

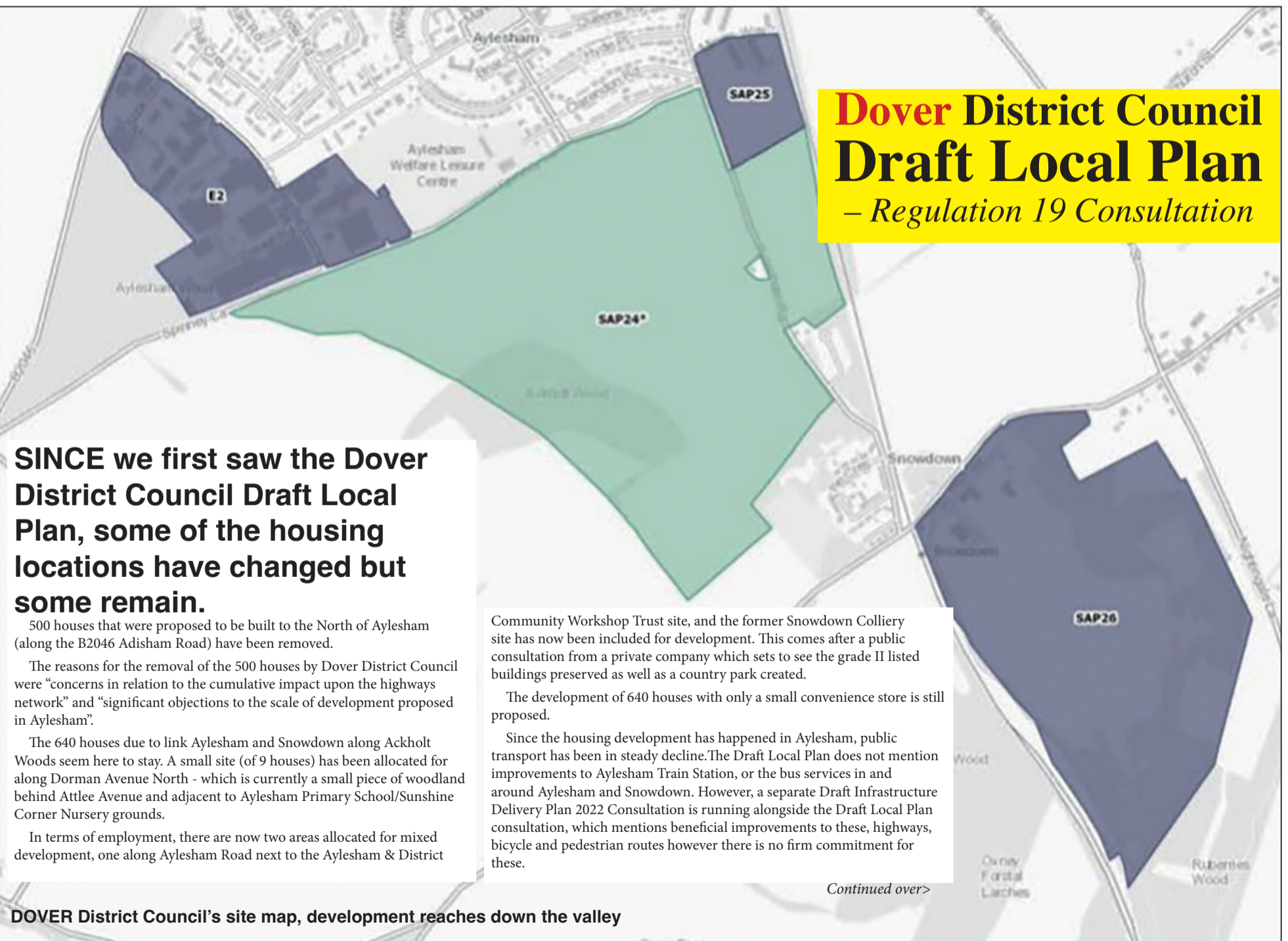
# VILLAGE NEWS

NOVEMBER & DECEMBER 2022

DELIVERED TO YOUR DOOR

AYLESHAM **IN TOUCH**

## THE LOCAL PLANS: WHAT TO DO NEXT?



**Dover District Council  
Draft Local Plan  
– Regulation 19 Consultation**

**SINCE** we first saw the Dover District Council Draft Local Plan, some of the housing locations have changed but some remain.

500 houses that were proposed to be built to the North of Aylesham (along the B2046 Adisham Road) have been removed.

The reasons for the removal of the 500 houses by Dover District Council were “concerns in relation to the cumulative impact upon the highways network” and “significant objections to the scale of development proposed in Aylesham”.

The 640 houses due to link Aylesham and Snowdown along Ackholt Woods seem here to stay. A small site (of 9 houses) has been allocated for along Dorman Avenue North - which is currently a small piece of woodland behind Attlee Avenue and adjacent to Aylesham Primary School/Sunshine Corner Nursery grounds.

In terms of employment, there are now two areas allocated for mixed development, one along Aylesham Road next to the Aylesham & District

Community Workshop Trust site, and the former Snowdown Colliery site has now been included for development. This comes after a public consultation from a private company which sets to see the grade II listed buildings preserved as well as a country park created.

The development of 640 houses with only a small convenience store is still proposed.

Since the housing development has happened in Aylesham, public transport has been in steady decline. The Draft Local Plan does not mention improvements to Aylesham Train Station, or the bus services in and around Aylesham and Snowdown. However, a separate Draft Infrastructure Delivery Plan 2022 Consultation is running alongside the Draft Local Plan consultation, which mentions beneficial improvements to these, highways, bicycle and pedestrian routes however there is no firm commitment for these.

*Continued over>*

**DOVER** District Council’s site map, development reaches down the valley

## Fact File

■ Local Plans are important documents that lay out strategic development policy for local authorities for decades ahead

■ The Dover Local Plan has begun the second stage of public consultation, Called Regulation 19, and will run till 5pm, Friday 9 December

■ The Canterbury Local Plan has begun the first stage of public consultation, called Regulation 18, and runs until Monday 16 January 2023

■ Dover has removed 500 houses from the first draft of the plan, but has left in the 640 proposed for the area towards Snowdown on Ackholt Road

■ Canterbury plans involve 3,200 houses for Adisham on the border with Aylesham, on land at Cooting Farm. It is believed that the landowner opposes the plan

■ Dover's plan includes two additional areas designated for employment. Land at the Workshop Trust – the former secondary school, and the other is Snowdown Country Park being the site of the former colliery

**REMEMBER: This is your LAST CHANCE to register a comment on Dover's Local Plan which will be in place for the next TWO DECADES and could affect the future of the village.**

## Dover District Council Draft Local Plan – Regulation 19 Consultation

*Continued from front page*

Aylesham Parish Council and many of the comments from residents, called for any further development to come with the appropriate increase in amenities such as pub/restaurant, more medical facilities, a supermarket and community facilities. Disappointingly this has still not been confirmed in the Draft Local Plan, so Aylesham is at risk of being left behind in terms of provisions for local people.

Aylesham still lacks facilities for young people and children. Nursery spaces are often hard to come by but there are still no opportunities in this Draft Local Plan to support current provisions, or to facilitate anything new.

Within the Draft Infrastructure Delivery Schedule (a document associated with the Draft Infrastructure Delivery Plan 2022 Consultation) it notes "requirement in Aylesham is equivalent to just over 1FE of additional primary

school provision". "This could be any of the following or a mixture of the 3;

- Aylesham Primary School (extension)
- St Joseph's RC Primary School (extension)
- Nonington CE Primary School (extension).

Similarly, there are no youth provisions like a youth centre or secondary school in this Draft Local Plan which would be welcomed.

Although the medical centre was built using funding from the current round of housing development, it would already seem that medical facilities are nearing their capacity, so any additional homes would stretch these facilities further. Funding to improve these services is a must to ensure current residents are not penalised further.



## Aylesham Parish Council

These four pages about the Draft Local Plan have been sponsored by Aylesham Parish Council with the aim of informing every household in the parish about the Local Plan implications for the village, coming from both Dover District Council and Canterbury City Council.

We encourage everyone to take part in the consultation process and make sure your opinions are heard.

### Statement agreed by the parish council:

**“WHILST Aylesham Parish Council agrees there is a need to build homes both nationally and within the Dover District, Aylesham has certainly seen its fair share of development recently.**

New houses, without adequate local infrastructure, put significant strain on local amenities like medical services, shops, nursery places, as well increasing traffic on our roads.

We welcome the fact that 500 homes in 'North Aylesham' have been removed from the Draft Dover District Local Plan, but this still leaves a huge development of 640 houses linking Aylesham and Snowdown into one large settlement. When it's finished, the current development will contain over 1,200 houses and so an additional 640, in what is considered a rural setting, seems rather excessive.

It is also welcomed to see the former Snowdown Colliery site featuring in the Draft Dover District Local Plan for mixed use development: this will allow future generations to appreciate the local heritage whilst creating jobs for local people.

All of this must not come at a cost to locals: any development must improve Aylesham, and not let it get left behind.

Aylesham Parish a council urges all residents to use this opportunity to help shape the village over the next two decades and share your views with Dover District Council.

Dover District Draft Local Plan Regulation 19 seven-week Consultation began Friday 21st October 2022.”

**THINGS  
YOU  
CAN  
DO:**



**Scan this QR code  
with you mobile  
device which will take  
you to Dover's  
'Consultation Home'**



# Guidance on Regulation 19 Consultations and submitting a representation

## The Regulation 19 Consultation is different to the previously issued Regulation 18 Consultation held in 2021.

There are four consultations running alongside each other:

- Regulation 19 Consultation on the Dover District Local Plan Submission Document Local Plan
- Regulation 19 – Sustainability Appraisal of the Dover District Local Plan Submission Document
- Regulation 19 – Habitat Regulation Assessment on the Dover District Local Plan Submission Document
- Infrastructure Delivery Plan Draft for Consultation 2022

Whilst previously, you were able to submit a written 'comment' response, Regulation 19 is the legal compliance stage of consultation. Therefore, only factual responses will be accepted as the representations are made on the documents legal compliance.

## What is meant by Legal Compliance?

Once Dover District Council submit the Local Plan to the Planning Inspectorate for Examination, a Planning Inspector will first check that the Plan meets the legal requirements of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and the Town and Country Planning (Local Planning) (England) Regulations 2012, before moving on to consider the tests of soundness. This includes public participation in the preparation of the Local Plan.

## What is meant by the Local Plan being 'Sound'?

- **POSITIVELY PREPARED** - Provides a strategy which, as a minimum, seeks to meet Dover District's objectively assessed needs and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- **JUSTIFIED** - An appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence; The evidence to support the Local Plan is available online at: Evidence Base ([doverdistrictlocalplan.co.uk](https://doverdistrictlocalplan.co.uk))
- **EFFECTIVE** - Deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **CONSISTENT WITH NATIONAL POLICY** - Enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

## Duty to Co-Operate

The Local Plan should comply with the Duty to Cooperate. Section 33A of the Planning & Compulsory Purchase Act requires the Council to engage constructively, actively, and on an ongoing basis with neighbouring authorities and certain other bodies over strategic matters during the preparation of the Plan.

## HOW DO I COMMENT?

The easiest way to comment if you think the plan meets the legal criteria, is on DDC's online portal <https://dover-consult.objective.co.uk/kse>. You will need to register your details to continue (DDC have provided a privacy policy online) Paper copies can be requested.

Each section of the consultation allows you to answer a questionnaire, and upload supporting maps or documents. It is important that you state which part of the Local plan your responses relate to.

There are further guidance documents available here: <https://www.doverdistrictlocalplan.co.uk/get-involved>

**Copies of the Draft Local Plan are available to view in person at:**

## Aylesham Library

Sunday Closed  
Monday Closed  
Tuesday 9.30am - 12.30pm & 1.30pm - 5pm  
Wednesday Closed  
Thursday 9.30am - 12.30pm & 1.30pm - 5pm  
Friday 9.30am - 12.30pm & 1pm - 4pm  
Saturday 9.30am - 1.30pm

**Veranda building, Workshop Trust  
Ackholt Road, Aylesham CT3 3AJ**

**or at Dover District Council Offices in Whitfield.**

*For any guidance, questions or paper copies of the Representation Forms (or alternative formats, such as large print) please call the dedicated Dover District Council Local Plan number: 01304 872244, which is open Monday, Wednesday and Friday 14.00pm – 16.00pm or email [localplan@dover.gov.uk](mailto:localplan@dover.gov.uk)*

**DOVER DISTRICT COUNCIL MUST RECEIVE ALL  
RESPONSES BY FRIDAY  
9th December 2022 at 5pm**

## Canterbury City Council Draft Local Plan – Regulation 18 Consultation

**CANTERBURY City Council started their Draft Local Plan Regulation 18 Consultation in October, which has two sizeable policies that will impact Aylesham - R1 and R20.**

### *Policy R1 – Land at Cooting Farm a new “garden community”*

This Policy proposes 3,200 new dwellings in Adisham, stretching from Adisham Train Station to opposite Spinney Wood along the B2046 (Adisham Road), and back across the fields to the village of Adisham itself. This proposal will include a provision for two community hubs - each with a selection of local shops, community spaces and two primary schools.

To access the site, two access roads will be created from the B2046 (Adisham Road), with one access road near to Cooting Road, and one towards the current Public Right of Way's. Walking and cycling connection points will also be considered to cross the B2046 (Adisham Road) between Aylesham and Adisham.

Master planning is said to be coordinated with Dover District Council and their Draft Local Plan, although it is worth noting that the 500 homes in 'North Aylesham' (along the B2046) was scrapped due to high-ways concerns.

To increase the use of public transport, improvements would be made to Adisham Train Station, including accessibility to both platforms. Designing on the location is planned to encourage walking and cycling around the site to and from the Train Station as connectivity will “minimise the need for use of private cars”.

These 3,200 dwellings are expected to commence building in 2030, if approved.

### *Policy R20 - Aylesham South*

This is a proposed development of 420 dwellings with a new country park to the south of Aylesham and the West of Ackholt Wood. Given this is Canterbury City Council's Draft Local Plan, this land is not in Aylesham; it is within the Parish of Womenswold, with any S106 Developer Contributions going to Canterbury City Council.

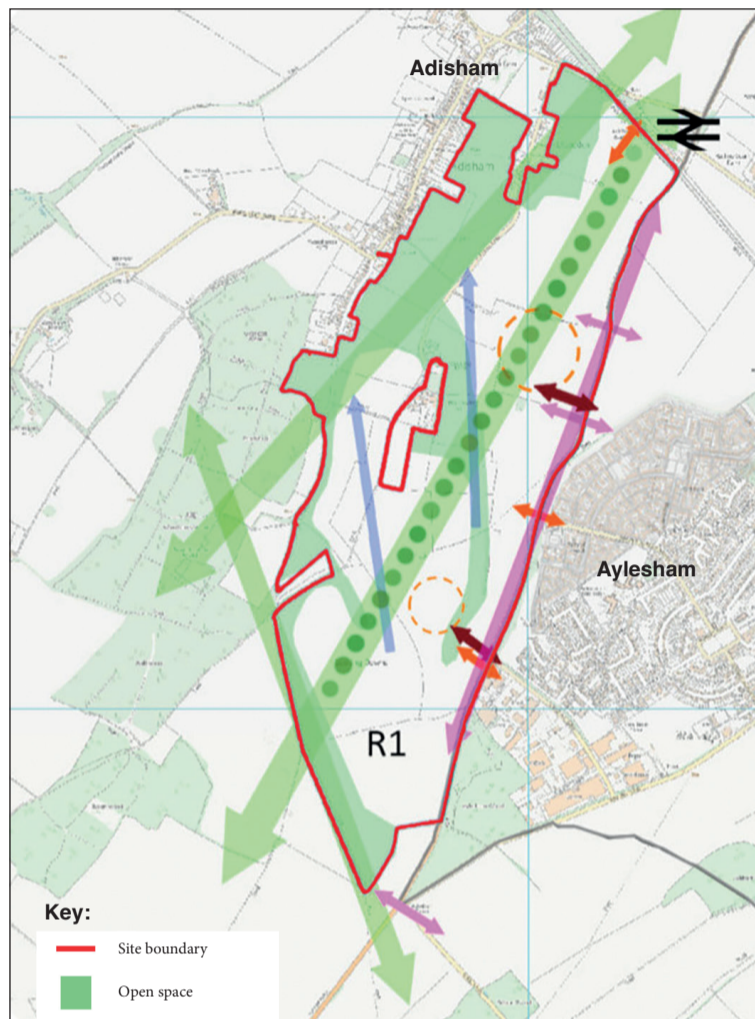
The site has no plans for any facilities or amenities to be built, so will instead fund proportionate contributions towards schools and primary healthcare elsewhere, where exactly is unclear.

The new 50 hectares country park will aim to compliment Ackholt Wood and enhance ecological connections, whilst maintaining current pedestrian and cycle routes via Public Right of Way's.

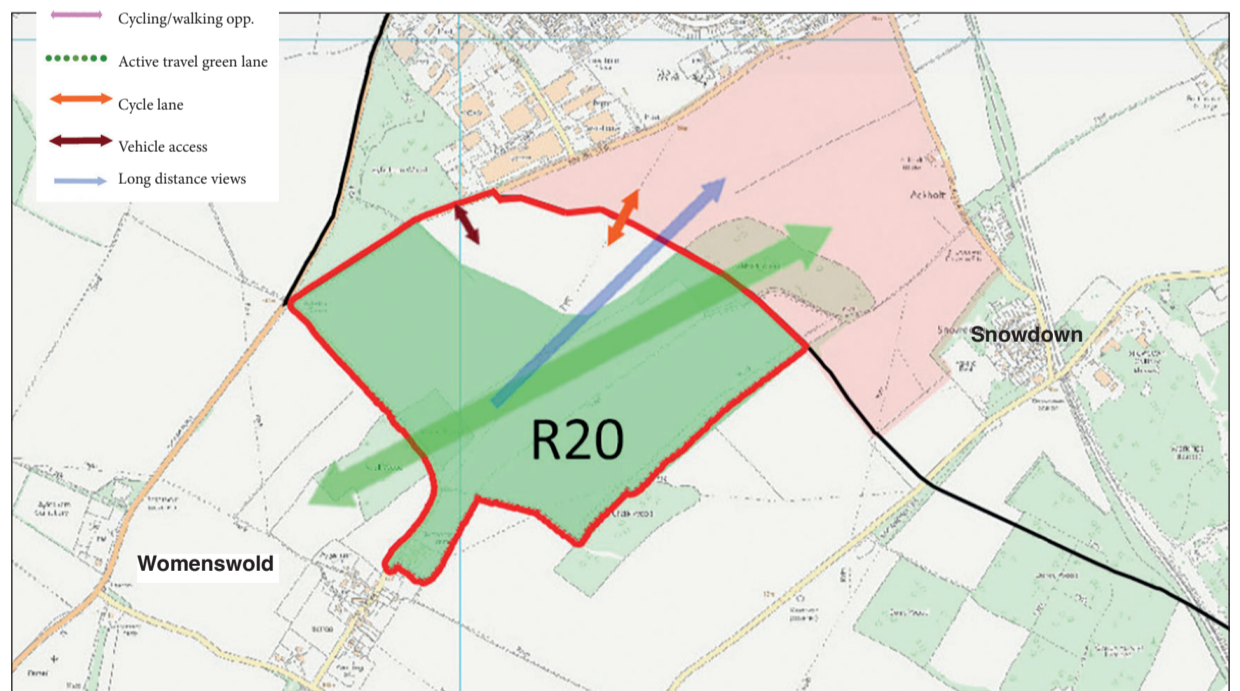
To access this site, a connection to Spinney Lane opposite Spinney Wood will be designed, with required improvements made to the junction of Spinney Lane and B2046 (Adisham Road). Buses will be routed into the Aylesham's Market Square, Train Station and on to Canterbury to encourage the use of public transport, but there is no mention of upgrades to Aylesham Train Station.

There will also be a plan for 15 allotment plots to be allocated to this site.

# 3,200 NEW HOUSES ON VILLAGE BORDER?



**Above: BUILDING ON THE BORDER** Canterbury City Council's site map  
**Below: AYLESHAM SOUTH** where Womenswold meets Snowdown



## COMMENT

*Aylesham Parish Council member, Jamie Pout, writing in a personal capacity*

**“CANTERBURY City Council’s scandalous Draft Local Plan is bad news for Aylesham.**

First of all, referring to a development of 420 houses as ‘Aylesham South’ when it is in a neighbouring Parish is utterly contemptuous. Dover District Council and Canterbury City Council claim to have worked together, but there is simply no evidence for this.

The enormous addition of 3,200 houses in Adisham will bind the villages of Adisham and Aylesham into one large settlement, removing any individuality that both currently enjoy.

Whilst there is a need to create houses for the local population, this level of development in and around Aylesham is overbearing and excessive, and really does risk diluting the village feel once and for all.”

**THINGS  
YOU  
CAN  
DO:**

canterbury  
city council  
Draft Canterbury District  
**LOCAL  
PLAN**  
to 2045

**Scan this QR code  
with your mobile  
device which  
will take you to  
Canterbury’s  
consultation site.**



# A VERY WARM WELCOME

## AYLESHAM 'WARM PLACES' NETWORK

Space for all! Feel free to drop in at the following venues from 21st November as they will offer Aylesham residents a place to socialise with warm refreshments on offer or activities to enjoy.

Please see (right) for where and when these warm spaces will be available. Please contact the venues directly if you have any queries or questions about the refreshments or activities that will be available.

### MONDAY

- Baptist Church – 10am - 1pm

### TUESDAY

- The Common Room @ The Workshop Trust (former secondary school), Ackholt Rd – 10am-1pm
- Aylesham Library 9.30am-12.30pm & 1.30pm-5pm

### WEDNESDAY

- St Finbarr's Church – 12pm – 5pm

### THURSDAY

- St Peter's Church – 10am – 2pm
- Aylesham Library 9.30am-12.30pm & 1.30pm-5pm

### FRIDAY

- Bechange Community Hub – 9.30am – 2.30pm
- Aylesham Library – 9.30am - 12.30 & 1.30pm - 4pm

### SATURDAY

- Aylesham Library – 9.30am until 1pm



**AYLESHAM**  
District Community  
Workshop Trust  
Aylesham Community Project, Ackholt Road, Aylesham, Kent CT3 3AJ  
Telephone 01304 842826



St Peter's Church • St Finbarr's Church • Baptist Church



**Aylesham People's Cinema MATINEE Film Shows from 1pm-3pm  
FORTNIGHTLY, TUESDAY AFTERNOONS • starting 29th November**



The Trustees and Staff of  
**Aylesham & District  
Community Workshop Trust**  
would like to warmly wish all our  
Tenants, Clients, Stakeholders  
and the Local Community a  
**Very Merry Christmas  
and a Happy and  
Prosperous 2023**



## Invitation

Join us for our

### Festive Coffee Morning

on Monday, 12th December

10am – 12 noon in our new Common Room space.

Come for a chat, tell us what you would like to see going on here.  
Looking forward to welcoming you!



**AYLESHAM**  
District Community  
Workshop Trust

**Ackholt Rd, Aylesham CT3 3AJ  
Phone: 01304 842826**

# AYLESHAM VILLAGE Christmas Events Guide



**Some seasonal events at  
Bechange - Ackholt Road, Aylesham**

## Christmas Crafts

with Kent Adult Education - a morning of Christmas crafts on  
7th December from 9.30am to 1.30pm.

Drop in for a while or stay for the whole sessions. A great session making Christmas decorations from everyday bits and bobs into something seasonal and pretty. For more information and to book call Bechange

## Christmas Lite Bites Brunch

- on Friday 23rd December our Lite Bites changes to Lite Bite Brunch and will run from 10am - 12.30 (last orders 12pm). Come and join Bechange for a festive brunch - no need to book

## Children's Christmas Party

- Wednesday 21st December

for Primary school age children (siblings welcome) 12-1:30pm.

Booking required 01304 840134

## RATLING SOCIAL CLUB BAR OPENING HOURS



**Monday 12:00 - 22:30**

**Tuesday - Closed**

**Wednesday - Closed**

**Thursday 18:00 - 23:30**

**Friday 15:00 - 23:30**

**Saturday 12:00 - 23:30**

**Sunday 12:00 - 23:30**



Last orders will be called 15  
minutes before the bar closes  
The club will close 30 minutes after  
Website: [www.rattingclub.co.uk](http://www.rattingclub.co.uk)



## The Christmas Tree Festival

St. Peter's Church,  
Dorman Avenue North,

**17 December -  
24 December**

The community has been invited to provide and decorate a Christmas Tree to go in the church in the week before Christmas. All are welcome to come along and visit the festival.

## SUNSHINERS OVER 50s SOCIAL CLUB

at St Finbarr's Church

**8th December 7pm till 9.30pm**

**CHRISTMAS SILLY HAT QUIZ NIGHT**

**22nd December 7pm till 10pm**

**Live entertainment and buffet • Raffle**

For more information contact us on Facebook or 07852451073



## ALADDIN PANTOMIME

Free Childrens Panto  
December 4<sup>th</sup> - 11am

Booking required - limited space

Aylesham Welfare Leisure Centre

£2 for Slush and popcorn combo



## THE COMMON ROOM @ THE OLD SCHOOL

The Common Room is a new space being made available at the WorkShop Trust. It will welcome people as part of the Aylesham

Warm Rooms project this winter, be home to the afternoon matinee of the Aylesham People's Cinema Club and provide a meeting space that is free to use for all Aylesham voluntary and community groups.

**If you are interested in booking the meeting space this can be done by contacting one of the team by calling 01304 842826 or by emailing us on:**

**[estates@aylesham.org.uk](mailto:estates@aylesham.org.uk)**

For all other activities follow us on Facebook or have a look at our website where we will share these upcoming events and activities as we get them started.

**AYLESHAM**  
District Community  
Workshop Trust

**Community Workshop Trust  
Ackholt Road,  
Aylesham**

# AYLESHAM VILLAGE Christmas Events Guide

## Reaching for the skies once again for the First Responders



**Santa and his team will be making a return visit to your street again this year.**

From the 1st December, Santa, Mrs Claus, his Elves and helpers will be making their way around Aylesham and surrounding villages raising money for the Rural East Kent Community First Responders.

This year, they will be visiting the streets of Aylesham, Snowdown, Womensworld, Nonnington, Elvington, Eythorne and Adisham! Be sure to listen out for their music to get the chance to give the big man himself a wave. You can also track him live on their Facebook page 'Track Santa Aylesham & Surrounding Villages' so you can see when he is on his way.

Treat bags this year will also include a colouring competition where you can be in for a chance to win a prize hand delivered from Santa himself. This year will also see a complete new sleigh overhaul with thanks to Aylesham Carnival Association for donating their old carnival float to us.

The team are working hard to get it ready in time and making it brighter and louder than ever. There will also be a post box on the sleigh so children can post your letters for Santa to read so make sure you have your letter written and ready to post!

All donations are gratefully received and we thank you in advance.

## All aboard the Polar Express!



**2pm SUNDAY  
18 DEC**

**AYLESHAM  
and the  
VILLAGES  
PEOPLE'S  
CINEMA**



Book tickets by scanning the QR code (above and right). The tickets are booked through Eventbrite.

**We are suggesting a donation on the day of £1/child and £2/adult, payable in cash.**

FUN screening of this popular Christmas movie in Aylesham – brought to you by the new People's Cinema group.

**@ THE OLD SCHOOL HALL  
Workshop Trust,  
Ackholt Road  
Opposite Bechange and the Library**

**BOOK NOW limited  
spaces available!**

Thanks to Phil Wilson who is managing the screening audio



**AYLESHAM**  
District Community  
Workshop Trust



With support from Dover District Council, the Parish Council, and the Workshop Trust

## COMING SOON!

The next edition of  
**AYLESHAM IN TOUCH**  
will be out in January

*We would like to wish all our readers,  
contributors and advertisers a very peaceful  
Christmas and a Happy New Year*

This edition is now online at  
**ayleshamintouch.com**

Thank you to all these organisations for help and support



**AYLESHAM**  
District Community  
Workshop Trust

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ayleshamhub@gmail.com



Opinions expressed in this publication are those of the authors.

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- a community co-operative. Registered Office: 2 Aylesham Road, Snowdown CT15 4JN

## Aylesham Lantern Parade Saturday 3rd December



Designed by Made in Pixieland

**Meet at Boulevard Courrieres at 4.45pm for a 5pm start**



For your free lantern making kit, please  
email: [aylesham.carnival@hotmail.com](mailto:aylesham.carnival@hotmail.com)



# AYLESHAM

**IN TOUCH**

SPECIAL EDITION

## *Village Christmas Events Guide*

### **Christmas Fayre & Tree Lighting**

**Local Craft and Community Stalls**

• Handmade Gifts • Family Fun

*plus* **Carnival Lantern Parade: 4.45pm**

## **Saturday 3 December**

**from 1.30pm at St Peter's Church**

**CHRISTMAS LIGHTS SWITCH ON  
MARKET SQUARE 5.30pm**

