

# Aylesham Masterplan

## Draft Supplementary Planning Guidance

### Your views needed

Please complete the questionnaire

Send in your comments

Visit the exhibition and surgeries

## Public Consultation

29 March to 10 May 2004

### Exhibition and surgeries

**Thursday 1 April** 10.30am–8.30pm

**Friday 2 April** 10.00am–5.30pm

**Saturday 3 April** 10.00am–4.00pm

**Friday 16 April** 10.30am–8.30pm

**Saturday 17 April** 10.00am–4.00pm

at **'The White House'**, Aylesham Parish Council Offices, Dorman Avenue South.

Staff from Dover District Council and consultants will respond to queries and help you complete the questionnaire.

Exhibition also open for viewing only 10.00am–1.00pm on all other Saturdays during the consultation period. To view it at other times contact the Clerk to the Parish Council on 01304 840377 or Aylesham Community Support Officer on 01304 872246.

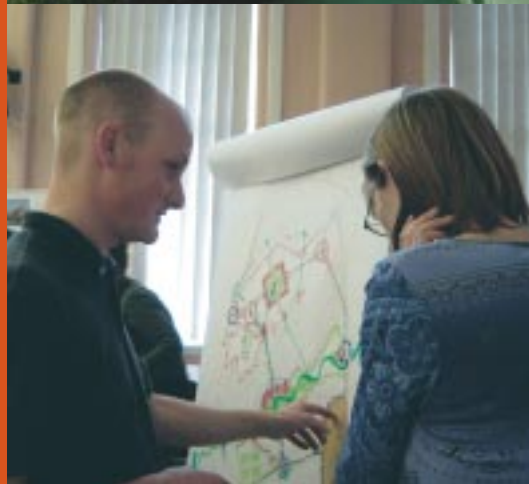
### Information desk

For further information contact:  
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White Cliffs Business Park  
Dover, Kent CT16 3PJ  
Tel: 01304 872472 Fax: 01304 872351  
Email: [forwardplanning@dover.gov.uk](mailto:forwardplanning@dover.gov.uk)

### A CREATING QUALITY PLACES PROJECT

Public consultation managed by  
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Design: Graphic Ideas

Masterplan prepared by



# Help shape the future of Aylesham

## About the Project

The proposed expansion of Aylesham is part of the *Creating Quality Places* initiative led by the South East England Development Agency (SEEDA) and The Prince's Foundation. The initiative aims to regenerate existing villages by working closely with local communities to create new development that local people support and will be proud of.

Aylesham has been chosen to lead the way. It will show others how, by working in partnership, local people can improve their neighbourhoods with new homes, jobs, schools and recreation facilities and create a high quality environment.

The project is managed by the *Aylesham Creating Quality Places Partnership* which includes:

SEEDA  
English Partnerships  
Dover District Council  
Kent County Council  
Aylesham Community Development Partnership  
Aylesham Parish Council  
The Prince's Foundation

Over the past 12 months, the *Aylesham Creating Quality Places Partnership* has been working with local people to create a masterplan to improve and regenerate the village.

The scheme includes building up to 1,000 new homes on the northern edge of Aylesham, in line with the Local Plan. It also has proposals to strengthen the heart of the village. Market Square and the open space leading to the station would be improved. An extra 80–100 homes would create a new border to the redesigned open space. The overall aim is to ensure that any new development is of the highest possible quality and that any changes to Aylesham benefit the village as a whole.

It is vital that people living and working in Aylesham review what has been proposed. Public comment is therefore invited on the draft Masterplan from 29 March to 10 May. After this the plan will be revised to take account of local views. It will then be adopted as 'Supplementary Planning Guidance' by Dover District Council so that it can guide the way development is progressed in the future.

The Masterplan proposals are summarised in this leaflet. The draft Masterplan has been sent to every household and business in the village. Please take time to look through these documents and make your views known. Complete and return the questionnaire or write to the Information Desk (contact details on the front page of this leaflet).

If you want help with filling in the questionnaire, need more copies or have any queries, please come to one of the exhibition and surgery sessions or contact the Information Desk.

# Main features of the Masterplan

More details are provided in the main report (references are in italics)



**1 Up to 1000 new homes**  
On the northern edge of the village  
(Chapter 5 page 32 and Chapter 8)

**2 Two new neighbourhood parks**  
With play facilities and all weather sports pitches (Chapter 5 page 40–42)

**3 Central open space improvements**  
To create a high quality park with new play areas, footpaths, planting and seating, bordered by 80–100 new homes. See reverse for more details.  
(Chapter 5, pages 34–36)

**4 Extension to Aylesham Primary School**  
Providing new facilities and improved vehicle access and drop off (Chapter 5, page 39)

**5 New employment space**  
Including small offices and workshops for local people and live/work units (Chapter 5 page 40)

**6 Improvements to the Welfare Sports Ground**  
With new pitches and provision towards a new sports centre  
(Chapter 5 page 40)

**7 Market square improvements**  
New and improved shops with apartments above  
(Chapter 5, pages 37–38)

**8 New health centre**  
Next to the market square  
(Chapter 5, page 39)

**9 Railway station improvements**  
Including new footpath/cycle link, improved parking and vehicle access and general refurbishment  
(Chapter 5 page 35 and chapter 7)

**10 A traffic management strategy**  
Implemented across the village to slow traffic and provide a safer environment. (Chapter 7)

**11 Road improvements**  
Route to A2 improved. Traffic calming in surrounding villages (Chapter 7)

# The central open space – a new public park

During 2003, several public events were held in the village to work up the Masterplan proposals. There was general agreement on most aspects. But one proposal that not everyone supported was building homes around the open space in the centre of the village. Your views on this would be particularly welcome.

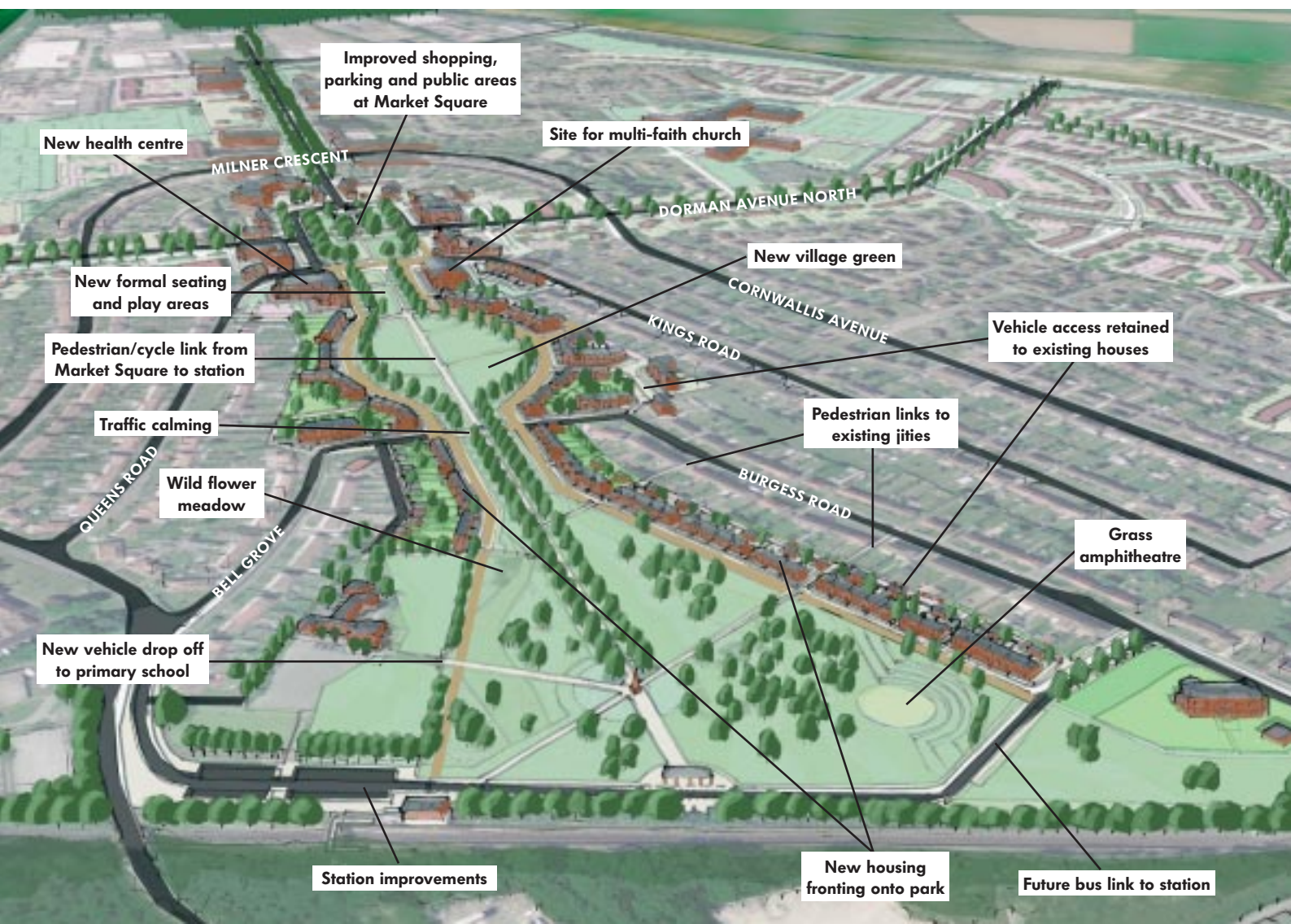
The central open space could be a greater asset to the village. At the moment it is not very attractive and is often misused for dumping, car parking and trail-biking. This is causing a real nuisance to residents nearby. The back garden fences which surround the space can also look unattractive and there are no footpaths, which makes it difficult to walk across and get to the station. There has also been a problem with sewage overflowing after heavy rain.

Most people at the consultation events agreed that improvements are needed and that the *Creating Quality Places Project* could be the ideal opportunity to provide a missing 'heart' for the village with facilities that few other villages could match.

The drawing below shows how this might look and identifies some of the main features. The market square could be revamped and have more shops and parking. The open space could be landscaped with paths and trees. Areas could be provided for children's play, games, a wild flower meadow and open-air community events. New housing would form an attractive edge and ensure that the new parkland was overlooked and safe.

Further details are in Chapter 5 of the main report, pages 34–36.

**Below: Birds-eye view showing how the centre of Aylesham could be improved**



# Questionnaire

Please answer some or all of the questions below and return **by 10 May** to the Freepost address (no stamp required) or hand in at the exhibition. All named entries will be entered in a prize draw for shopping vouchers worth £100. Alternatively you may write or email to the address on the cover of this leaflet. An email version of this form will be sent to you on request. Thank you for your time.

## A. How do you feel about the main proposals?

	Strongly support	Support	No opinion	Oppose	Strongly oppose
1. The design and layout of the new housing area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. The two new neighbourhood parks and all-weather pitches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The improvements to the central open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. The extension to the primary school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The new business space and live/work units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Improved facilities at the Welfare Sports Ground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. The market square improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. The new health centre next to the market square	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Improvements to the railway station	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. The proposals for managing the traffic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Road improvements outside Aylesham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## B. Please use the space below to explain your views and make any other comments.

Please help us to analyse these responses by telling us a little bit about yourself:

**Gender** Male  Female  **Age** Under 20 years  20–34 yrs  35–49 yrs  50–64 yrs  65 yrs or over

**Working** Full time  Part time  Not working  Retired  Student  Other

**Do you live in Aylesham?** Yes  No  **If yes, your street name** \_\_\_\_\_

**Do you work in Aylesham?** Yes  No  **If yes, your street name** \_\_\_\_\_

**Would you like to hear more about this project and enter the prize draw?** Yes  No

**IF YES** please could you provide your name, address and telephone number so that we can contact you directly. Your details will be held in a confidential database and only retained and used for this project. Your details will not be passed on to a third party.

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone number \_\_\_\_\_ Email \_\_\_\_\_

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Dover District Council  
Forward Planning  
FREEPOST DR 127  
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CT16 3BR