

Aylesham Parish Council Response – Draft Canterbury District Local Plan



1.1 On Wednesday 19th October 2022, Canterbury City Council’s cabinet approved their Regulation 18 Draft Local Plan to go out to consultation. Although this is our neighbouring council, this Draft Local Plan is hugely significant to Aylesham.

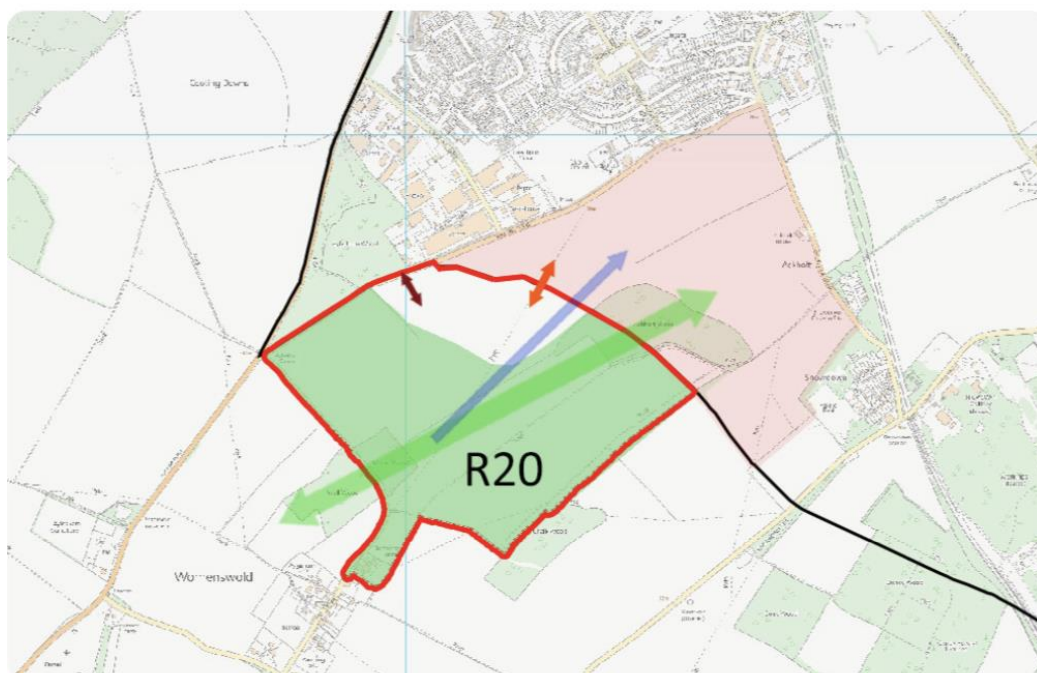
1.2 Proposals in this Draft Local Plan include over 3,000 homes on farmland in Adisham, as well as approximately 420 houses to the west of Ackholt Wood bordering Aylesham and Snowdown.

Policy R20 - Aylesham South

2.1 To the West of Ackholt Wood, and South of Aylesham, is a proposed development of 420 dwellings and a large country park.

2.2 Aylesham Parish Council would like it to be made abundantly clear that this proposed settlement has no links with Aylesham whatsoever: it is not in the Dover District nor in the Parish of Aylesham. Any development would be in the parish of Womenswold - the Canterbury District Draft Local Plan should label it as such to refrain from misleading the wider public.

Aylesham south – concept masterplan



November 2022

2.3 Paragraph 5.31 of the Canterbury District Draft Local Plan mentions the need to “maintain separation between Aylesham and Womenswold” yet is more than happy to coin the development ‘South Aylesham’. This statement will not help integration between the two districts.

AYLESHAM PARISH COUNCIL OBJECTS TO THE USE OF THE NAME ‘AYLESHAM SOUTH’ AS THIS IS MISLEADING.

2.4 Policy R20 would join up with the Public Right of Way to Spinney Lane and create a new vehicular access to Spinney Lane just opposite Spinney Woods, adding traffic volume to a narrow section of Spinney Lane. This road is inappropriate for further development from any Local Plan.

SPINNEY LANE MUST SEE SIGNIFICANT UPGRADES FOR ANY FURTHER DEVELOPMENT, WITH THE MENTIONED UPGRADES TO SPINNEY LANE/B2046 JUNCTION COMMENCING AS EARLY AS POSSIBLE.

2.5 The location of this development will not easily allow for the utilisation of high levels of low-carbon transport, hence going against Canterbury City Council’s own principles in this Draft Local Plan. This will go against the principles of the NPPF.

2.6 Policy R20 will create a segregated community that is not well integrated with Aylesham: residents of this development will inevitably utilise resources in Aylesham, whilst contributing very little to them in terms of funding from themselves personally or funding from developers. Aylesham is not identified in Policy DS10 - Town Centres Communities and Facilities (neither is Womenswold) so will be expected to absorb any additional local population without the appropriate funding from Canterbury City Council.

2.7 Paragraph 92a of the NPPF (2021) suggests developments should “promote social interaction” and allow “easy pedestrian and cycle connections” between neighbourhoods. The current Spinney Lane will not allow for this, and instead, this ‘South Aylesham’ development will be isolated from both Womenswold and Aylesham.

RESIDENTS FROM THIS DEVELOPMENT WILL LIKELY USE FACILITIES WITHIN AYLESHAM, WHILST THE DEVELOPMENT WILL NOT CONTRIBUTE FINANCIALLY TO UPGRADES. THIS IS UNACCEPTABLE.

2.8 12.6 of the Draft Infrastructure Delivery Plan suggests there is “underutilised space” within Aylesham Health Centre to provide GP provisions. This must be made a firm commitment if any further development is to happen in and around Aylesham and must be made available to all residents.

UPGRADES TO AYLESHAM HEALTH CENTRE TO PROVIDE ADDITIONAL GP SERVICES WOULD BE WELCOMED, PROVIDED THIS WAS AVAILABLE TO ALL IN AND AROUND AYLESHAM.

2.9 Finally, again there is a mention to “complement” Dover District Council’s Draft Local Plan, but this Local Plan makes no firm provision to improve the train stations of Aylesham or Snowdown: both of which will see increased usage but remain inaccessible to many. Instead, 10.21 of the Draft Infrastructure Delivery Plan suggests “improvements” to Aylesham and Snowdown stations to “support growth in Aylesham”.

CANTERBURY CITY COUNCIL MUST WORK WITH NETWORK RAIL, SOUTHEASTERN AND DOVER DISTRICT COUNCIL TO IMPROVE AYLESHAM AND SNOWDOWN TRAIN STATION.

November 2022

2.10 Sewerage capacity in the village is limited, as there have been limited upgrades between Aylesham and the Dambridge works in Wingham in recent times. Southern Water, in conjunction with this Draft Local Plan, would need to increase capacity to allow for significant housing developments.

SEWERAGE CAPACITY MUST BE UPGRADED AND INFRASTRUCTURE, INCLUDING AT THE DAMBRIDGE WORKS, IMPROVED TO ALLOW ANY FURTHER DEVELOPMENT.
