
- Diversify the housing offer, provide life cycle homes and address the need for one-bed accommodation;
- Incorporate a wider variety of employment accommodation including small scale workshops and live/work units;
- Ensure that new residential development is of the highest quality incorporating best practice principles in place making, architecture and public realm design;
- New development should also reflect the inherent character and quality of the Aylesham vernacular;
- Improve existing open space and improve species bio-diversity;
- Improve existing and provide new education facilities.

2.4 OPEN EVENING

The first day concluded with an open evening held. This was to ensure a broader public input and provide people with an overview of the project and how proposals would be developed over the coming days.

The evening commenced with a brief introduction from the Partnership followed by a presentation from EDAW. This was similar in content to the morning presentation given to the participants with an added summary of the first day's events and outputs.

This was followed by a lively and heated discussion. Much of the debate focused around the community's strong views about the provision of a

secondary school for the village. Although this issue is outside the remit of the project the strength of feeling of the community could not be ignored. A detailed account of the question and answer session is included in Appendix III and can be summarised as follows:

- What is DDC's commitment to the process?
- Who would make the final decision on the proposals?
- What will the potential impact of additional traffic on an already overstretched road network?

3. Day Two – Exploring Issues



Built form workshop

3.1 BRAINSTORMING AND VISIONING

Day two started with a brain storming and visioning session with the wider group, picking up on the previous afternoon discussions. The aim was to identify key issues and priorities to be explored during the remainder of the day. In order to focus the debate a series of topic headings were introduced. The key points raised are summarised below:

MARKET SQUARE

- Shop fronts are unattractive – refurbishment of existing shops.
- Improve pedestrian links from station to Market Square.
- Collaborate with 'Doorstep Green' to improve central open space.
- Sort out parking and road traffic problems.
- Attract new retail and a variety of shops.
- Need to support existing shops.
- Ground floor flexible space - maybe small scale business.
- Resolve pedestrian access problems to existing shops.
- Relocate business from Cornwallis Avenue into Market Square.
- Upfront investment and environmental improvements spend money – something to be proud of.
- Potential conflict between residential and commercial elements.
- Reconsider position and design of health centre proposals.
- Improve the pedestrian environment and access to the central space.





NORTHERN DEVELOPMENT PARCEL

- Introduce a greater housing mix.
- Create a balanced community.
- Retain successful people in the village.
- Provide 4 bed houses.
- Set aside land for self build.
- Provide accommodation for single men/childless couples.
- Affordable housing.
- A variety of house types – all looks same at the moment.
- Parish Council housing need survey - 14% - 4 bed, 3% interested in self build.
- Combine self build and skills training.
- 25% social housing - set aside for people of Aylesham – S106.
- How do we manage cars.
- Existing playing fields, lease by Parish Council.
- Link between northern parcel and pedestrian link to school.
- Commercial viability of petrol station.
- Incorporate public footpaths within new development.
- National cycle route.
- Archaeological interest on sites around Aylesham.
- Landscape character on northern boundary.

CENTRAL OPEN SPACE

- Work with the 'Doorstep Green' initiative.
- Worth exploring built opportunity.
- Footpath – community facilities.
- Seating – play areas.
- Lighting and signage.
- Trees screening of boundary.
- Amphitheatre.
- Sort out drainage.
- Introduce variety and bio-diversity.
- Possibility of a row of houses overlooking open space.
- No overall loss of open space in Aylesham.
- Land north of school used for sports day.

EMPLOYMENT ISSUES

- No office provision in Aylesham at the moment.
- Introduce a range of employment opportunities.
- Office opportunity adjacent to conference centre.
- Improve existing employment areas.
- Market viability of employment uses.



- Encourage local employment.
- Small workshops.
- Home grown business.
- Relationship with Snowdon Colliery employment area?
- Wider skills base.
- Capture spin off benefits of trade from employment areas.
- Management of commercial and private traffic.

COMMUNITY AND CULTURAL FACILITIES

- Need for a Bank.
- Expand youth club it is overcrowded at the moment.
- Need for cultural development – arts and crafts?
- Encourage community projects.
- How to incorporate important history of the area?
- Culture and heritage.
- Internet/physical presence.
- A Village hall?
- 14 community halls already exist - use existing halls more efficiently.
- Dover Museum is recording history of the area.
- New changing facilities for sports pitches.
- Multipurpose sports hall and game area.
- All weather sports pitch.
- Upfront support for sports facilities to attract people to area.

YOUTH PROVISION (LIST PROVIDED BY YOUTH CLUBS)

- Swimming pool/leisure centre/gym.
- Health centre for teenagers.
- Bus shelters.
- Disco once a month on Fri or Sat night - £3 admittance.
- Different clubs apart from youth club e.g. boxing/football tours.
- More shops, clothes, shoes, restaurants, take away (burger, kebab).
- Community nursery for under 6's.
- Holiday and weekend activities.
- Picnic parks with refreshment store.
- Learning project providing extra schooling for assistance with revision and homework.
- Stationery site for schooling and sports equipment.
- Small museum on past/present/future of Aylesham.
- Danger of cars, pollution, safety in Aylesham.
- Camping club.
- Behaviour area – counselling for children under pressure (growing older/peer).



- Mini Golf, provide entertainment and keep people out of trouble and in work.
- Access to education e.g. Music, PE, science, geography, more subjects required in area. Limited facilities for new people.
- Go carts.
- Older children facilities.
- Flats.
- Speed calming.
- Secondary school.

3.2 CONSTRAINTS AND OPPORTUNITIES BRIEFINGS

After the brainstorming session a series of technical presentations were made. These were designed to be brief and factual providing all participants with the same level of technical information prior to the afternoon working groups. The briefing topics included:

- Existing community facilities;
- Planning policy context and background to the local plan;
- Education facilities and future requirements;
- Residential, employment and commercial Property issues;
- Residential type and tenure;
- Transportation and movement issues including public transport provisions;
- Ground Conditions and services.

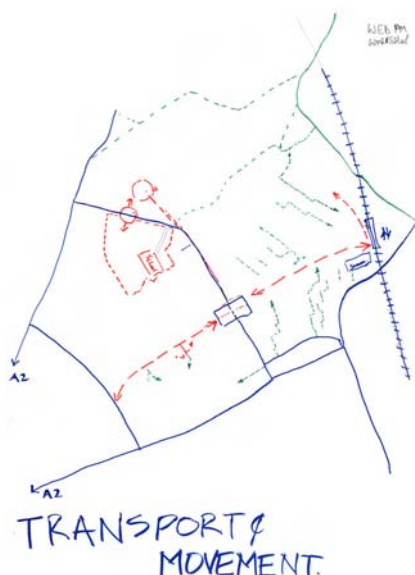
3.3 GROUP WORKSHOPS AND REPORT BACK

In the afternoon participants were asked to break up into smaller groups of 10-15 people to discuss issues in more detail under a chosen topic heading. The aim was to start to formulate more detailed proposals for site specific areas and start to draw out physical elements of the masterplan. Five topic groups were identified including transport and movement; open space and public realm; built form; community services and facilities; ecology and environment. Each group was facilitated by one of the consultants.

After much lively and informative discussion a member of each group reported their findings to the wider audience. Each group had prepared an outline plan and established a set of key issues that needed to be addressed. These issues form the basis of the emerging vision and can be summarised as follows:

Group one - Transport and Movement

- Fully integrate new development with old including transport, public rights of way and the environment;
- Through a coordinated approach develop a public transport interchange at Aylesham station;
- Give priority to the pedestrian in all areas of the village by way of 'home zones' and traffic calming;



WED PM
WORKSHOP



BUILT FORM



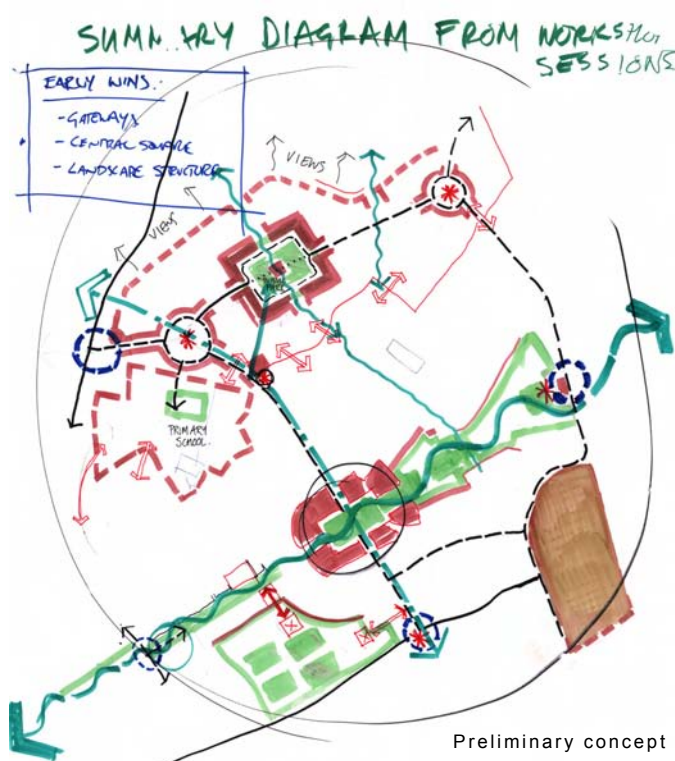


- Introduce biodiversity throughout the village within areas of open space;
- Incorporate sustainable building principles in building design and layout;
- Reduce water use;
- Review designated archaeological areas of importance;
- Include surface water catchment in new housing schemes and public building proposals;
- Make use of the best environmentally friendly energy supply methods;
- Ensure Quality of life.

3.4 EMERGING MASTERPLAN CONCEPT

The day concluded with a preliminary concept plan and vision statement that can be summarised as follows:

- Reinforce a strong sense of community;
- Providing the required level of facilities and services for a greater sized Aylesham;
- Integrating high quality design in architecture and the public realm;
- Meeting aspirations for better quality jobs;
- Offering diversity in the housing offer;
- Providing high quality usable open space and improved bio-diversity;
- Providing accessible education for all, including life long learning;
- Integrating public transport solution;
- Providing an integrated and balanced mix of uses;
- Focusing on Market Square as the physical, commercial and community heart for Aylesham.
- Recognising that the history of Aylesham is vital to shaping its future.



Preliminary concept sketch

4. Day Three – Initial Design Concepts

4.1 OVERVIEW

Drawing on the input of the EbD over the first two days, a smaller 'technical' group lead by the consultant team reviewed the broad concepts generated over the previous two day's workshops. Days three and four were largely spent exploring site specific ideas and working up the initial masterplan.

During these two days a number of more detailed discussions were held with key stakeholders, KCC and DDC officers, public transport operators to inform the detailed design process. These discussions included:

- Options for routing of public transport;
- Options for highway improvements and potential segregation of residential and commercial traffic;
- Opportunities for limited residential development within the central open space;
- Requirements for the expansion of the primary school;
- Existing proposals for the sports ground and how these might be reinterpreted;
- Current proposals for the health centre and how these can be improved to provide a better fit with the wider aspirations for the market square;
- Drainage issues.

In the afternoon there was an informal meeting with key members of the partnership to update them on progress and discuss any outstanding issues.



5. Day Four – The Emerging Masterplan



5.1 OVERVIEW

The final day consisted primarily of further development of the masterplan and the themes and concepts that were established over the previous 3 days. In addition to the layout and form of the northern development parcel the market square, Boulevard Courriers and the central open space were also considered to be of great importance to the overall scheme and as such a number of proposals for these areas were also considered.

A series of detailed plans and sketches were drawn up in preparation for the final evening exhibition and presentation. These included:

- An illustrative masterplan at 1:2000;
- An illustrative axonometric at 1:2000;
- A detail plan of the central open space and proposals for Boulevard Courriers at 1:1000;
- A detail plan of the Market Square at 1:1000;
- An aerial view of the Market Square;
- An aerial view of the public garden within the central open space;
- Various sketch views of typical residential streets;
- A series of diagrams illustrating
 - Strategic transport solutions,
 - Movement network,
 - Bus routes,
 - Walking and cycling routes,
 - Drainage solutions,
 - Concept plan,
 - Public open space concept,
 - Ecology and sustainable urban drainage,
 - Development opportunity areas,
 - Land use,
 - Built form principles.

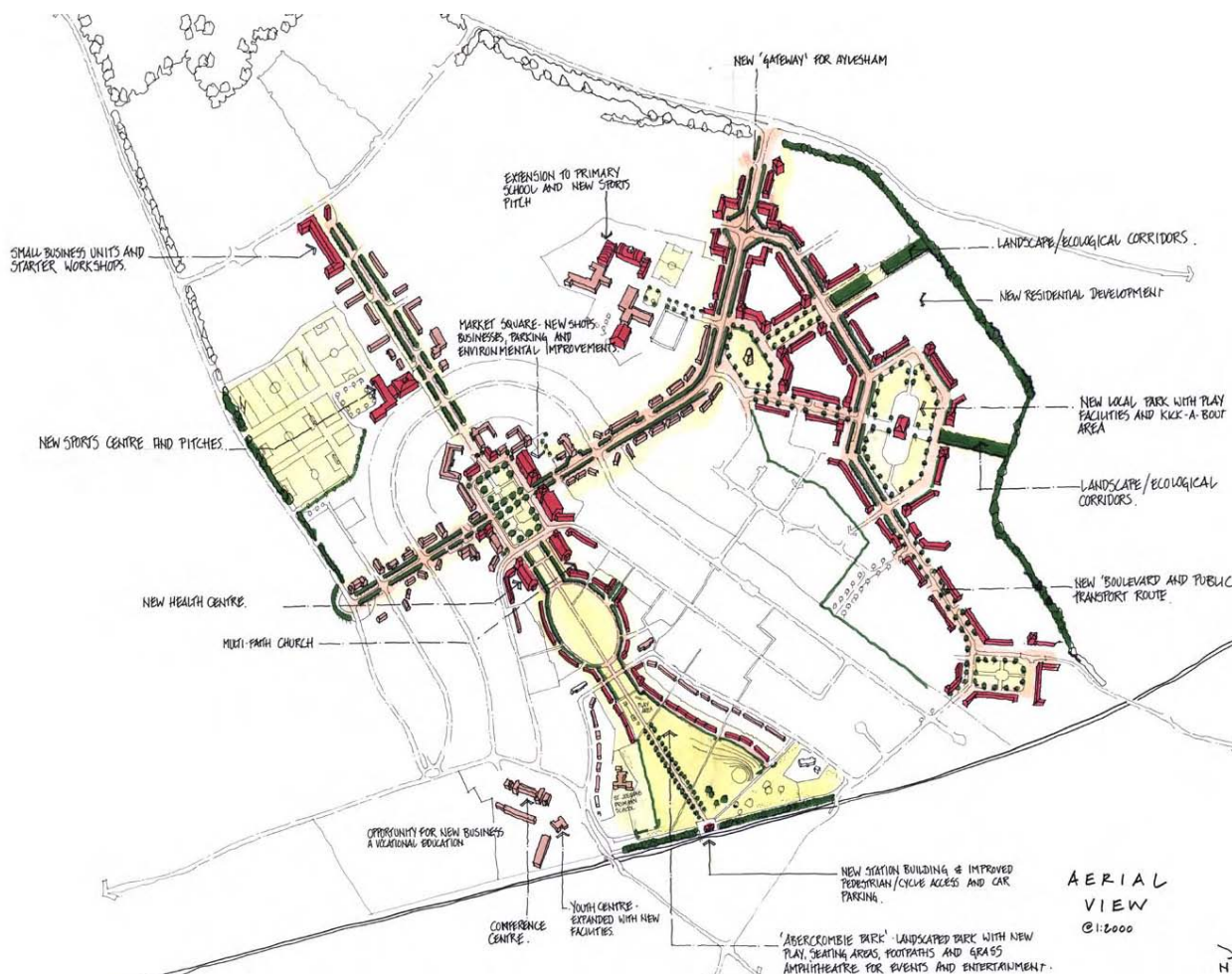
5.2 THE EMERGING MASTERPLAN

The emerging masterplan draws upon the principles required to create a sustainable extended community at Aylesham. The plan reflects the principles of good place making set out by the Prince's Foundation and builds on the issues and aspirations of the community and stakeholder groups.

It is intended that the masterplan drawn up during this first EbD workshop forms the basis of future debate and discussion over the coming months and provides a strong foundation on which to move the project forward.

The illustrative masterplan

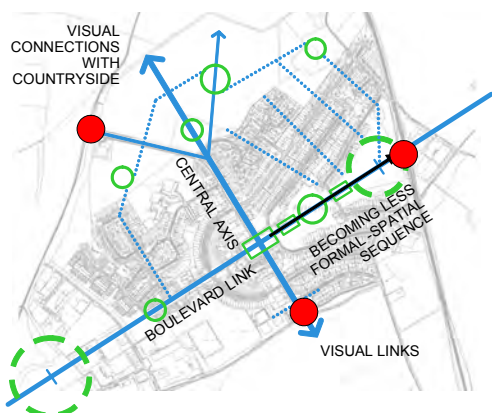


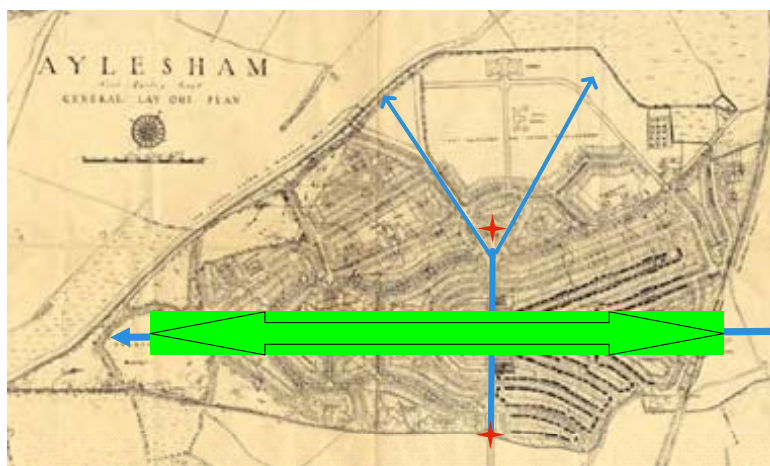


The key objectives and principles illustrated in the plan can be summarised as follows:

- The history of Aylesham will be the basis for its future and the underlying concepts set out in the Abercrombie masterplan should be reflected in the new proposals, namely,
 - The strong east-west axis from Aylesham station, through the market square and Boulevard Courriers to Aylesham Wood.
 - The strong north-south axis along Dorman Avenue North and South.
- Three new 'Gateways' into the villages will be established to help orientation and way finding, these will be at the junction of the B2046/ Dorman Avenue North, the junction of Spinney Lane/ Dorman Avenue South and around the train station;
- The northern development parcel should be perceived as a seamless extension to the existing community based around a strong boulevard concept and a permeable neighbourhood of streets, landmark and gateway buildings;
- New development will be of the highest quality reflecting established 'place making' principles whilst creating a mix of housing types and tenures;
- The Market Square will be reinforced as the physical, commercial and community heart of the village with a greater mix of uses, new development opportunity areas and environmental improvements;

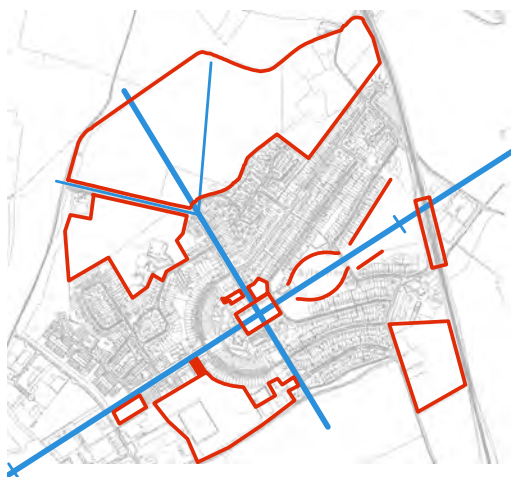
Concept Sketch





- The primary open space focus for the village will be the revitalised and improved central open space or “Abercrombie Gardens” creating a high quality space that provides a range of recreational opportunities for all whilst improving the visual and physical links to the station. *(It was agreed after much debate that an option to consider residential development within the central open space was worth pursuing, in addition to repositioning of the new health centre and redevelopment of the St Finbars RC Church);*
- A new sports centre and improved sports pitches at the existing Spinney Lane recreation ground;
- An employment and vocational education hub focused around the Aylesham Community Project;
- An extension to the youth club;
- Improved pedestrian and cycle links to the employment area Aylesham Wood and the train station;
- A comprehensive extension to Aylesham County Primary School incorporating a new hall, classrooms and an outdoor sports pitch;
- New all weather sports pitch and play area located next to the primary school;
- A small business workshop and live/work cluster at the western end of Boulevard Courriers.
- A greater mix of facilities for the existing and new community including commercial, retail and employment uses as well as residential, these should be integrated within the village fabric and not placed in single use zones;
- An improved public transport network within the village, to the station and the surrounding towns and villages;
- A sustainable approach to local surface water drainage will be adopted in combination with proposals to improve the drainage problems in the existing central open space.

Development Opportunity Areas

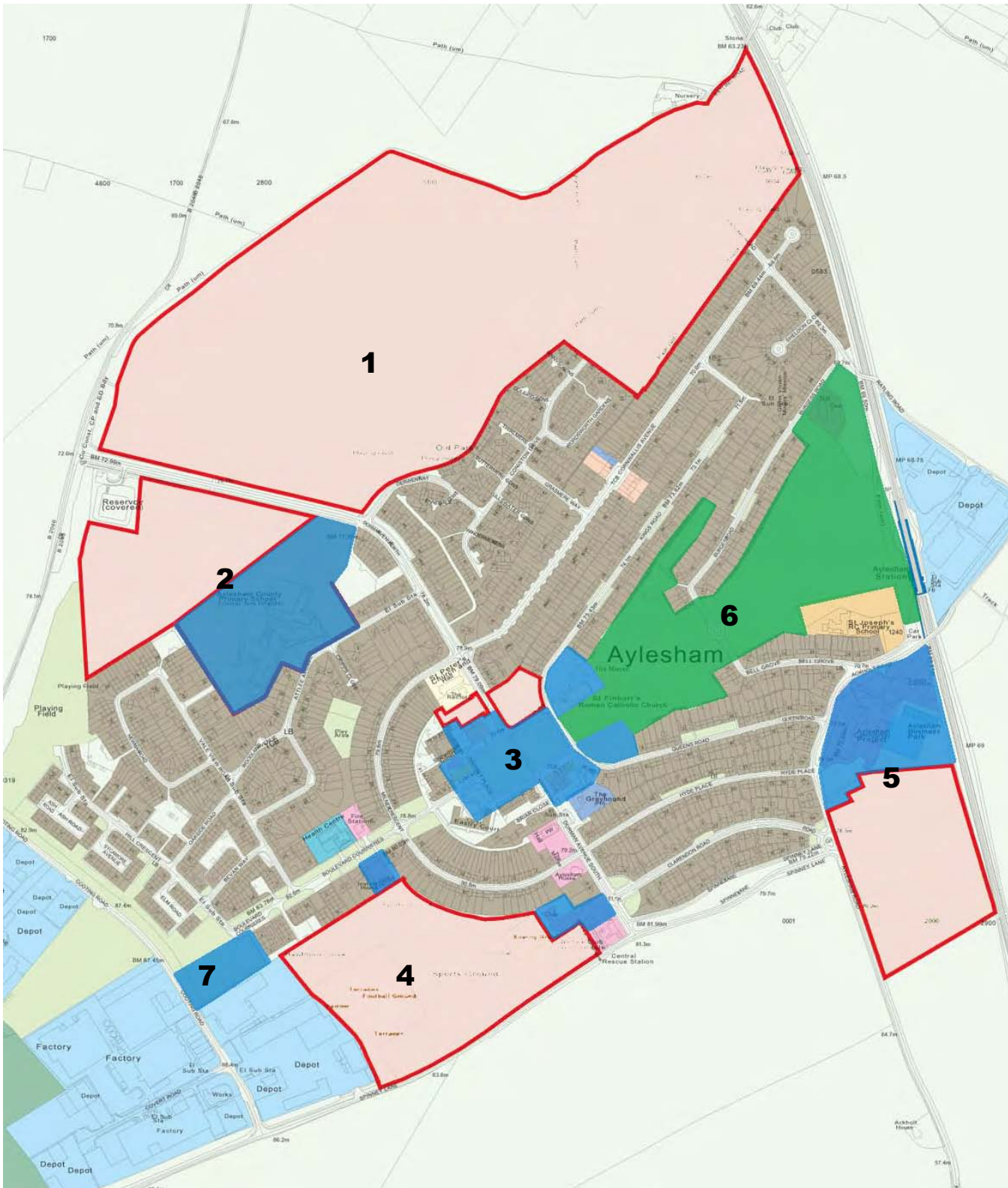


5.3 DEVELOPMENT OPPORTUNITY AREAS

A number of development opportunity areas are set out in the local plan and identified on the attached drawing. Some additional opportunity areas were also identified and some of the existing ones modified or extended. These may be described as follows.

1. Northern Development Parcel

This site will accommodate 850 to 1000 new homes of a mix of sizes and tenure including affordable housing, the exact amount of which be determined taking into account market and site conditions. Some opportunity may exist for a small local convenience store. It is proposed that the existing play area and grass sports pitch be upgraded but relocated onto the school site, see below.





2. Aylesham County Primary School/ Residential/ Recreation Area

The site is currently identified for a 2 hectare extension to the primary school providing a new hall, class rooms and an outdoor sports pitch, a petrol station and some residential development. The existing layout would lead to a fragmented site with isolated areas of housing to the north.

Discussions were held with the head master of the primary school regarding the best use of the site. It was considered that all of the 2 hectares may not be needed for the schools use and it was more important to get a workable solution as long as adequate room was made available for the outdoor junior grass sports pitch and the school extension.

As such, it is proposed that a slightly smaller site be set aside for the school (exact size and location to be agreed during further discussions) with a new public multi-use all weather pitch and children's play area provided to compensate for the one lost on the northern development parcel. This will allow for an improved facility that is more accessible for dual use by the community school. A new pedestrian crossing will be provided across Dorman Avenue North improving access to the school and recreational facilities.

The remainder of the site will be used for residential land. The viability or appropriateness of a petrol filling station in this location will be explored further, but it is not considered to be an optimum location given the proximity to the reservoir.

3. Market Square

In the local plan two development sites are identified within the market square one behind the Co-Op the other incorporating the post office and the open space adjacent to it. After the walking tour however, people were in agreement that the opportunity around the square was more extensive and as such, additional potential development areas were identified. More detailed information and drawings regarding the Market Square proposals are set out in section 5.5.

4. Sports ground

Proposals already exist for a new sports centre and improved outdoor pitches at the existing sports ground on Spinney Lane. It was felt that the proposed development would benefit from a new access and street frontage onto Boulevard Courriers. As such, proposals were put forward to reconfigure the existing proposed layout to reposition the new sports building on the existing site of the old police station. This would allow a new building presence on the Boulevard in addition to providing improved pedestrian access from the centre of the village. Some additional improvements were proposed to the Dorman Avenue South entrance and existing car park areas.

5. Employment and Vocational Education

The site to the south of the Aylesham Community Project is currently identified for employment uses. It was felt however that this site had greater potential for development, in tandem with the Aylesham Community Project and new workshops, to create a new employment and vocational education



hub. Detailed proposals were not set out during the workshop but this site was identified as a priority area for further work and will be an integral site at the second workshop.

6. Central Open Space

From the outset of the workshop it was apparent that the community greatly valued the central open space and were concerned that it should not be used for any future development. In addition, a local group 'Doorstep Green' have been working very hard over the last year in an attempt to secure some funding for environmental improvements in the central space. However people appreciated that this space was not being used to its full potential and also had a number of problems namely:

- The illegal extension of back gardens and garages overlooking the space creating an unsightly edge and a potential security risk for those properties;
- The fact that vehicles drove over the space to reach the garages;
- Problems with drainage and backing up of sewerage runs in wet weather;
- The lack of general amenity in the open space in the form of benches litter bins, trees etc.
- It was also felt that the recently constructed 'teenage village' was inappropriate.

After debate and discussion it was agreed that an option to look at incorporating residential development around the perimeter of the space was worth considering. The concept being to hide the back garden fences and provide new residential frontages overlooking the park, this in turn may help fund significant improvements to the open space. More details of the proposals for the central open space are set out in section 5.6.

7. Boulevard Courriers

An additional opportunity area was identified on part of the open space at the western end of the Boulevard adjacent to the employment area. This site was thought to be suitable for some small scale workshop/live work units in addition a new pedestrian/cycle access to the employment area and ultimately to Aylesham Forest.

5.4 RESIDENTIAL DEVELOPMENT - NORTHERN DEVELOPMENT PARCEL

The northern development parcel comprises 38.3 hectares of land and has been identified for 850-1000 homes. The development will comprise a mix of homes from 1 bed apartments up to 4 bed houses in a combination of terraces, semi-detached and some detached homes. The character of the houses and materials used will reflect the local vernacular. More detailed work on built form character, scale and street section will be undertaken prior to the second Enquiry by Design Event.

It is proposed that the layout of this area reflects the inherent character of Aylesham and goes some way towards completing key elements of the Abercrombie vision that is fully integrated both visually and physically with the existing village.

One of the key features of the layout will be the termination of the visual axis looking north along Dorman Avenue. It is proposed that a small village square surrounded by landmark buildings creates a strong focal point to terminate this axis. At this point the road will split forming to strong visual and physical axis into the heart of the new development and to the northern gateway for Aylesham.

Through the heart of the new development will be a boulevard and a central feature of the area will be a new neighbourhood park comprising play and seating areas. The park will be fronted by new residential terraces. A series of smaller neighbourhood or pocket parks will be located throughout the development.

In addition 'green fingers' or ecological corridors could penetrate the development from the north. These could also be used to provide a sustainable urban drainage system. The edge of the village will be clearly defined by the retention of the existing hedgerow and new residential frontages, (rather than back gardens) taking advantage of views over the countryside to the north.

The development will be laid out in a series of perimeter blocks of traditional



SUDS



A typical residential street

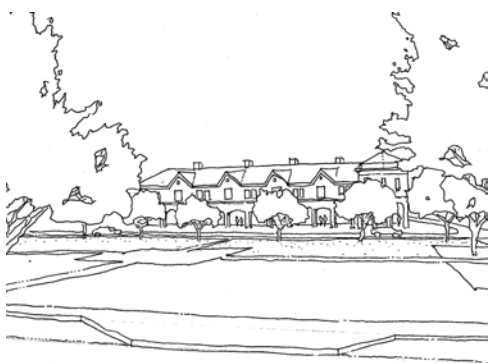


streets and squares with full permeability for pedestrians and cyclists but sufficiently traffic calmed to keep driving speed to a maximum of 15mph.

5.5 THE MARKET SQUARE

As previously stated one of the priorities for the project was to make the market square the physical, commercial and community heart for the new Aylesham. As such, a comprehensive refurbishment is proposed including:

- A comprehensive new development on the northern edge of the square creating new commercial premises (and new premises for the Co-Op) with residential above, a secure new car parking and servicing area to the rear of the building;
- Refurbishment of existing shops and infill development on the southern side;
- Relocation and redesign the proposed health centre building;
- Potential redevelopment of St Finbars Church into a multi-denominational facility;
- Removal of the hedge around the green space;
- Environmental improvement to the green space including new paving, seating areas, lighting, litter bins, tree and shrub planting;
- Traffic management and traffic calming improving pedestrian access into the central space;



Aerial view of the market Square



- New parking areas for shoppers.

Market Square North– These sites were extended to include potential redevelopment of the Co-Op site, to create a significant opportunity for additional ground floor retail with residential above and improved storage, access and car parking for the retail areas. Any further proposals will be considered in negotiation with the land owners and current occupiers of these sites.

Market Square South - The existing shops were considered to be in a poor state of repair with unattractive shutters. Vacant corner plots added to the opportunity. It was agreed that refurbishment and extension of these premises would provide improved and expanded commercial areas with residential above. Any further proposals will be considered in negotiation with the land owners and current occupiers of these sites.

1. New retail and commercial with residential above
2. New multi-denominational church
3. Relocate the health centre
4. Refurbish and extent existing shops
5. Environmental improvements to the square
6. New residential
7. Extend Eastry Court

Market Square East - This is the area currently occupied by St Finbars RC Church and the proposed site for the health centre. It was felt that the current layout for the health centre would have a negative impact on the aspirations for both the market square and the central open space. It was decided that alternative proposals should be considered for the health centre involving positioning the building further to the south and locating the car parking away from the open space. In addition, it was felt that the site currently occupied by the church was not being used to its full potential. It was suggested that this



church site could be redeveloped to provide a multi-denominational church and some additional residential development.

Market Square West - There are currently proposals to build some bungalows adjacent to the old library building but this scale of development is not considered appropriate in the context of the wider aspiration for market square. As such, it was agreed that this site and the potential for an additional site in front of Eastry Court should also be considered. This would enable an entirely new frontage overlooking the square.

5.6 THE CENTRAL OPEN SPACE

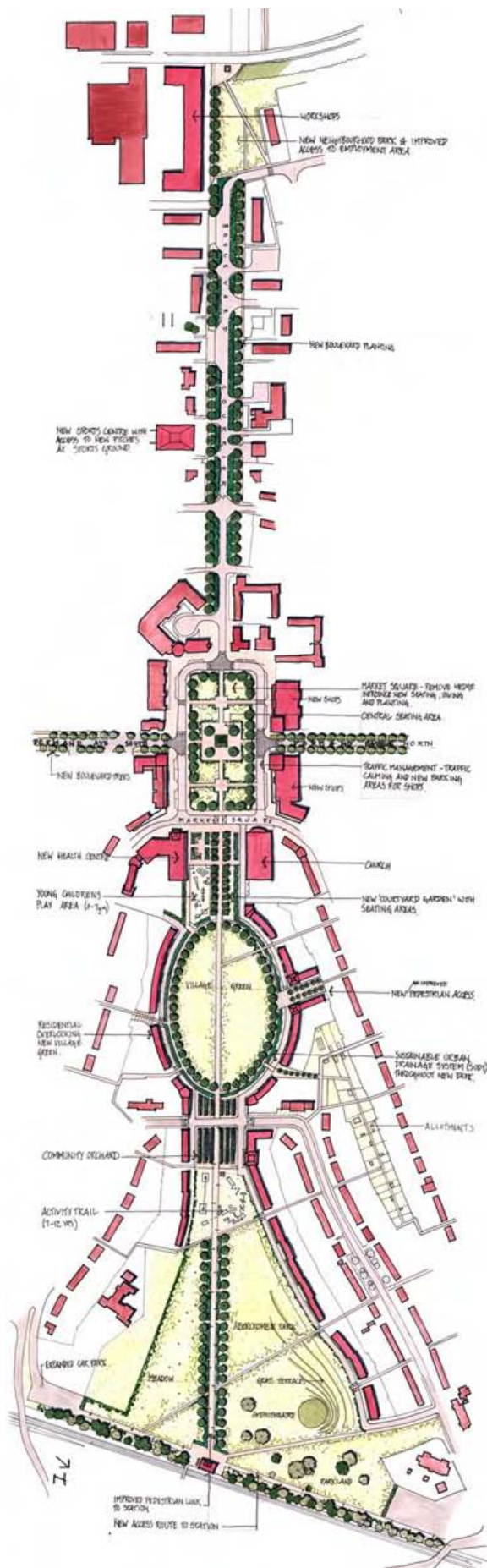
A comprehensive refurbishment of the central open space is proposed. The main objective being to make this the focal point for the village introducing active uses and creating a sequence of usable public open spaces. It will be important to retain open views along the boulevard to the countryside beyond. This space should be of the highest quality and provide a real asset for the Aylesham community. The proposals include:

- Lining the edge of the space with a single row of residential development to help define it;
- Comprehensive new footpath/cycleway network and improved access to the station;
- New tree and shrub planting, seating, lighting and litter bins throughout;
- A 'Courtyard Garden' situated in front of the health centre comprising new seating, planting and a young children's play area;
- A large central village green for informal recreation, kick-a-bout area and community events;
- A 'Community Orchard';
- An activity trail for 5-12 year olds;
- 'Abercrombie Gardens' incorporating open meadowland, an amphitheatre and grassed terracing, parkland and tree planting.

5.7 TRANSPORT AND MOVEMENT

A number of transportation and movement issues were considered over the course of the workshop and the key objectives can be summarised as follows:

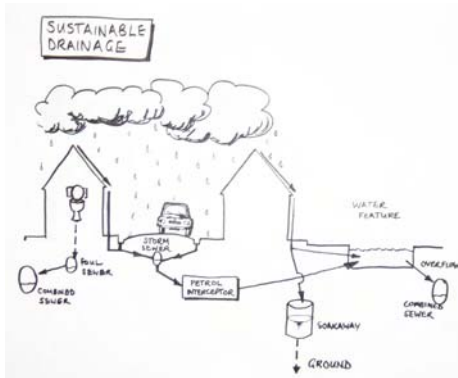
- Proposals to extend the existing K10 (Monkton to Aylesham) bus route through the heart of the new development accessing it from Dorman Avenue North running along the new boulevard in the northern development parcel and picking up the existing route along Cornwallis Avenue;
- A significant reduction in traffic speeds within the village in both new and existing areas. The aim will be to create a series of 'home zones' in residential areas with speeds of between 5-10mph with traffic speeds in the remainder of the village calmed





to 15- 20mph rather than the 30mph that exists at the moment;

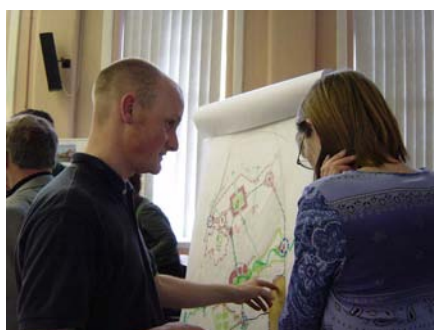
- Potential for a public transport interchange, between bus and rail at the station;
- Potential to separate industrial traffic from residential traffic and reduce speeding and safety issues along Spinney Lane;
- A comprehensive new pedestrian and cycle network that links new and existing development, public open spaces, employment areas, schools and the station;
- Safe routes to school comprising new pedestrian crossings on all main routes;
- Provide new parking opportunities in appropriate locations within the market square whilst still retaining the focus on public transport, walking and cycling.



5.8 SUSTAINABILITY

Sustainable Urban Drainage System (SUDS)

It is proposed that all new develop is provided with SUDS this is a method by which surface water run off from buildings, roads and car parks is temporarily stored on site in the form of balancing ponds, swales or soakaways . This allows surface water to gradually filter back into the ground or move to the main surface drainage system over a longer period of time. Its benefits are that it reduces the need for costly surface drainage systems; it makes a site more self sufficient and in very wet conditions surface water runoff does not



overload existing drainage outfalls. Opportunities also exist for grey water and surface water to be managed and recycled on site. The SUDS systems can be incorporated within the general open spaces and public realm areas.

There are a number of problems with the existing drainage system often resulting in flooding in the central open space. Two options were considered to alleviate the problem including;

- Upgrading the existing sewer combined with a SUDS for new residential areas and use of swales within the existing open space;
- Provision of a new sewer connecting the new residential development and possibly Ratting to the main trunk sewer although this may be a costly procedure.

Ecology

It was considered important that the existing wildlife and habitat areas should be preserved and that there is a need to introduce a greater biodiversity within the village. At present the majority of open space is predominantly species-poor mown grass. As such, a number of initiatives are proposed, namely:

- Retain existing hedgerows along northern boundary;
- Introduce new wildlife and habitat corridors within the new development making connections between the existing countryside and internal open spaces;
- Introduce a greater mix of planting across the village including new meadow grassland habitats within 'Abercrombie Gardens';
- Introduce water features in combination with the SUDS to create new habitats;

5.9 OPEN EVENING

The week concluded with a second open evening. This commenced with a public exhibition where all the plans produced over the previous few days were displayed. Members of the working group and the consultant team were on hand to answer questions or explain any issues.

A short presentation on the proposals was then given and this concluded with a question and answer session.

The proposals were very well received with a significant number of people remaining after the presentation to look at the drawings and discuss any issues they had.

6. The Next Steps

6.1 INTRODUCTION

The next steps are to take forward the outputs from the EbD process, test and refine them with the 'technical stakeholders' and working group members. This further work will then be presented and discussed at a second Enquiry by Design event to be held in early summer 2003.

6.2 STAKEHOLDER WORKSHOPS

A series of focused workshops with key stakeholders, members of the working group and consultant team will be held. These will look in more detail at the viability of the proposals put forward at the EbD and begin to resolve more technical issues surrounding traffic, drainage, land assembly etc.

6.3 FINANCIAL AND DELIVERY ASSESSMENT

An initial financial and delivery assessment will be produced to examine the implication of the emerging masterplan, taking into account:

- Development pace and market take-up in differing property market and funding climates;
- Any land ownership constraints and land assembly opportunities;
- Overview financial appraisals drawing on indicative costing and values for first-phase schemes and other key developments including public realm and other infrastructure proposals;
- Evaluation of priorities – identification of those which are essential for the successful implementation of Aylesham, and those which are desirable or inspirational.

6.4 REFINING THE MASTERPLAN

The masterplan will be refined and more detailed drawings prepared for the second collaborative design event. This will involve general consideration of residential layouts; character; land use budget and development schedules; open space, recreation, education and community requirements; highway and transportation issues.

In addition, more detailed design issues will be considered including:

- Type, mix and balance of housing stock (detached, semi-detached, terrace, apartments), based on a range of densities;
- Quantity, location and type of affordable housing stock to be provided;
- Type, location and scale of employment uses which may be appropriate;

- Type, intensity and mix of uses incorporating retail and leisure, commercial space, cultural and community facilities;
- Movement and accessibility options and implications of public transport investment scenarios, highway access arrangements;
- Measures to promote walking and cycling through the location of local trip-generating facilities, as well as the design of roadways and footpaths;
- Public realm treatment and landscape concepts, including creation of legibility, views etc;
- Safety, security and management.

6.5 PREFERRED STRATEGIC FRAMEWORK

The outcomes of the stakeholder workshops and masterplan evaluation will lead to the identification of a preferred strategic framework, which best meets the criteria and aspirations identified above. The strategic framework will be accompanied by a delivery and implementation plan. This will address issues such as:

- Phasing and release of sites;
- Land disposal and procurement methods;
- Timing of infrastructure provision;
- Potential for cross-subsidy of non-commercial elements;
- Introduction of Community Trust or other management arrangements.

6.6 SECOND ENQUIRY BY DESIGN WORKSHOP

Once these tasks have been completed a second EbD workshop will be held. This will evolve participants from the first workshop. It will be held over a day and an evening comprising a presentation of work progressed since the first workshop and a series of group workshops to discuss detailed development issues. The day will conclude with an open evening.

6.7 PREPARE IMPLEMENTATION STRATEGY

In parallel with the Masterplan an Implementation Strategy will be prepared. This will set out proposals for the delivery and phasing of the development and will include:

- Summary of development context, including review of market sectors.
- Identification of phasing strategy.
- Identification of funding and procurement mechanisms, particularly for mixed-use elements of the proposals.
- Phasing and delivery of infrastructure and non-commercial elements of the proposals.

6.8 DESIGN CODES AND DESIGN GUIDANCE

A comprehensive set of design codes and guidelines will also be prepared. These will cover strategic and detailed design issues including:

- **Concepts** – masterplan, land use, open space and public realm, vehicular movement, building heights, phasing and, views and vistas.
- **Public Realm** – public realm general principles, minimising clutter, designing for accessibility, safety and security, maintenance and management, microclimate, sense of place pedestrian links and cycle links.
- **Open Spaces, Parks and Squares** including location, character, facilities, and materials.
- **Movement Corridors** including character, safety, carriage and footpath, trees, materials, parking, utilities, bus stops, street furniture and cycle routes; pedestrian and cycle connections to the wider area, including Dover and the sub region.
- **Off-site works.**
- **The Design Codes** will identify a series of neighbourhood zones, as appropriate with information on neighbourhood character, building scale and form, building orientation, articulation and placement in relation to boundaries, treatment of parking, gardens, open space and public realm, home zones, amenity landscape, street furniture.
The Design Code will identify an appropriate local palette of materials.
- **Measures to promote energy efficiency.**

Appendix 1 - List of Attendees

Prefix	Name		Job Title	Organisation
Ms	Ginny	Allen Amson	The Practice Manager	Aylesham Health Centre
Mr	Harry	F.C.S.D	Vice Chair	CARE
Ms	Jan	Anderson	Head of Urban Renaissance	SEEDA
Mr	Tony	Barnett		
Cllr.				
Mrs	Helen	Bartolo		Dover District Councillor
Mr	Roger	Bone		Womenswold Parish Council
Mr	Peter	Bunn		Canterbury City Council
Mr	James	Burke		Dover District Council
				Kent County Council Youth and Communities
Mr	Bill	Butler		
Mr	Andrew	Cameron	Project Director	Alan Baxter and Associates
Mrs	Rosemary	Carty		Church Commissioners
Mr	Paul	Clarke	Senior Planning Officer	Dover District Council
Mr	D	Connolly		Kent Police
Mr	G. F.	Cosier		Aylesham Parish Council
Mr	Steve	Darling	Area Office	Kent County Council
Mr	Roy	Davis	Parish Councillor	Aylesham Parish Council
Mr	Mike	Dawson	Chief Planning & Building Control Officer	Dover District Council
Mr	Gerry	D'Cruz	Head Teacher	Aylesham Primary School
			Principal Planning Officer, Land Use & Transport	
Mr	Julian	Dipper	Senior Transport Planner, Land Use & Transport	Kent County Council
Mr	Steve	Dukes		Kent County Council
Ms	Ann	Dunton	Urban Designer	KCC Environmental Management
Mr	Mike	Ebbs	Forward Planning Manager	Dover District Council
Mr	Adrian	Fox	Planning Officer	Dover District Council
Mr	Derek	Garritty	Manager	Aylesham & District Workshop Trust
Mr	Graham	Gibbens	Kent County Council Member	Kent County Council
Ms	Leah	Gibson		Alan Baxter and Associates
Mr	George	Gilchrist	Trustee	Aylesham Welfare Scheme
Ms	Cheryl	Gilling	Tourism and Arts Manager	Dover District Council
Mrs	Heidi	Golden	Aylesham Parish Clerk	Clerk to Aylesham Parish Council
Mr	Bill	Hanway		EDAW
Mr	Brinley	Hill	Regeneration Officer	Dover District Council
Mr	Tony	Hillier	Managing Director	Hillreed Homes Ltd
Mrs	Gill	Hogbin	Engineering Assistant	Dover District Council
Cllr	Sarah	Hohler	Deputy Leader & Cabinet Member for Community Services	Kent County Council
Mrs				
Cllr.				
Mr	Phillip	Holt		Snowdown Regeneration Forum
Miss	Kirsty	Hornsey		Aylesham Youth & Leisure Centre
				Aylesham Community Development P'nership
Mr	G	Horsfall		Kent Police
Mr	Eddie	Hughes	Architectural Liaison Officer	Hillreed Homes Ltd
Mr	Alister	Hume		
Mr	Tim	Ingleton	Senior Engineer	Dover District Council
Ms	Nicola	Jenkins	Doorstep Green Association Advisor	The Countryside Agency
	S	Keenan		English Partnerships
Mr	Leon	King		
				Aylesham Community Development P'nership
Cllr.	L H	Knight	Chairman	Kent Police
Mr	R	Lester		
Mrs	Pauline	Lloyd	Strategic Housing Manager	Dover District Council

Mr	Keith	MacKenney	Economic Development Manager	Kent County Council
Mr	Roger	Madge	Strategic Director (Community & Regeneration)	Dover District Council
Ms	Nahid	Majid	Development and Regeneration Manager	The Prince's Foundation
Ms	Claire	Martin	Public Health Specialist	East Kent Coastal PCT
Mr	Ian John	McCourt	Partner	Kent Design Partnership
Mr	Brian	Meakin	Site Manager	Aylesham Primary School
Mr	Steve	Milgate	Planning Officer, Service Delivery	Dover District Council
Cllr.	Kevin	Mills	Portfolio Holder - Regeneration	Dover District Council
Ms	Geraldine	Moon		The Countryside Agency
Mr	Chris	Moore	Senior Development Manager	SEEDA
Mr	Andrew	Morton		Alan Baxter and Associates
Mr	Paul	Murrain	Director of Urban Programmes	The Prince's Foundation
Mr	Barry	Neaves	Customer Services Manager (Kent)	Environment Agency
Mr	Michael	Nee	Development Officer	Southern Housing Group
Ms	Patricia	Obee		Aylesham Parish Council
Mr	William	Oliver		Snowdown Regeneration Forum
Mr	Lee	Payne		Aylesham Youth & Leisure Centre
Ms	Miranda	Pearce	Policy and Programme Planner	SEEDA Headquarters
Mr	Richard	Pollard		Dover District Council
Ms	Lesley	Price	Technical Clerk - Dev. Control	Dover District Council
Miss	Lauren	Richards		Aylesham Youth & Leisure Centre
	Richard			
Mr	W.	Richardson	Choir Representative	Snowdown Male Voice Choir
Mr	Leyland B	Ridings		Kent County Councillor
Mr	Mike	Rushman	Planning Director	Berkeley Homes (Eastern) Ltd
Ms	Brenda	Smith		White Cliffs Housing Association
Mr	Darran	Solley		Dover District Council
				Aylesham Community Development P'nership
Mrs	Kay	Sutcliffe		
Mr	Patrick	Sutcliffe	Manager	Aylesham Youth & Leisure Centre
Ms	Anna	Tennent	Urban Designer	KCC Environmental Management
Ms	Lesley	Thirkettle	Planning Officer	Dover District Council
				Aylesham Community Development P'nership
Mr	Mark	Townsend		
Cllr				
Mr	Martin	Vye	Kent County Councillor	Kent County Council
Mr	Charles	Walker	Leisure Services Manager	Dover District Council
Mr	Peter	Wallace	Planning Officer, Service Delivery	Dover District Council
Ms	Kelly	Walters	Area Office	Kent County Council
Mr	Roger	Walton	Head of Property Services	Dover District Council
Mr	David	Warburton	Head of Sustainable Communities	English Partnerships
Mr	Jeff	Ward		SEEDA
Miss	Janice	Wason	Kent Supporting Independence Facilitator,	Kent County Council
Ms	Janine	Westbury	Editor	Aylesham & District Community News
Ms	Victoria	Westhorp	Countryside Officer	The Countryside Agency
Mr	Jordan	Williams		Aylesham Youth & Leisure Centre
Ms	Maxine	Williams	Planning Technician, Service Delivery	Dover District Council
Ms	Jo	Passmore		The Rural Housing Trust
Mr	Martin	Gray		LE Group - Seeboard Power Networks
Mr	John	Park	System Development Manager	LE Group - Seeboard Power Networks
Mr	Geoff	Blackwell		Aylesham Doorstep Green
Ms	Geraldine	Smyth		Aylesham Neighbourhood Project
				Kent County Council (Environmental M'gment)
Mr	Simon	Mason	Archaeological Officer	Kent County Council (Environmental M'gment)
Mr	Colin	Godfrey		Snowdown Rugby FC
Mr	Michael	Griffin		
Mr	Sam	Webb		Spokes East Kent Cycle Campaign
Mrs	Sheila	Webb		Spokes East Kent Cycle Campaign
Ms	Heather	Knowler	Provision Planning	Kent County Council
	Sam	Newington		FDWC
Mr	Martin	Wilkes		Sunley Holdings Plc.
Ms	Theresa	Trussell	Safety Engineer	Kent County Council

Mr	Graham	Tully	Consultant	Donaldsons
Mr	Melyvn	Saychess		Kent County Council Provision
Mr	Ben	Wrighton	Consultant	Donaldsons

Appendix 2 – Walking Tour Prompts

Walking Tour Key Issues Tuesday March 25th

Site Visit

13.15-15.45 Guided Route – key questions

- 13.20 South-eastern employment parcel**
This is allocated for employment - is this a good location for an employment site? Consider proximity to station, Aylesham Community Project, Snowdown Colliery future employment site, and route to A2(T).
- 13.30 Clarendon Road 1930's housing**
Notice the relationship between the houses and the street with regards building height, street width, gardens, car parking and boundary treatment
- 13.45 South-western sports field parcel**
Is this a good location for sports facilities/community facilities? Consider proximity to houses (existing and new), road and school.
- 13.55 Industrial Estate**
Notice the size of buildings, the space around the building, the cleanliness and tidiness, the traffic and business of the road, ease of pedestrian and cycle routes between houses and employment and type of employment activity.
- 14.14 Boulevard Courriers**
What is the role of the street now compared with Abercrombie's plan? Notice the relationship between the houses and the street with regards building height, street width, gardens, car parking and boundary treatment. Are there any features which identify the centre of the village?
- 14.30 Crescent 1920's housing**
Notice the relationship between the houses and the street with regards building height, street width, gardens, car parking and boundary treatment
- 14.45 Cornwallis Avenue new housing**
Notice the relationship between the houses and the street with regards building height, street width, gardens, car parking and boundary treatment.
What do you think of cul-de-sacs?
- 14.55 Northern housing parcel**
This is allocated for housing – is it a good location for housing? Consider how people move to school, work, shops and the A2(T)) and the countryside, is open space needed and where, and what type of homes are needed?
Western triangle parcel
This is allocated for the school extension, more housing and a petrol station – is it a good location for these uses? Consider how people move to school, work, shops, the A2(T) and the countryside, and is there a conflict between uses?
- 15.15 Central retail parcels**
Are these parcels the appropriate locations for more shops? Consider whether they face onto Market Square, what sort of building and building height should they be and what type of shop or community facility?
- 15.20 Market Square**
Is this the physical and/or functional focal point of the village? Does it feel like an attractive space? What doesn't work, i.e. pedestrian movement, parking, and a place for people to meet?
- 15.30 Central open space to station**
Consider why it may not feel safe and why people/cars abuse it? What are the important routes within the space?

Appendix 3 – Day One Open Evening Q&A Session

The following is a record of the community question and answer session held on the first evening.

Political process

Will Dover District Council go along with the proposed development at Aylesham?

Yes, DDC want this are very much behind it, and this is clearly illustrated by its commitment and direct involvement in the EbD process. However, community input will be key to its delivery.

Who makes the final decision?

The development is an iterative process. There are things that are, and others that are not deliverable. The EbD is the starting point, and as the process evolves, it is hoped that common ground is found along the way. This is why the partnership has been drawing on expertise to ensure that the best possible outcome is achieved.

Infrastructure

What is your opinion on infrastructure?

These are very early days in the proposed development, but in principle, the aim will be to improve sustainability in transport, for which public transport is a priority.

The impact of the development on the road network will also have an effect onto the surrounding villages, such as Adisham, for use as a 'rat run'. What measures will therefore be taken to alleviate this impact?

A traffic impact statement will be undertaken and no development will be possible without one.

The current state of roads in and around Aylesham is terrible. What is being done to alleviate the problem?
£2.4m from KCC has been allocated to resolving highway issues in the area.

Education

There is a need for a secondary school in Aylesham.

The number of houses proposed will generate an estimated 150 pupils of secondary school age, an insufficient figure to generate a minimum amount of children to justify the construction of a secondary school. At present, the number of children attending the primary school is falling, further reducing the justification for a secondary school. However, Kent County Council will continue to monitor the situation.

Would a secondary school not have a wider catchment area than that simply including the village?

Kent County Council has studied 3 and 5 mile radii around Aylesham. The previous pattern of parental choice however, was not for Aylesham. Other settlements closer to other state schools are also taking into account grammar and Roman Catholic secondary schools.

Why do children from Aylesham have to travel 10 miles to reach a secondary school when, with the proposed development complete, the village will be larger than Sandwich which has 2 schools? The reasons for the closure of the secondary school at Aylesham were political, and Sandwich is now also refusing to accept Aylesham children. In terms of primary education, an expansion is clearly planned for and required. For secondary education, the reality is that at present, permission would not be granted, although as stated previously, this will continually be reviewed.

A specialist technical school is wanted in Aylesham in order to attract people to come into the village from outside to benefit from what it has to offer. People in Aylesham will not buy into the proposed vision without the appropriate provision of education. We want a college of excellence and we want action, not simple monitoring. The new

community trust receives a large number of visitors and delegates to courses because Aylesham is located at the centre of East Kent. This demand clearly illustrates that a secondary school is feasible. KCC member Graham Gibbons (Canterbury) endorsed what was said and gave his word that KCC will continually monitor the needs.

Future growth

Aylesham is told that it should be a Market Town hub. That is what is necessary to benefit the village. However, we constantly see that Aylesham is too low in the priority for investment.

A community audit is needed to determine this. The whole village is being reviewed, but nothing can be guaranteed as to its position in the future.

