Aylesham Creating Quality Places Project
Second Enquiry by Design
June 2003 Event: Summary Report

by
EDAW
Alan Baxter & Associates
Donaldsons

For
Aylesham Community Development Partnership
SEEDA
The Princes Foundation
Dover District Council
Kent County Council
Aylesham Parish Council
English Partnerships

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1. Introduction

This report covers two events held since the first enquiry by design (EbD) event in March 2003 for which a separate report was produced. The two are:

(i) Stakeholder workshops held on 2nd and 3rd June to review detailed aspects of the masterplan drawn up at the first EbD event
(ii) A second EbD event held on 30th June to review refinements to the original masterplan and to introduce the concept of design codes.

The material in this report is not a final proposal. It is a summary of what was presented to and discussed at the two events and of the issues raised by participants. The EbD process continues with further refinements of the masterplan and further discussions with stakeholders. Section 6 of the report sets out the next steps in more detail.

1.1 SUMMARY OF FINDINGS OF STAKEHOLDER WORKSHOPS HELD ON 2ND & 3RD JUNE

The workshops were held at the Aylesham and District Community Workshop Trust. Invitations to attend were targeted at specific ‘professionals’ with an interest in the issues discussed and community stakeholders. About 30 people attended four workshops that considered a range of issues including:

- Residential layout and design
- Transport and movement
- Open space and community facilities
- Land assembly and delivery

Extensive debate took place over the two days and the following is a combined summary of the key issues and concerns raised:

- The relationship, and relative timing of, the Aylesham and Snowdown Projects, including how the delivery of each project will affect the proposed masterplans in each case
- The location and quantity of employment land to be provided
- The type and quality of the jobs provided
- Potential traffic generation and highway improvement options
- The need for sustainable transport solutions
- Enhancements to the railway station and extended train services after the current 10.00pm final train
- Total number of houses to be built and when
- Quantity and type of parking spaces for new residential development and the impact this will have on layout and design
- The need to provide a range of residential house types to meet the needs of all –including 1-2 bed flats to 5 bed family homes
- The percentage of affordable housing provided and how it would be integrated with private sale housing
- The character and scale of development on the Central open space
• Providing a suitable solution to sewerage problems
• Achieving some early progress, possibly focusing on the Market Square

Since the Stakeholder workshops, work has continued to further refine the masterplan taking into account the issues raised during the discussions on 2nd and 3rd June, and taking into account additional material and information provided subsequent to the workshops by Southern Water, the Environment Agency and the Kent Rail Co-ordination Partnership. This has included:

• identifying opportunities for strategic highway improvements
• assessment of the financial viability and delivery of the northern development parcel and other improvements
• detailed design proposals for key project areas such as:
  - Market Square
  - Northern development parcel
  - Central open space
  - Aylesham primary school
  - The welfare sports ground
  - Small business live-work cluster
1.2 SECOND ENQUIRY BY DESIGN EVENT – 30TH JUNE

The second Enquiry by Design event on 30th June was held at the Welfare Hall in Aylesham. It was organised as a one-day event to

- Introduce the refined masterplan proposals
- Review these proposals
- Introduce the concept of Design Codes and their purpose in ensuring quality and character for the future Aylesham
- Enable participants to take part in workshops to discuss in more detail those elements of a Design Code considered essential to Aylesham

The event was attended by approximately 80-100 people and concluded with a public meeting in the evening. Section 2 of this report sets out the key issues discussed.
2. Morning Session – Summary of Previous Work

2.1 THE MASTERPLAN

Since the first Enquiry by Design event in March and the Stakeholders’ workshops in early June, the masterplan and detailed proposals have been taken forward and refined to incorporate the comments and issues raised. The refining process began at the Stakeholders’ workshops in early June when certain elements of the masterplan, both strategic and detailed were discussed in more detail.

The refined masterplan was made available for public comment at the second Enquiry by Design event and though refined this is not intended to be the final plan. The plan will be further refined as a result of discussions held on 30th June. These will be incorporated into the final masterplan, development framework and design codes. It is anticipated that these could be available for further public consultation in October 2003. This will form part of the statutory public consultation process for adoption of the proposals as Supplementary Planning Guidance.
This masterplan illustrates how Aylesham could develop and expand in the future. The proposed expansion will be an integral part of the village. Residential development on the northern development parcel could be complimented by extensive improvements to the existing village.

The primary aim will be to create a high quality, sustainable, mixed use village for existing and future residents of Aylesham.

The proposals include:

- 1000 new homes, 80-100 of which are proposed around the edge of the open space that has provisionally been called “Abercrombie Gardens”
- Improvements to the existing highway network to improve capacity and safety for motorists and pedestrians
- A mix of housing types from 1 bedroom flats up to 5 bedroom houses providing for the needs of all sections of the community
- Improved access to the train station with new footpaths, parking, bus stop, taxi pick up and drop off areas
- Expansion to Aylesham Primary school including the possibility of a new football pitch and an all weather pitch
- Improvement to the Welfare sports ground with new football and rugby pitches, a new sports hall, an all weather pitch, parking, play areas and a new pedestrian access from Boulevard Courrieres
- A small business and live work complex on Cooting road to provide more local jobs and improve pedestrian access to the employment area
- Land set aside to the south of the Aylesham Community Project for employment, training and possibly a vocational education hub
- Refurbishment of the market square providing a new or improved foodstore, local shops, apartments, a health centre and multi-denomination church
- Abercrombie Gardens – extensive refurbishment of the central open space to provide a range of recreational facilities within a new parkland setting
- Two new neighbourhood parks in the northern development parcel
- Improved pedestrian and cycle access to Aylesham wood
- Upgrading of the sewerage system
Refinements to the Masterplan which were presented at the Second Enquiry by Design event.
2.2 NEW RESIDENTIAL DEVELOPMENT

Up to 1000 new homes are proposed. The majority of new residential development will be located in the northern development parcel with approximately 80-100 new homes being built around Abercrombie Gardens.

The new development will provide:

- A greater choice of housing types from 1 and 2 bed starter homes to high quality 5 bed houses. Allowing people to stay in the village throughout their lifetime
- Approximately 20% affordable housing for sale and for rent
- High quality design that reflects the character of the village
- Parking at an average ratio of 2 spaces per unit plus additional visitor parking
- Smaller homes would have a minimum of 1 space with larger homes having 2-3 spaces
- Parking will be provided in a combination of on street, in private garages, on plot and in courtyards
- Energy efficient building design to reduce household bills
- Good quality materials and design
- Building heights will be mostly 2 storey with some 3/4 storey apartments
- Housing will include a mix of terraces, detached and semi detached units

2.3 ABERCROMBIE GARDENS

A comprehensive refurbishment of the central open space is proposed. It will become the open space focus for the village and provide a range of recreational opportunities.

Improvements, designed in part to reflect and complete the original masterplan of Sir Patrick Abercrombie, could include:

- Lining the edge of the space with a single row of housing to define the park and hide back fences and garages
- Option of continuing a single row of houses along the RC School boundary to ‘complete’ the approach to the station
- New footpath and cycle path network providing easy access from residential areas to the station, recreation facilities and the primary school
- A wildflower meadow
- New tree and shrub planting, seating, lighting and litter bins throughout
- A large central village green for informal recreation, kick-about and community events
- A grass amphitheatre for concerts and events
- Play areas for all age groups
- Upgrading of the sewerage system
- New station entrance
The Central open space is the backbone to the village at present. The green space is precious to the community in terms of identity and its recreational value. Two options for this space explored ways to maintain the existing character and improve the edging and entrance to the village when coming from the station.

Option A, houses along the northern edge of the green space, planting along the RC school boundary

Option B, houses along the northern edge of the green space, houses along the RC school boundary creating a sense of enclosure when entering from the station.
2.4 MARKET SQUARE
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.

These will include:

- Opportunity for a new and/or improved supermarket
- New neighbourhood shops
- Improvements to the frontages of existing shop units
- Improved parking and access for shoppers
- Improved pedestrian safety with new crossing points and wider pavements
- Environmental improvements to the square, including removal of the hedge and provision of new footpaths and seating areas
- New 1 and 2 bedroom apartments over the shops
- A new health centre
- Potential redevelopment of St Finbars RC church to provide a new ‘Multi-denomination Church’

2.5 STRATEGIC MOVEMENT
As part of the new development in Aylesham, there is potential to improve the transport network on a wider scale. This will make the village more accessible and increase choice for those who travel further a field.

Initiatives will include:

- Junction improvements to the surrounding network to increase highway capacity and improve safety
- Greater frequency bus services
- Increased train services
- Improved access to the train station by bus, on foot and taxi
- Station improvements including more parking, taxi drop off and pick up
- Improved footpath and cycle way network
- A community bus

2.6 LOCAL MOVEMENT
One of the aims will be to encourage people to walk, cycle or take public transport rather than use the car for short trips within the village.

A number of initiatives are proposed:

- Provide safe and convenient cycle and pedestrian links between new and existing development
- Provide a new bus loop through the new development connecting it to the market square and the station
- Provide safe cycle routes and crossing points connecting key destinations such as the schools, the market square, health centre, the welfare recreation ground and public open spaces
- Improve lighting and signage for the jittys
- New access road to the station with improved lighting, parking, taxi pick up and drop off area
2.7 OPEN DISCUSSION

Following the presentation of the refined masterplan and update on the work schedule to date an open forum allowed discussion and comment on the elements of the masterplan, its delivery and its financial viability. Summarised below are the key issues raised in the group discussion:

- Concern over existing grant application for funds to improve the existing sport facility at the Welfare Grounds
- Some understanding of the option for houses along the RC School boundary though there was strong opposition to this proposal at the same time
- How to phase the development of the Welfare Ground with regards to the availability of the old Police Station
- In view of the transport proposals concern was raised over the number of bus shelters in the village
- In light of the related proposals at the Snowdown site concern was expressed over *The mixing of heavy traffic, footpath and cycle path along the route to Aylesham.*
- *The Connections to the Park*
- Are there alternative routes for heavy traffic other than through the village?
- What uses will be included at the Snowdown site
- With the increase in homes are there adequate measures to prevent crime and increase security?
3. Lunch Time Session – Working Groups

3.1 GROUP WORKSHOPS AND REPORT BACK

Over a working lunch comments and ideas were gathered within a group format. Five groups focussed on elements of the masterplan as it was developing. The aim was to identify key issues and feedback on the refined masterplan presented in the morning session. In order to focus the debate a series of topic headings were allocated each group. The key points raised are summarised below:

FINANCIAL VIABILITY

- Proportion of Private versus Public finance
- Large up front infrastructure costs
- When do funds become available for other local projects?
- What mechanisms can be put in place to ensure funding?
- Contributions from SEEDA and EP
- Identification of priority projects in relation to finance:

  Market Square –Retail, Parking, Aesthetics, Security
  - The image of Market Square today won’t attract people or investment
  - Improve parking and access
  - Consider security for shops without heavy shutters

  Welfare Sports Grounds
  - Years of severe underfunding
  - Committee applying for £600k grant but more funds will be required
  - Wider project should not delay progress

  Abercrombie Gardens
  Youth Facilities
  - Vital for retention of youth in the village
  - Consult with the youth population for their needs
  - Consider impact of new housing

  Housing –Needs, percentage of affordable housing
  - Higher percentage of social housing will reduce income generated by the development.

Transport –Community, Public
  - Need to look at community transport initiatives
  - Perceptions that public transport is worse than travelling by car
MARKET SQUARE

- If hedges are removed how is pedestrian cycle access restricted across the square?
- What type of shop front design is appropriate – identify images
- Is there enough demand for a café? Should this facility be indoor or outdoor?
- Create a hard space or improve existing grass?
- Parking around the square -4 metre one-way system
- Co-Op expansion and price points
- Concerns over Skateboarding/BMXs in Elderly housing area
- Surveillance of the square from the surrounding buildings, are the trees a problem?
- Putting the benches back
- Is there potential for a covered ‘market’ space, could this cause problems with loitering at night and how would this be managed – community run management company?
- What function would a pavilion building have?
- Multi-denomination Church
- There is a lack of police presence around the square
- Could CCTV be installed?
- Flexible ground floor spaces are adaptable for residential or business use as and when demands change
- Residential around the square is essential
- Is there provision within the Health Centre for some multi-use space
- Possibilities for additional services provided by the Health Centre – Young peoples clinic, Young Fathers, Elderly meeting point

SNOWDOWN AND AYLESHAM

- Quantity of employment land
- Quality of employment
- Phasing of development
- Connections to and from Aylesham
- Relationship to employment land in Aylesham
- Strategic highway impact
- Proposed highway improvements including pedestrian and cycle ways
OPEN SPACE

- Concerns over
  - Heights of buildings
  - Development around the school
- Uses for the Open Space
  - Children’s play
  - Tennis courts
- Stopping motorcycle on the green space – edge treatment/boundaries
- Changes to the Central Avenue – Open up the Village Green
- Concerns over the impact of the sewerage tank proposed by the club house at the north east of the open space and how this will be accessed for emptying etc
- More consideration needed for the name of the park, ‘Abercrombie’ means nothing to local people generally – launch competition for naming the park

TRANSPORT

- Need for an up to date traffic survey to prove hearsay regarding rat runs and to pinpoint problem areas
- Transferable school bus passes
- Capacity, speed and design of the links to the A2
- Introduce a bus service to Dover primarily for schools
- Use of the A256 to Sandwich for school buses
- Flashing speed indicators on peripheral routes entering the village
- Expressed importance of the link from Aylesham to Sandwich
- Roundabout at Dorman Avenue North and B2046
- Possible use of roundabouts within the design of some junctions
- Explore the possibility of more through trains stopping at Aylesham, though railway has reached capacity for regularity
- Encourage use of buses and walking
- Free community buses circulating the village, stopping at the Health Centre
- Parking bays constructed for existing housing
- Need for detailed thought on parking for access to facilities
4. Afternoon Session – Delivering the Plan

4.1 THE IMPORTANCE OF DESIGN CODES

A set of Design Codes will accompany the masterplan and will set the context for the detailed design of the developments at Aylesham. Design Codes for Aylesham will:

- Establish clear instruction and guidance for the implementation of the vision
- Be used as the basis for drawing up Development Briefs
- Provide clarity to developers about the quality and character of development expected by the community and other stakeholders
- Help in assessing developer proposals and bids
- Ensure co-ordination across phases of the scheme
- Establish mutual confidence for the private and public sectors alike

4.1 GROUP WORKSHOPS AND REPORT BACK

Following informative talks on the value and form of Design Codes, group discussions were aimed at exploring the elements of the scheme that were particularly important in establishing the Design Codes. Four groups were allocated topics for consideration. These focused on the elements important for ensuring the quality and character for the new development and other improvements. Each of the group’s main considerations are summarised below:

**GROUP 1: STREETSCAPE & PARKING**

- Width of streets and heights of buildings –not to exceed 3-4storeys
- Boundary treatments for front gardens
- Garage/parking court details
- Detail design of traffic calming
- On street parking and its design
GROUP 2: MATERIALS & RESIDENTIAL CHARACTER

- Important to retain existing brick appearance
- Chimneys and roofscape characteristic is important
- Corner Treatment for new blocks
- Character should be generally reflective of Aylesham with opportunities for innovation
- Phasing of the development is important

GROUP 3: OPEN SPACE & PUBLIC REALM

- Public Realm treatment: footpaths/parks/streets
- There should be well designed lighting along streets and footpaths
- New street names should be reflective of Aylesham History
- There should be a variety of sizes/streets/styles
- Management of SUDS is important

GROUP 4: STATUTORY REQUIREMENTS

The issues below reflect the range of discussion in this Group. They are not all legal requirements:

- Kent Design Guide
- Street Widths
- Cycle Ways
- Tree Planting
- Open Space/Play Space
- Social Integration
- Pepper potting of affordable housing
- No distinction in build quality, character or location
- BREEAM Standards
- Renewable energy
- Environmental Considerations
- New and old Homes
- School Requirements
- National Travel Agenda
5. Evening Session – Public Exhibition

5.1 KEY ISSUES

Following the Enquiry by Design event during the day the refined masterplan and issues relating to this were open to viewing and comment to the public on the evening of the 30th June. Approximately 50 people attended. The following summarises the feedback and issues raised at the exhibition:

- How much affordable housing will be provided?
- Consideration of wider funding sources including sports lottery, FA, coalfield regeneration
- Can KCC be persuaded to deliver the old police station for the needs of the sports facility or is this the Police’s responsibility?
- How many new jobs will be created including the development at Snowdown?
- Will the additional 1000 houses not merit a new school?
  - Can someone from KCC visit the village to explain the issue of the secondary school? (KCC attended the first Enquiry by Design event and did, at that event, explain the position regarding secondary school provision).
- The church should be described as multi-denominational not multi faith
- What will happen to the land on which existing churches stand, particularly St Peters which is owned by the church commissioners?
- Will the improvements include creating the new church?
- If a new church building is not provided will there be funds to refurbish the existing buildings?
- Concern over exactly how much open space is lost
- Could there be provision with the health centre development for somewhere for senior citizens to go
6. The Next Steps

6.1 INTRODUCTION

The next steps are to take forward the outputs from the EbD process and test and refine them in line with the various stakeholders’ comments and involvement.

6.2 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

6.3 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**
- **Neighbourhood Zones**, as appropriate including information regarding 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 also identify an appropriate local palette of materials.
- **Measures to promote energy efficiency**
6.4 SUPPLEMENTARY PLANNING GUIDANCE AND PUBLIC EXHIBITION

A final draft of the proposals in the form of a Development Framework and Design Codes will be completed by the end of September/early October 2003.

It is anticipated that this document will be adopted by DDC as Supplementary Planning Guidance. As part of this process the documents will be the subject of a much wider statutory consultation process. This will take place over a period of 6 weeks and will enable people to make formal comment on the proposals.

Once this process is complete the documents will be further revised to take account of the comments. The document will then go forward to the local authority for formal adoption as Supplementary Planning Guidance. The process is likely to be complete by January/February 2004.
Appendix 1 – Exhibition boards
What’s been happening?

Between 25th and 28th March 2003 the ‘Aylesham Creating Quality Places Partnership’* held an Enquiry by Design event in the Aylesham and Community Project.

This event was attended by approximately 120 people over the four days and involved a series of design workshops looking at how Aylesham may expand and improve over the coming years. At the end of this event a masterplan was drawn up and presented at a public meeting on 28th March.

On 2nd and 3rd of June a series of stakeholder workshops were held. These looked in more detail at issues of:

• Open Space and Community Facilities;
• Residential Design and Layout;
• Transport and Movement; and
• Land assembly and delivery.

Since then the Partnership and the consultant team have been working together to draw up more detailed proposals.

These revised proposals are presented here.

* The partnership comprises SEEDA, The Priory’s Foundation, Dover District Council, Kent County Council, Aylesham Parish Council and Aylesham Community Development Partnership.
Creating Quality Places

The proposed extension to Aylesham is being taken forward under the ‘Creating Quality Places’ joint initiative between the South East England Development Agency (SEEDA), English Partnerships (EP) and the Prince’s Foundation.

The initiative aims to create new and regenerate existing communities in the South East through collaborative working.

Aylesham is one of only two such projects currently being run under the initiative. The aim is for Aylesham to be a demonstration project from which other communities can learn how collaborative working can deliver their aspirations. The key principle underpinning the initiative is to:

‘Create quality places where physical, environmental, social and economic needs are met and where people want and can chose to live, work and spend their leisure time.’
Strategic movement

As part of the new development in Aylesham, there is potential to improve the transport network on a wider scale. This will make the village more accessible and increase choice for those who travel further afield.

Initiatives will include:

- Junction improvements to the surrounding network to increase highway capacity and improve safety;
- Greater frequency bus services;
- Increased train services;
- Improved access to the train station by bus, on foot and taxi;
- Station improvements including more parking, taxi drop off and pick up;
- Improved footpath and cycle way network; and
- A community bus.
Local movement

One of the aims will be to encourage people to walk, cycle or take public transport rather than use the car for short trips within the village.

A number of initiatives are proposed:

- Provide safe and convenient cycle and pedestrian links between new and existing development;
- Provide a new bus loop through the new development connecting it to the market square and the station;
- Provide safe cycle routes and crossing points connecting key destinations such as the schools, the market square, health centre, the welfare recreation ground and public open spaces;
- Improve lighting and signage for the jittys; and
- New access road to the station with improved lighting, parking, taxi pick up and drop off area.
The Masterplan

This masterplan illustrates how Aylesham may develop and expand in the future. The proposed expansion will be an integral part of the village. Residential development on the northern development parcel will be complimented by extensive improvements to the existing village.

The primary aim will be to create a high quality, sustainable, mixed use village for existing and future residents of Aylesham.

The proposals include:

- 1000 new homes, 80-100 of which are proposed around "Abercornble Gardens";
- Improvements to the existing highway network to improve capacity and safety for motorists and pedestrians;
- A mix of housing types from 1 bedroom flats up to 5 bedroom houses providing for the needs of all sections of the community;
- Improved access to the train station with new footpaths, parking, bus stop, taxi pick up and drop off areas;
- Expansion of Aylesham Primary School including a new football pitch and an all weather pitch;
- Improvement to the Welfare sports ground with new football and rugby pitches, a new sports hall, an all weather pitch, parking, play areas and a new pedestrian access from Boulevard Roundabout;
- A small business and live work complex on Coating road to provide more local jobs and improve pedestrian access to the employment area;
- Land set aside to the south of the Aylesham Community Project for employment, training and possibly a vocational secondary school;
- Refurbishment of the market square providing a new or improved buildings, local shops, apartments, a health centre and multi-faith church;
- Abercornble Gardens – extensive refurbishment of the central open space to provide a range of recreational facilities within a new parkland setting;
- Two new neighbourhood parks in the northern development parcel;
- Improved pedestrian and cycle access to Aylesham woods and;
- Upgrading of the sewage system.
New Residential Development

Up to 1000 new homes are proposed. The majority of new residential development will be located in the northern development parcel with approximately 80-100 new homes being built around Abercrombie Gardens.

The new development will provide:

- A greater choice of housing types from 1 and 2 bed starter homes to high quality 5 bed houses, allowing people to stay in the village throughout their lifetime.
- Approximately 20% affordable housing for sale and for rent;
- High quality design that reflects the character of the village;
- Parking at an average ratio of 2 spaces per unit plus additional visitor parking. Smaller homes would have a minimum of 1 space with larger homes having 2-3 spaces;
- Parking will be provided in a combination of on street, in private garages, on plot and in courtyards;
- Energy efficient building design to reduce household bills;
- Good quality materials and design;
- Building heights will be mostly 2 storey with some 3/4 storey apartments; and
- Housing will include a mix of terraces, detached and semi-detached units.
‘Abercrombie Gardens’

A comprehensive refurbishment of the central open space is proposed. It will become the open space focus for the village and provide a range of recreational opportunities.

Improvements could include:
- Lining the edge of the space with a single row of housing to define the park and hide back fences and garages;
- New footpath and cycle path network providing easy access from residential areas to the station, recreation facilities and the primary school;
- A wildflower meadow;
- New tree and shrub planting, seating, lighting and litter bins throughout;
- A large central village green for informal recreation, kiosk-about and community events;
- A grass amphitheatre for concerts and events;
- Play areas for all age groups;
- Upgrading of the sewerage system; and
- New station entrance.
The Market Square

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.

These will include:

- Opportunity for a new and/or improved supermarket;
- New neighbourhood shops;
- Improvements to the frontages of existing shop units;
- Improved parking and access for shoppers;
- Improved pedestrian safety with new crossing points and wider pavements;
- Environmental improvements to the square, including removal of the hedge and provision of new footpaths and seating areas;
- New 1 and 2 bedroom apartments over the shops;
- A new health centre;
- Potential redevelopment of St Finbars RC church to provide a new ‘Multi-faith Centre’
# Sustainability Checklist

## Global Ecology
### Energy in Transport
- New development located within 10 minutes walk and 5 minutes cycle of the train station
- New bus routes to serve new residential areas
- Bus stops within 5 minutes walk of all homes
- Encourage walking and cycling and reduce the need for car use and overall carbon dioxide emissions
- A Community Bus
- Provision for transport interchange at rail station
- Safe routes to school programme
- Walking buses for school children
- Free phone taxi in the Health Centre
- A safe cycle path network and cycle parking

### Energy in Buildings
- Energy efficient building construction, form and layout
- Energy efficient space and water heating systems in homes
- Well insulated buildings to reduce heat loss
- Water efficient appliances in homes
- Locally sourced and recycled building materials

### Biodiversity
- Access to gardens – New planting and habitat areas to encourage biodiversity
- Green corridors linked to open countryside
- Conservation of existing hedgerows
- Conservation of Aylesham Wood

## Social Provision
### Access to Facilities
- Accessible, high quality health, educational, community, retailing and leisure facilities
- New mixed use floor space in market square to encourage new retail and commercial business

### Housing
- Good quality housing stock
- Lifetime Housing – provide a range of housing types to cater for the changing needs of all generations

### Open Space
- Improved sports pitches
- Rehabilitation of 'Access to gardens' to provide a range of recreational facilities for all
- Locally maintained and managed

### Infrastructure
- Adaptable, easily maintained road and utility network

### Health
- New health centre with an expanded range of facilities

### Community
- Safe traffic calmed streets with good natural surveillance
- Socially balanced communities

### Equity and Choice
- Access to housing for all social groups
- A range of local shopping, community, recreational and employment needs within easy walking distance

## Natural Resources
### Water
- On site water management: Sustainable urban drainage systems (SUDS)
- Grey Water recycling
- Local sourcing and demand management

### Land & Soils
- Higher density development to reduce land take

## Minerals
- Locally sourced and recycled building materials
- Community recycling initiatives
- Local composting and organic recycling schemes

## Job Opportunities
### Jobs & Training
- Diverse and accessible job opportunities
- Small business units and live work space to encourage local business
- Provision of employment land
What happens next?

After today's event, the Partnership and the consultant team will consider all the comments received and revise the masterplan.

Once this has been completed they will prepare a ‘Development Framework and Design Codes Document’. This will set out, in detail, the masterplan and design proposals for the future extension of Aylesham.

This document will then be adopted by Dover District Council as Supplementary Planning Guidance (SPG) and will be used to ensure that future development complies with the masterplan and meets the aspirations of the people of Aylesham.

Before the Council adopts the SPG a full public consultation will be undertaken. This will take place at the end of September 2003.

- **JUNE 2003**
  - Second Enquiry by Design Event

- **JULY**
  - Refinement of the Masterplan

- **AUGUST - SEPTEMBER**
  - Preparation of Development Framework and Design Codes Document

- **END OF SEPTEMBER**
  - Statutory Public Consultation on the Document (6 weeks)

- **DECEMBER / JANUARY 2004**
  - DDC adopts the document as Supplementary Planning Guidance

- **JANUARY - JUNE 2004**
  - Preparation and submission of first planning applications

- **2005**
  - Commence construction on site

- **2005/6**
  - First houses ready for occupation
## Appendix 2 – List of Invitees

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Aylesham Creating Quality Places

Enquiry by Design Summary Report

June 2003

Aylesham Community Development Partnership

Mrs Lynda Player Clerk
Clerk to Nonington Parish Council

Ms Lesley Price Technical Clerk - Dev. Control
Dover District Council

Mr A Price Station Officer
Aylesham Fire Station

Mr Dennis Price Secretary
S.C.W.R.F.C.

Sgt. Prosser
ATC Cadets

Mr Gwyn Prosser Design Director - SE Region
Bovis Homes Ltd

Mr Keith Pye Managing Director
J A Pye (Oxford) Ltd

Mr Pete Raine Strategic Planning Director
KCC Strategic Planning Directorate

Mr Robert Rathmill Partner
Clague Architects

Mr David Reed Director of Development & Planning
Canterbury City Council

Ms Penny Price Manager
Eastry Court

Mr John Rhodes Secretary
Snowdown Sports Club

Miss Lauren Richards
Aylesham Youth & Leisure Centre

Mr Richard W. Richardson Choir Representative
Snowdown Male Voice Choir

Mr Paul Richardson Regional Architect
Taylor Woodrow

Cllr Mr Leyland B Ridings Kent County Councillor

Mr Nigel Riley Consultant
Donaldsons

Mr Stuart Rowlands Managing Director
Barratt Homes (South London)

Mr Mike Rushman Planning Director
Berkeley Homes (Eastern) Ltd

Mr Clive Rushington
Aylesham & District Social Club

Mr Stephen Sadler Area Director
SEEDA

Mrs Margaret Samson Chairman
Doorstep Green

Cllr. Mr Frederick J. W. Scales Regeneration Portfolio Holder
The Pines

Mr Ian Scott Investment Planning Southern Water

Ms Jane Scott Planning Officer, Service Delivery
Dover District Council

Mr Barry Shaw, MBE Chief Executive
The Architecture Centre

Ms Brenda Smith
White Cliffs Housing Association

Mr Nigel Smith Head of Community Infrastructure
Kent County Council

Ms Geraldine Smyth
Aylesham Neighbourhood Project

Mr Darran Solley
Dover District Council

Mr Frank Stocks Manager
c/o Ambulance HQ

Mrs Kay Sutcliffe Aylesham Community Development Partnership
Aylesham Youth & Leisure Centre

Mr Patrick Sutcliffe Manager
Aylesham Community Development Partnership

Mr Philip Sutcliffe
Snowdown Regeneration Forum

Mr Tony Sutcliffe
Aylesham Doorstep Green

Mr Brian Sutherland Regional Planning Director
David Wilson Homes

Ms Elizabeth Terry
Snowdown Regeneration Forum

Mr Glyn Thomas Chairman
Dover CPRE (Protection of Rural England)

Mr Mark Townsend
Aylesham Community Development Partnership

Ms Theresa Trussell Safety Engineer, Transport Management
Kent County Council

Mr Graham Tully Consultant
Donaldsons

Mr Alan Turner Environmental Management Unit

Ms Melvyn Twycross Public Rights of Way
Kent County Council

G Venton Transco

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

Mr Peter Walls Development Control
Dover District Council

Mr Roger Walton Head of Property Services
Dover District Council

Mr David Warburton Head of Sustainable Communities
English Partnerships

Miss Janice Wason Kent Supporting Independence
KCC Strategic Planning

Miss Christine Waterman Facilitator, Corporate Services
Dover District Council

Cllr. Mr Paul Watkins Leader
Dover District Council

Mr Sam Webb Spokes East Kent Cycle Campaign

Mrs Sheila Webb Spokes East Kent Cycle Campaign

Cllr. Mr P J Wells Editor
Aylesham & District Community News

Ms Victoria Westhorpe Countryside Officer
The Countryside Agency

Mr Bob White Canterbury City Council

Mr Rob White Head of Transport Management Unit
KCC Strategic Planning
Mr Martin Wilkes  Sunley Holdings Plc.
Ms Sam Wilkinson  Aylesham Youth & Leisure Centre
Mr Jordan Williams  Aylesham Nursery
Ms Sarah Willis  Assistant County Environmental Management Officer
Mr Tony Wimble  Kent County Council
Ms G Wojcick  British Telecommunications
Mr Paul Wookey  Locate in Kent
Mrs Helen Wren  Royal Institute of British Architects
Ms Melanie Wrigley  The White Cliffs Countryside Project
Mrs June Armstrong  Aylesham Baptist Church
Revd Russell Fisk  Aylesham Baptist Church
Mrs Joyce Grabham  Aylesham Baptist Church
Mr Brian McDonald  Countryside Agency
Mr Geoffrey Homewood  Journalist - Physical Regeneration
Mr Colin Marrs  The Prince’s Foundation
Mr Kevin Knott  The Prince’s Foundation
Ms Vivien Hepworth  The Prince’s Foundation
Mr Matthew Line  The Prince’s Foundation