

Aylesham

5.29 Aylesham is located within the administrative area of Dover District Council, however Canterbury District is located adjacent to the west and south of the settlement. Aylesham is identified in the Regulation 18 draft Dover Local Plan 2040 as a rural service centre with a range of services and facilities where residents can meet their day-to-day needs within the settlement, including two primary schools, a village hall, sports club, social club, leisure centre, library and local shopping facilities. There are also two employment areas in the settlement providing local job opportunities and good rail and bus connections to Dover and Canterbury.

5.30 The Regulation 18 draft Dover Local Plan 2040 proposed an allocation at South Aylesham (Strategic Policy 6), for approximately 640 new homes. Site R20 is located immediately to the south east

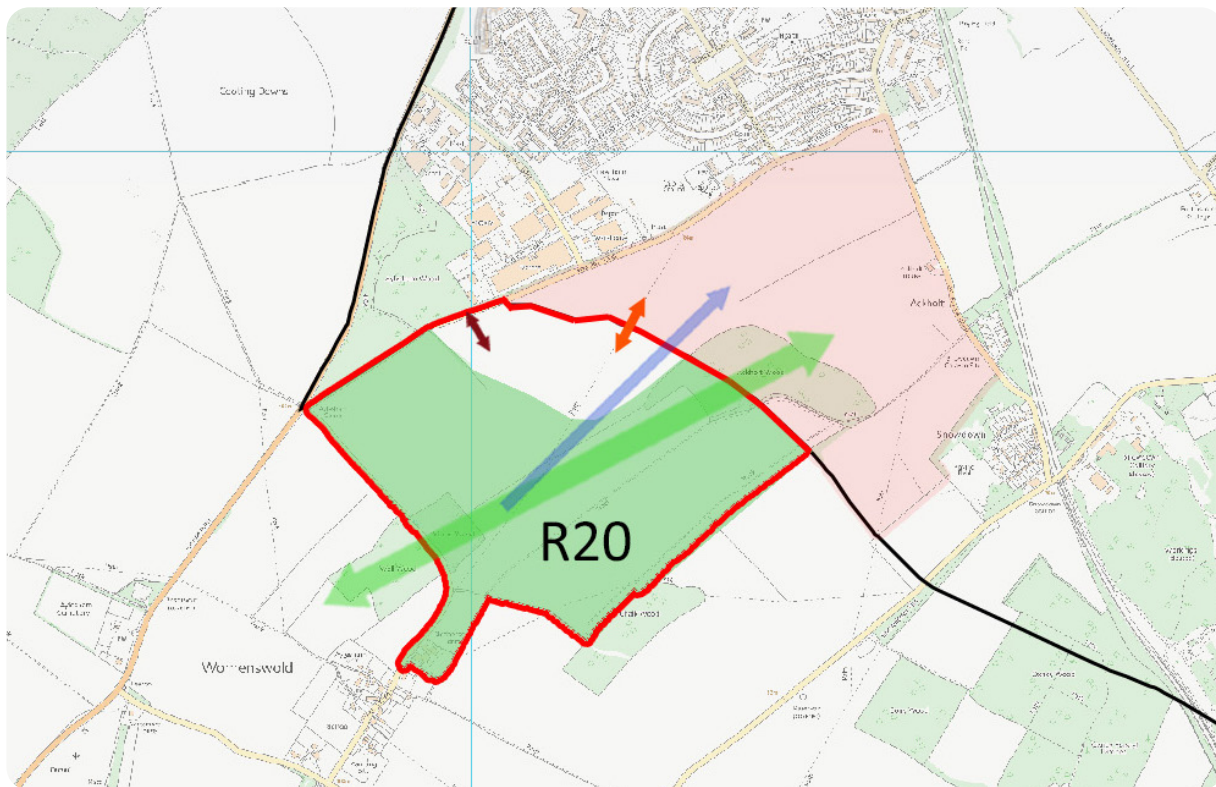
of this allocation within the Canterbury administrative area. Development will be focused in the north west corner of the site adjacent to the existing settlement and will complement and be coherent with the adjacent allocation within the Dover District.

5.31 The site provides an opportunity for a new country park in the south and east of the site which will provide enhanced ecological connections and maintain separation between Aylesham and Womenswold. The country park will provide small-scale visitor facilities as well as new and enhanced pedestrian and cycle routes including activity trails. There is an opportunity for parts of the country park to be promoted and managed as a farmed landscape, such as grazed pastures and cut hay meadows, maximising ecological benefits.



Policy R20 – Aylesham south

Aylesham south – concept masterplan



Key

- Site boundary
- New Country Park
- South Aylesham development in Dover District
- ➡ Opportunities for green corridors
- ↔ Opportunities for new cycling/walking connections
- ↔ Vehicle access - Indicative location
- ➡ Long distance views

Site R20 is allocated for residential development and a new country park. Planning permission will be granted for development which meets the following criteria:

1. Development mix

Across the site, which measures 66.66ha, the development mix will include:

- (a) A minimum of 420 new dwellings across approximately 12ha:

- (i) 30% affordable housing in line with Policy DS1;
 - (ii) 10% bungalows;
 - (iii) 15% of new homes to be built to M4 (2) standards, and 5% to be built to M4 (3) standards;
 - (iv) An appropriate housing mix, in line with Policy DS2; and
 - (v) Self and custom built plots in line with Policy DS2.
- (b) A minimum of 42 units of older person accommodation taking account of any specific identified needs;
- (c) Non-residential development:
- (i) Proportionate land and build contributions towards early years, primary, secondary and SEND education plus proportionate contributions for primary healthcare and other necessary off-site community infrastructure.
- (d) A new Country Park of approximately 50ha to include:
- (i) Increased and enhanced connections between existing areas of woodland;
 - (ii) Increased and enhanced pollinator and other ecological connections across the site and with the surrounding area;
 - (iii) New and enhanced pedestrian and cycle routes including family friendly, wheelchair accessible, and activity trails;
 - (iv) Viewing locations and hides for birdwatching;
 - (v) Small scale visitor facilities, play areas and cycle and car parking;
 - (vi) Open space: new on-site open space will be provided in line with Policy DS24, suitable and accessible locations to include approximately:
 - (1) 3.98ha of natural and semi-natural;
 - (2) 2.24ha of new amenity green space (including green corridors);
 - (3) 0.80ha of parks and gardens;
 - (4) 0.55ha of new play facilities including:
 - (a) 0.25ha of new fixed play areas with LAPs and LEAPs facilities; and
 - (b) 0.30ha of NEAPs and destination play facilities.
 - (5) 0.87ha of outdoor sports; and
 - (6) 15 allotment plots (0.37ha).
 - (vii) Opportunities should be considered for parts of the Country Park to be promoted and managed as a farmed landscape, such as grazed pastures and cut hay meadows.

2. Design and layout

The design and layout of the site should:

- (a) Be developed using garden city principles and be in accordance with a masterplan and detailed design code, demonstrating a comprehensive approach to development, long-term management and stewardship. Proposals should complement and be coherent with the adjacent allocation within the Dover District;
- (b) Provide a high quality built environment, in line with Policy DS6, with an average net density of around 35 dph sitewide.

Development should be focused to the north-west of the site to maximise connectivity with the adjacent allocation within Dover District; and

- (c) Mitigate any adverse impacts on heritage assets, including Womenswold Conservation Area.

3. Landscape and green infrastructure

The green and blue infrastructure strategy for the site should:

- (a) Provide a comprehensive and integrated sustainable urban drainage network which makes use of the existing topography and natural features of the site;
- (b) Provide 20% biodiversity net gain, in line with Policy DS21;
- (c) Provide visual integration of development edges to transition the surrounding landscape to the south and east;
- (d) Incorporate opportunities where possible for landscape and biodiversity enhancements identified within the Local Character Area I1: Adisham Arable Downland set out in Canterbury Landscape Character and Biodiversity Appraisal;
- (e) Retain and enhance elements of historic landscape including field boundaries, hedgerows and footpaths and incorporate these where possible and appropriate into the design and layout of the development;
- (f) Provide habitat, pollinator and ecological connectivity across the site and with the surrounding landscape, including with the Ancient Woodland and Priority Habitats;
- (g) Preserve and enhance long distance views towards the surrounding countryside and any views towards Canterbury City and World Heritage Site with provision of viewing

corridors from open space and PRowS crossing the site; and

- (h) Conserve or enhance the PRow network across the site ensuring key views from the network are protected and that the network provides multiple benefits such as being designed as part of green corridors.

4. Access and transportation

The access and transport strategy for the site should:

- (a) Provide safe and convenient pedestrian and cycle connectivity including:
 - (i) New and improved walking and cycling connections to the Dover District allocation, Aylesham Market Square, Aylesham Primary School, Aylesham Railway Station, Snowdown Railway Station, Womenswold and Site R1, including a continuous footway along Spinney Lane between Adisham Road and Aylesham Road;
 - (ii) New and improved cycling connections to Regional Cycle Route 16 (Dover to Canterbury) and improvements to that route as appropriate; and
 - (iii) Improvements to the PRow network crossing and around the site as required.
- (b) Provide good public transport facilities through the site with a bus route connecting residential areas to Aylesham Market Square, Aylesham Railway Station and Canterbury City Centre;
- (c) Provide primary vehicle access to the site via Spinney Lane and a supporting transport assessment

to demonstrate the connectivity of the site with the existing highway network and identify any improvements as required, including at the junctions of Spinney Lane and Adisham Road; and

(d) Provide proportionate contributions towards the Eastern Movement Corridor.

5. Phasing and delivery

(a) The Country Park and associated facilities should be provided prior to the occupation of 75% of dwellings.

Local service centres

5.32 Settlements identified as local service centres within the Rural Settlement Study (2020) provide a more limited range of services and facilities for residents but are considered to be relatively sustainable in the wider context of the district. Many of these settlements have their own primary schools and shops, and will also serve residents in nearby smaller rural settlements.

5.33 These local service centres therefore play an important role in supporting our rural communities and this plan looks to ensure this function continues over the period of the Local Plan by supporting limited growth within these settlements and by ensuring that community facilities and services are protected and enhanced.

Policy R21 – Local service centres

(1) Within the settlement boundaries of the designated local service centres of Adisham, Barham, Broad Oak, Harbledown, Hoath, Lower Hardres, Petham, Rough Common, Stuppington, Westbere and Wickhambreaux, new housing development will be supported where it is:

- (a) Allocated for development in Policies R22 - R27, in an adopted Neighbourhood Development Plan or through the Saved Policies of the Canterbury District Local Plan (2017);
- (b) The redevelopment of previously developed land, including at first-floor level or above existing commercial or community premises, where this is of a scale and form appropriate to the size and character of the settlement and protects the rural character of the settlement ; or

- (c) Minor development including infilling on appropriate sites.
- (2) The Council will seek to protect and enhance the sustainability of the local service centres by:
 - (a) Resisting the loss of community facilities and services and business or employment premises, and supporting proposals which further enhance the community and business offer, within the settlement boundaries;
 - (b) Protecting the network of valued open spaces and sports and recreation opportunities at the settlements;
 - (c) Supporting improvements to sustainable transport infrastructure and connectivity by active travel, including the PRow network at the settlements; and