

The Masterplan

This masterplan illustrates how Aylesham may develop and expand in the future.

The proposals include:

- 1,100 new homes, about 80-100 of these will be around the central open space;
- A mix of homes from 1 bedroom flats up to 5 bedroom houses providing for the needs of all sections of the community;
- A new public park in the central, open space;
- Two new local parks in the new housing to the north of the village;
- An improved sewage system in the central open space;
- Improvements to the market square including a new/or better supermarket, local shops, apartments, a health centre and multi-faith church;
- Expansion to 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 Courrieres;
- A small business and live work complex on Cooting road to provide more local jobs;
- Land set aside to the south of the Aylesham Community Project for employment, training and possibly a vocational educational facility;
- Better access to the train station with new footpaths, parking, bus stop, taxi pick up and drop off areas; and
- Improvements to the local roads to increase safety for pedestrians and motorists, as well as addressing capacity.



New Homes

Up to 1,100 new homes are proposed. Most of the new homes will be built on the northern edge of the village with approximately 80 to 100 being proposed in the village centre.

The new development could provide:

- A mix of housing types, including terraces, detached and semi detached units;
- A greater choice of homes 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, using high quality materials, which reflects the character of the village;
- Energy efficient building design to reduce household bills;
- Building heights will be mostly 2 storey with some 3/4 storey apartments;
- 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; and
- Parking will be provided in a combination of on street, in private garages, on plot and in courtyards.



A New Village Centre

