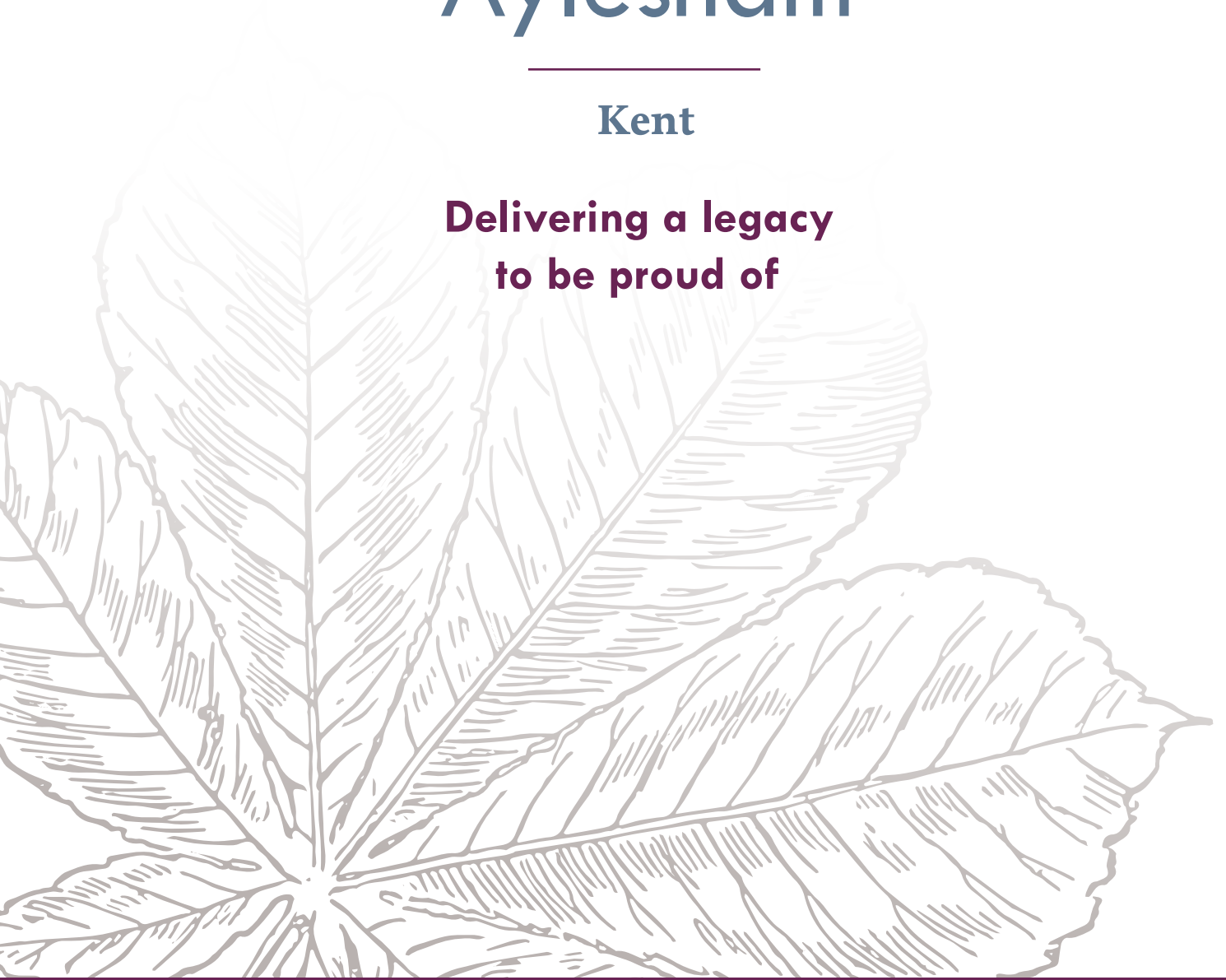


South Aylesham

Kent

**Delivering a legacy
to be proud of**



AXIS
LAND PARTNERSHIPS

INTRODUCTION

Axis Land Partnerships ('Axis') are delighted to be the land promoters for the future of this fantastic place, as part of the evolving village of Aylesham on behalf of Trustees of the Lord FitzWalter 1988 Settlement ('the Trust'). In promoting this attractive opportunity, we will show who we are, what drives us and how we would approach your site.

Setting the Scene

The Council's draft allocation represents a significant opportunity to create a sustainable village extension to Aylesham.

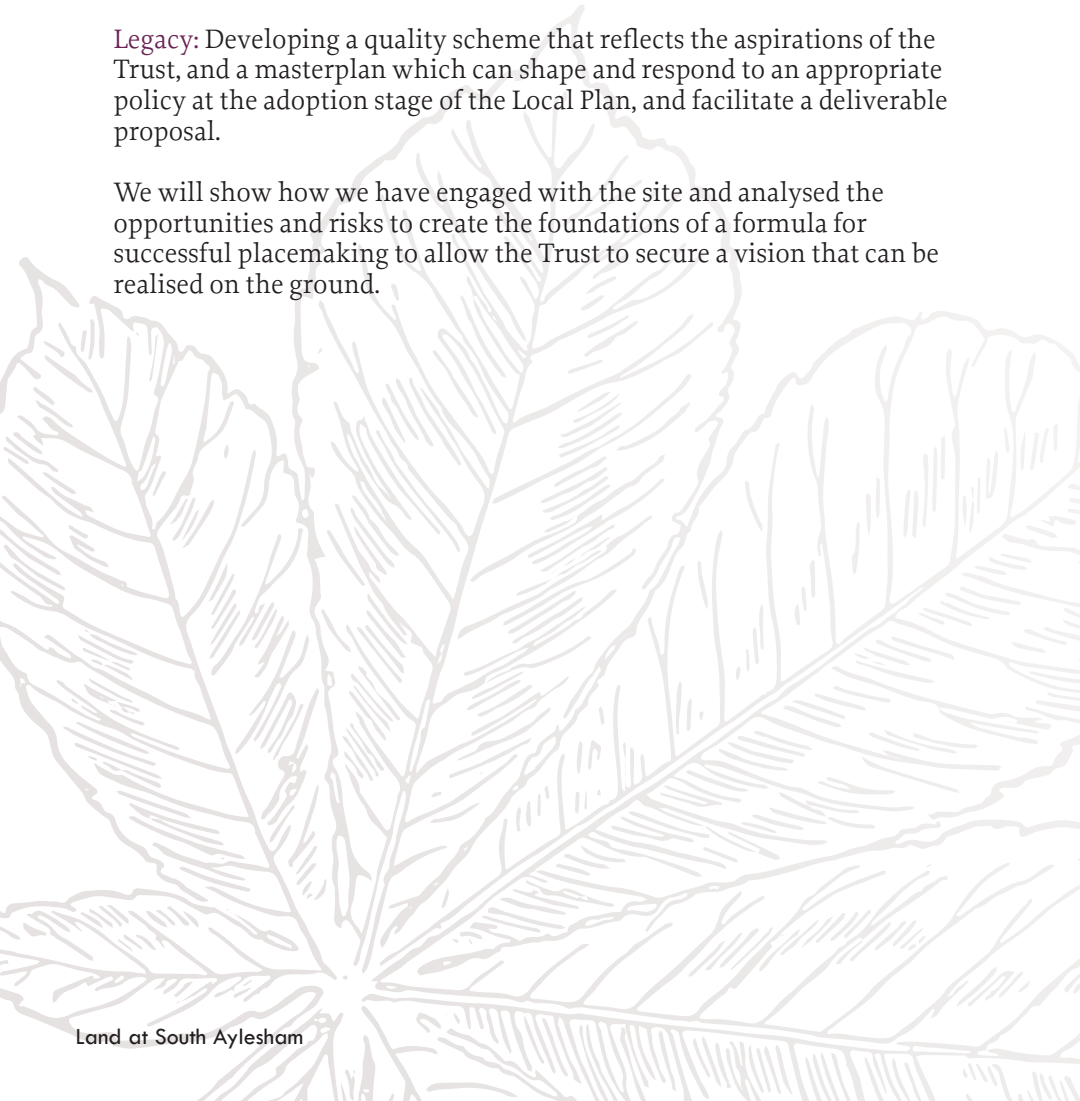
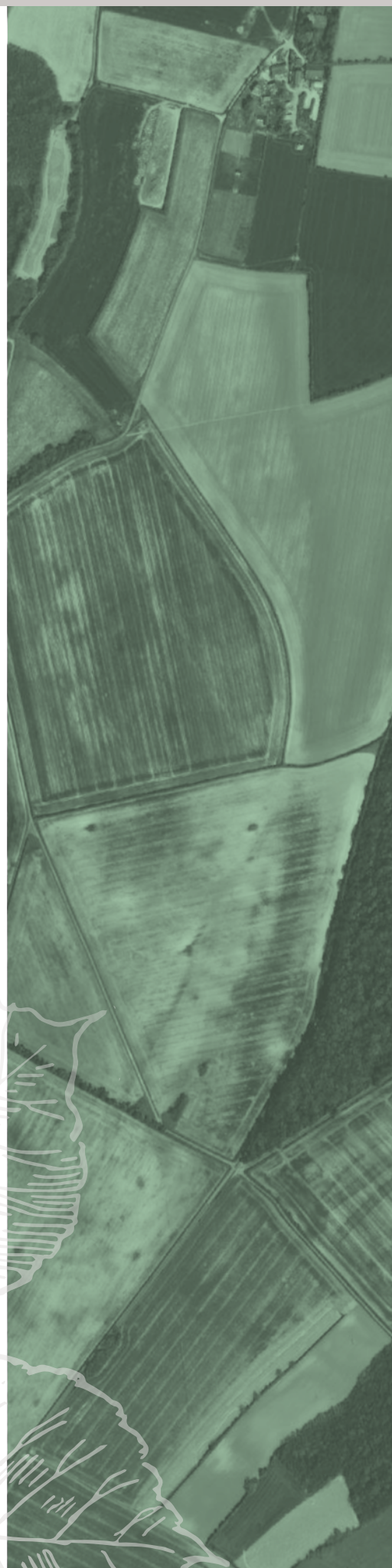
We have explored the interconnected needs of the environment, community, and legacy based on our first-hand research and expertise which inform our approach:

Environment: Drawing on an in-depth understanding of what makes this site special will allow us to establish a web of habitats that support wellbeing and biodiversity.

Community: A masterplan clearly embedded in local history and character that people can understand and engage with will be vital to the evolution of the strategy, and consulting with the local community.

Legacy: Developing a quality scheme that reflects the aspirations of the Trust, and a masterplan which can shape and respond to an appropriate policy at the adoption stage of the Local Plan, and facilitate a deliverable proposal.

We will show how we have engaged with the site and analysed the opportunities and risks to create the foundations of a formula for successful placemaking to allow the Trust to secure a vision that can be realised on the ground.





THE SITE AND ITS CONTEXT

This section outlines our analysis of the site and its context that has fed into our design response to the proposed development.

Aylesham - A planned village

Aylesham was a planned village designed to attract and accommodate skilled miners and their families to relocate from other parts of the UK to work in the newly discovered Kent coal industry in the early 20th Century. Abercrombie, a notable masterplanner of his time, was brought in to design Aylesham with the aim to bring up standards of living through good quality housing delivered alongside well planned local facilities, green spaces and schools. Aylesham was designed to be a self-sufficient village with principles not dissimilar to current Garden Village thinking.

To this day, Aylesham continues to be a sustainable village providing local services including two primary schools, a health centre, library, leisure centre, places of worship, a local supermarket, cafe and shops. Most of these services are located within the Market Place at the centre of Aylesham. In addition, Aylesham has two employment areas that provide for start-up enterprises through to established industry. Aylesham also benefits from access to a train station that provides connections to Dover to the south and Canterbury to the north.

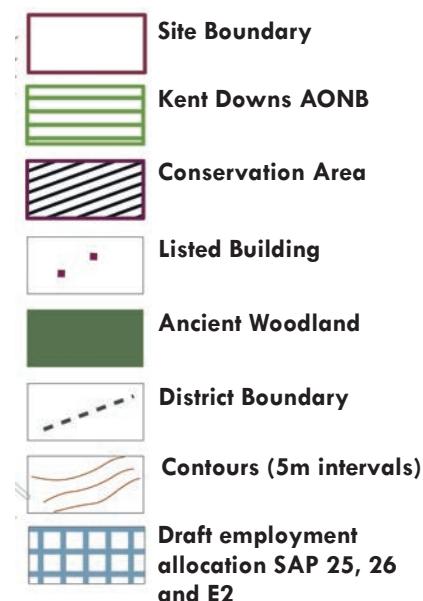
Given the sustainability of the village, Aylesham has been identified for planned growth which occurred most recently in 2012 extending the village to the north, with aims to deliver Abercrombie's original vision of a boulevard fronted by houses between the train station and Market Place. Further growth to Aylesham has been identified in the emerging Dover District Local Plan with two further expansion areas to the north and south of the village.

Proposals for the site should embrace Abercrombie's design principles, continue to drive up standards of living as well as tackle 21st century challenges in relation to climate change, modal shift and biodiversity gain.

The Kent landscape

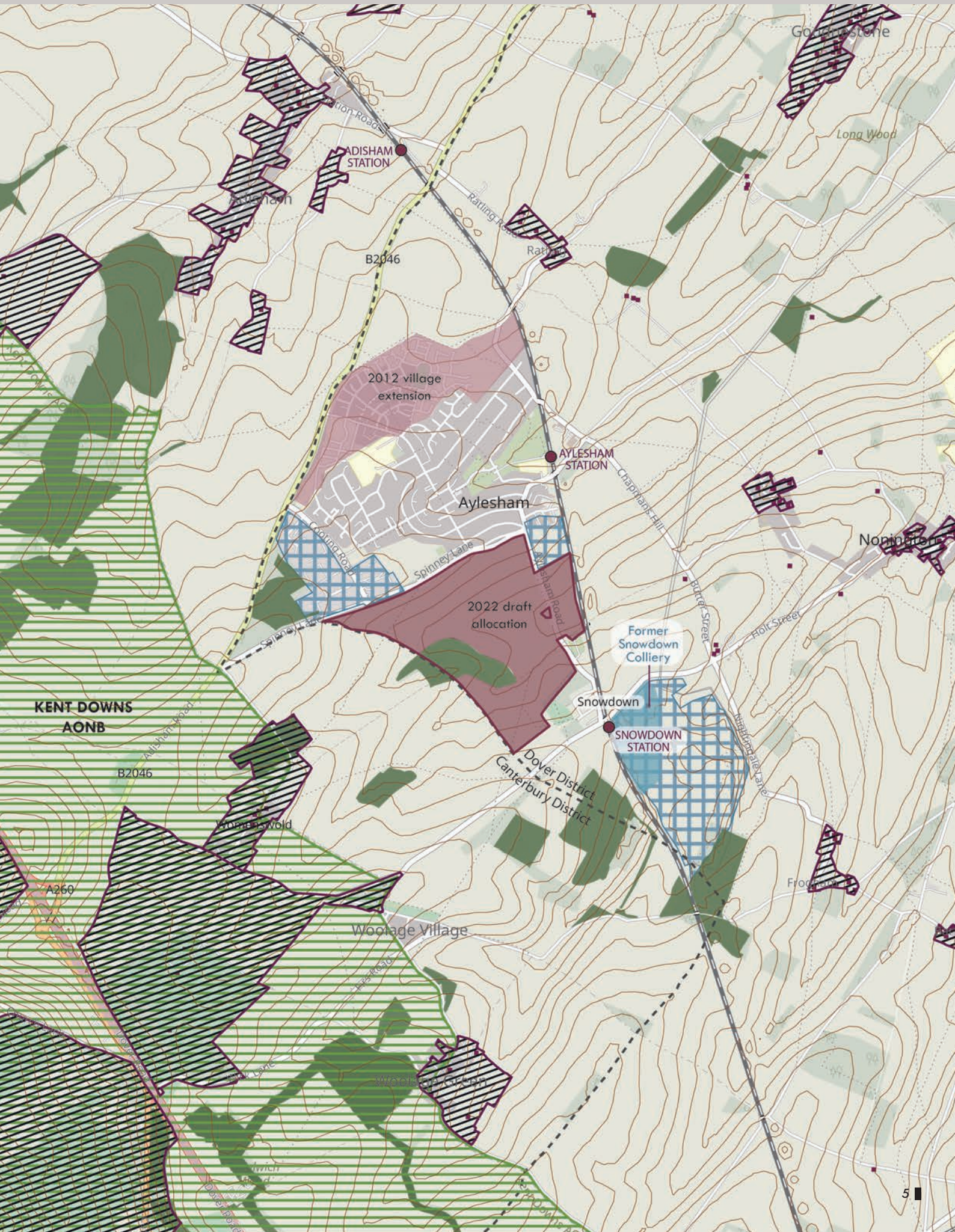
Aylesham is located within the rolling uplands of Kent formed by its underlying chalk geology. The village sits between two ridgelines with a gentle dry valley between where the Market Place is positioned to align with the train station. The site itself sits within the adjacent dry valley to the south of the village. Snowdown hamlet and associated former colliery is located on the other side of the valley, upon the ridge, further to the south of Aylesham.

To the west of Aylesham and the site lies the Kent Downs Area of Outstanding Natural Beauty (AONB), with the village and Conservation Area of Womenswold on the periphery. In addition, numerous other Conservation Areas, Registered Parks and Gardens and Listed Buildings are found within the wider context. Clearly this is a well valued landscape and therefore intervisibility of the proposed development with any protected landscapes will need to be well considered.



The landscape within and surrounding the site is marked with Ancient Woodlands. This creates a well wooded landscape and further enhances the topography of the land with pockets of woodland generally found along ridgelines. Ancient Woodlands form important ecological assets, as well as cultural and amenity landmarks.

Proposals for the site should aim to celebrate, protect and enhance the beauty of the Kent landscape ensuring a locally distinct and bespoke response.



OUR AMBITION

Our ambition for the site is inspired by the past, present and future of Aylesham and its community.

Our aim is to cherish those aspects of the village and surrounding context that are valued and strengthen the existing Aylesham offering, which together will deliver a legacy to be proud of. A legacy not only for the Trust, but also for the existing community of Aylesham to ensure the village continues to be a thriving, sustainable place to live, work and play for all ages and backgrounds.

The page opposite sets out how our pillars of Cherish, Strengthen and Legacy come together to form our ambition for the site.



AMBITION

CHERISH

ABERCROMBIE'S VILLAGE

Celebrate the original design principles of Aylesham

NATURE

Protect and celebrate the ancient woodlands

KENT LANDSCAPE

Providing inspiration, escape and vistas across the vales

STRENGTHEN

CONNECTIONS

To ensure modal shift and encourage healthy and active lives

COMMUNITY FACILITIES

Enhance the current offer for 21st century living

A HOME FOR ALL

Deliver a greater range of housing types and tenures

LEGACY



QUALITY

Of place and management

A THRIVING PLACE

Where people and nature belong

FUTURE PROOFED

Delivering a scheme that is in balance with the environment and 21st century living

A PARKLAND FOR ALL

Homes set within a designed landscape

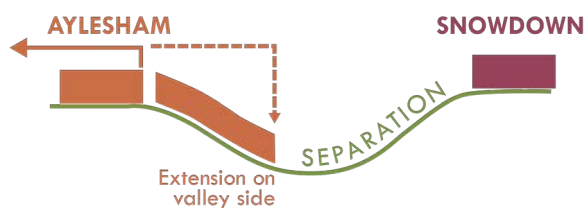
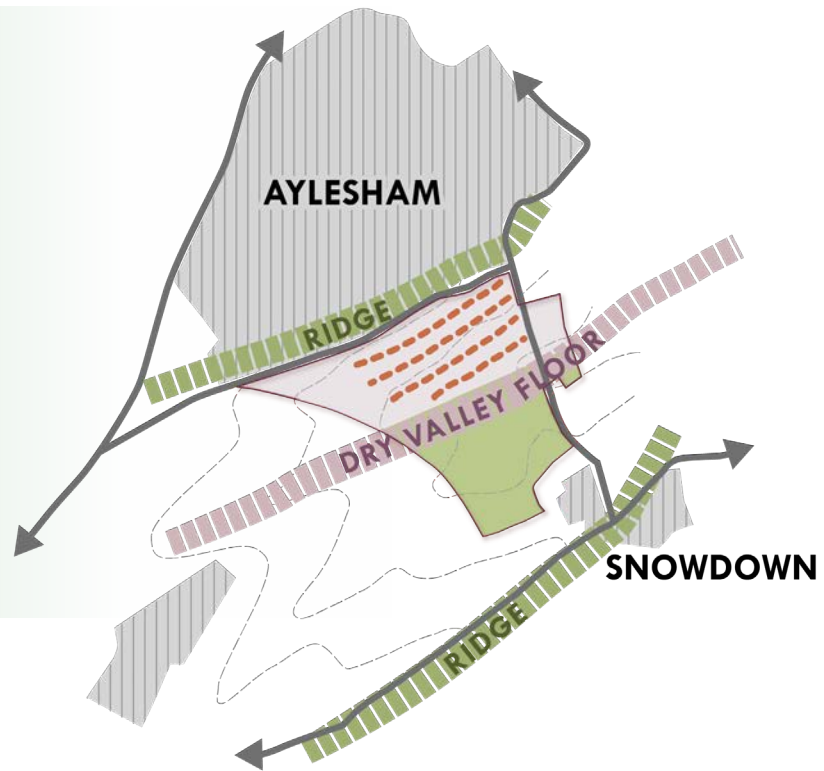
DESIGN PRINCIPLES

The following outlines the key design principles that have shaped the concept masterplan for South Aylesham

1. Respecting the vale

To ensure that Aylesham and Snowdown do not coalesce, as well as protecting the beautiful valley landscape, it is proposed that development should only extend to the bottom of the dry vale. This approach means that new residents will be closer to the village and its amenities, ensuring walkable neighbourhoods, and there will be clear separation between the two settlements.

Streets for the new neighbourhood will respect the sloping lie of the land by aligning with the contours. This is a similar approach taken by Abercrombie to create accessible streets, as well as ensuring buildability of the development.



2. Connecting the woods

Connecting the Ancient Woodlands with new tree and woodland edge planting will not only provide wildlife corridors to these existing ecological assets but will also help to screen the proposed built elements of the development from views within the AONB and sensitive heritage assets associated with Womenswold.

This planting will further enhance the wooded character of the landscape south of Aylesham and give this neighbourhood a different feel to the rest of the village where everyone has a view to a tree or the woods.



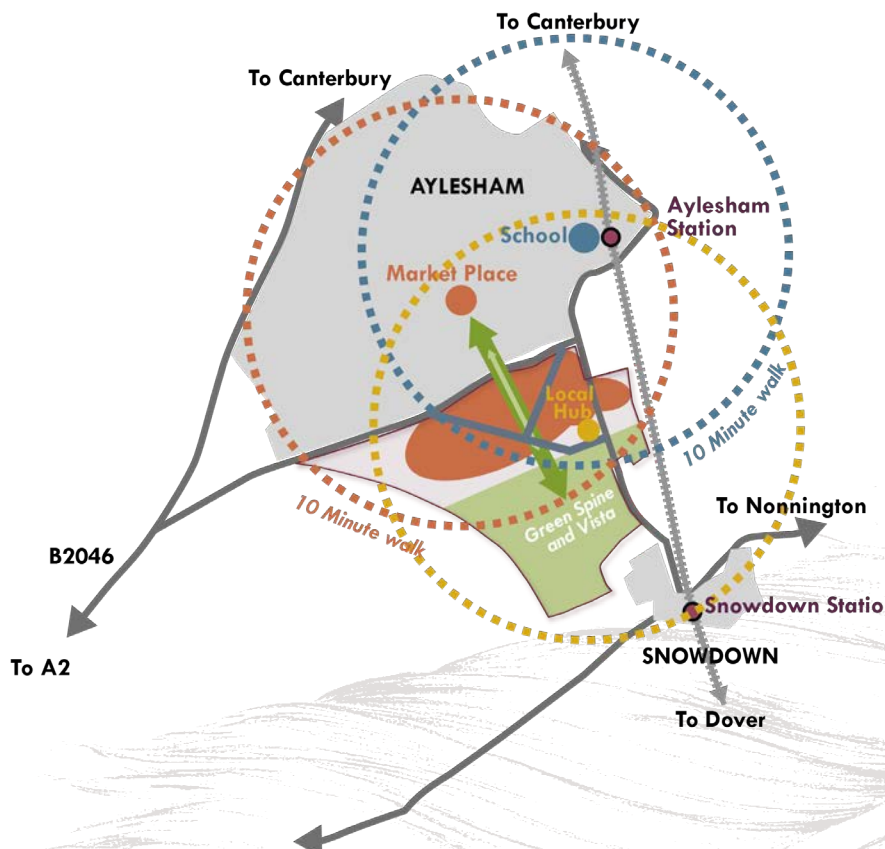


3. Village gateways

South Aylesham will change the experience of approaching the village from the south and west.

Ackholt House along Aylesham Road will be the new gateway to the south with development located either side of the road to the north creating a 'street' as opposed to a lane. There is potential to interpret the former farmstead to create an architectural gateway to the village. Beyond this, a new parkland will be created at the base of the valley.

The approach from the west along Spinney Lane will be enhanced by planting the street to create a softer, green entrance to the village. A community orchard and allotments will form a green gateway to Aylesham.



4. A connected community

The site is designed to have accessible streets and footpaths that allow people to walk and cycle to local destinations within an 800m distance (10 minute walk). Pedestrian desire routes to the Market Place and the train station/primary school are prioritised.

In addition to the existing facilities of the village, South Aylesham will deliver a new local centre characterised by a destination pub, a work hub, a convenience store and associated later living accommodation that overlooks the new parkland.

The current bus service can be easily diverted through the site to provide access for new residents to public transport.

CONCEPT MASTERPLAN

The masterplan opposite illustrates our preferred concept for the site delivering:

- 640 homes at 30 dwellings per hectare
- Substantial public open space delivering a myriad of community uses such as play areas, leisure and allotments that will also deliver significant ecological benefits
- A local centre delivering new community facilities including a, convenience store and later living accommodation
- Access from Spinney Lane and Aylesham Road to create a permeable development that can be easily traversed by foot and cycle.
- Retained agricultural land maintaining separation between Aylesham and Snowdown in the south of the site

- 1** Tree and wooded edge planting located along district boundary to provide wildlife corridor between ancient woodlands whilst providing visual screening of proposed development from sensitive views in the Kent Downs AONB to the west.
- 2** Landmark at the end of Abercrombie Vista marked by a large tree or public art
- 3** Residential streets aligned to contours of the valley that promote accessibility and buildability of housing
- 4** Vehicular access from Spinney Lane at point of public footpath
- 5** Pedestrian and cycle access from Spinney Lane opposite Dorman Avenue South leading to Market Place
- 6** Vehicular access from Spinney Lane near to Aylesham Road providing desire line to station and primary school
- 7** Vehicular access off Aylesham Road at local centre providing alternative route for traffic currently using Spinney Lane
- 8** Housing will be tenure blind with affordable mixed with market homes. A range of housing types are proposed from 1 bed through to 4 bed detached houses to ensure that a full cross section of society can make Aylesham their home.
- 9** 15 m buffer to Ackholt Wood Ancient Woodland has been respected
- 10** Sustainable drainage incorporated into landscape design that captures runoff water as well as delivering ecological features
- 11** Play and allotments located along vista corridor

Spinney Gateway
A green gateway to the village characterised by community facilities including allotments and a community orchard providing an edible landscape

Spinney Lane

1

- 
- | | |
|--|---------------------|
| | Developable Area |
| | Principal frontages |
| | Green streets |
| | Footpaths |
| | Public Right of Way |
| | Bridle Way |
| | Main Road |
| | Minor Road |
| | SuDS |
| | Hedgerow |
| | Woodland |
| | Community Orchard |
| | Allotments |
| | Local Centre |



Market Place

Ackholt Centre
A local centre providing new community facilities including a destination pub, work hub, convenience store and later living accommodation that overlook Brook Vale Park

Ackholt Wood

Aylesham Road

Snowdown

Abercrombie Vista
The existing axis from the Market Place is continued through the development creating a designed vista from the top of the valley along a multi-functioning green corridor leading to a new park for the village inspired by the Kent landscape

Brook Vale Park
A new village park delivering a designed landscape for the community to enjoy including chalk grasslands, sustainable drainage and copses of trees that frame views and enhance the wooded setting of the site

The following outlines our analysis and proposals in relation to access.

Access Principles

The Masterplan proposes a new link road from Spinney Lane in the north-west across to Aylesham Road in the south east. This road will not only create a suitable route from which the proposed development can gain access from, but also provides a more direct route for traffic travelling to and from Snowdown towards the main B2046 and thereafter the A2 to the west.

The provision of this direct route would reduce the through-traffic on both Spinney Lane and Aylesham Road adjacent to the proposed development. This would improve walking and cycling from the development along these routes to local destinations, as well as accommodating secondary access points into the development itself, including driveways to dwellings.

Walking and Cycling

The vision for the site is that people will choose to walk or cycle to their local destinations rather than use their car. The masterplan has been designed to encourage this behaviour by taking into account the site's topography in order to deliver accessible and direct access routes for walking and cycling that link with Aylesham and its community facilities. Indeed, all existing and proposed services and facilities associated with Aylesham will be within a 10 minute walk from the site, which meets Town and Country Planning Association's 20-Minute Neighbourhoods.

By reducing traffic along Spinney Lane adjacent to the site and particularly around existing junctions with Aylesham Road and Dorman Avenue South, priority crossing provision can be provided for people to cross the road safely. This means new residents within the site can access the village and its facilities, including the railway station by foot or cycle, but also vice versa for existing villagers to access new facilities in South Aylesham. In addition to this provision, the proposed development will also look to deliver select off-site improvements to make walking and cycling in Aylesham attractive, practical and convenient.

Public Transport

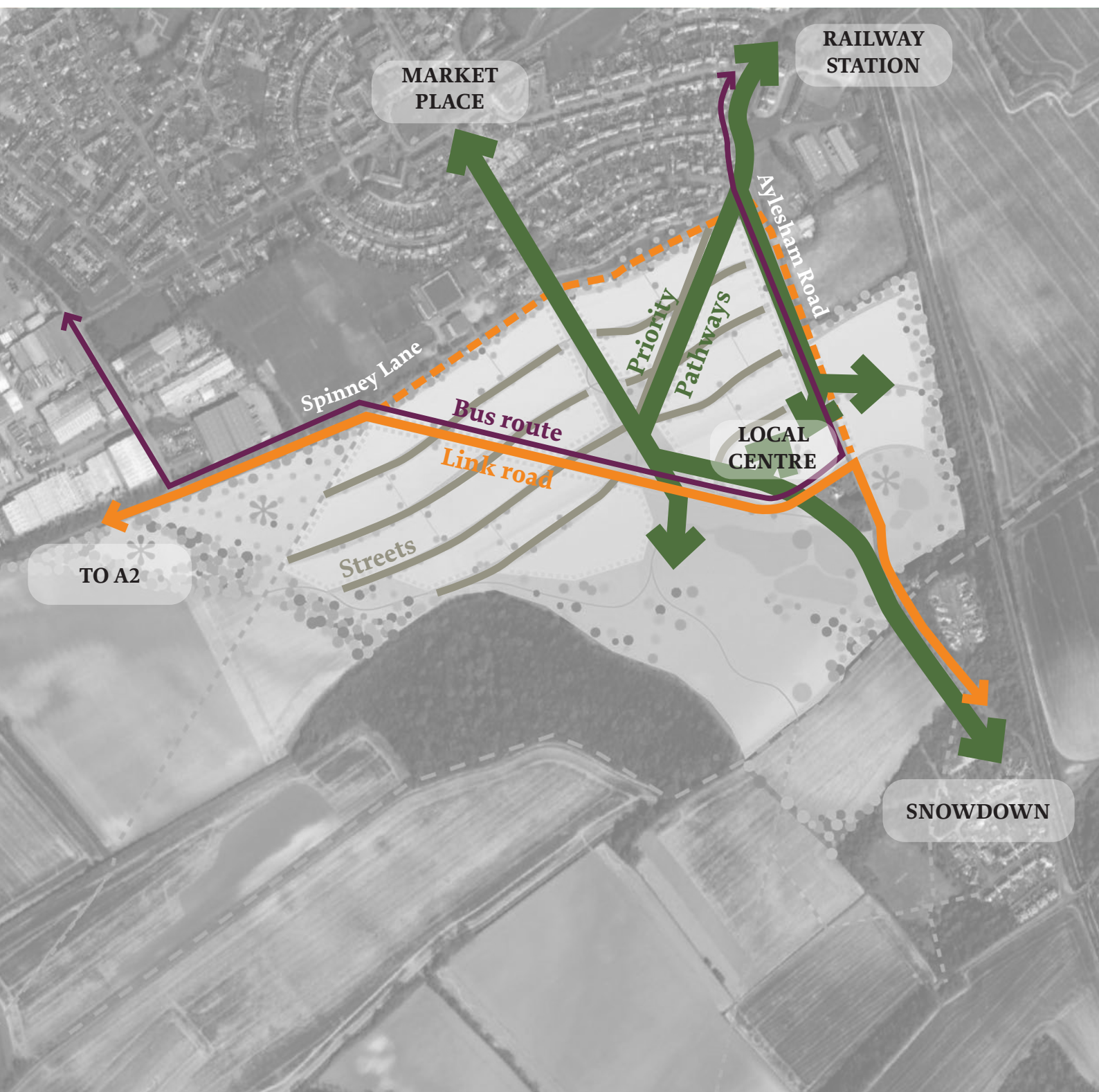
Aylesham is already provided with a regular village bus service and railway station. South Aylesham intends to ensure that new residents have easy and convenient access to existing public transport to reduce reliance on private cars, as follows:

- The Masterplan has been designed to allow the existing bus services to conveniently divert through the development to offer a regular service for all new residents. The bus services will run along a route that will be maximum 200 metres away from every dwelling in the development, a walking time of no more than 3 minutes.

- The route from the site to Aylesham station will be fully upgraded to ensure that walking or cycling takes priority over car travel. Junctions and footways will be enhanced and upgraded to provide level, direct attractive, well-lit and convenient paths for future users who wish to benefit from the train services to all destinations available from this station. As part of the access provision to Aylesham Road, the footway provision southwards to Snowdown, and the junction at Snowdown Station itself, will be enhanced to create a safe and convenient route to this station.

Off site Improvements

Off-site junctions will, where necessary, be improved to ensure the capacity of the local highway network is able to accommodate traffic generated by the new development. These improvements will be provided in parallel to the development itself.



PHASING

The plan opposite illustrates our phasing strategy. The first phase of development would focus on providing development west of Aylesham Road, which would then extend east and west during phase 2 and finally to the west of the site in phase 3.

It is proposed that the green infrastructure illustrated in green on the plan opposite would be delivered at the outset of construction to create a well-established setting for the existing and new community at Aylesham to enjoy, as well as ensuring the built development is screened as early as possible from views in the Kent Downs AONB.

The following outlines the amount of development envisaged that could be delivered for each phase:

- Phase 1 - 230 homes including local centre (destination pub, work hub, convenience store and later living)
- Phase 2a - 110 homes
- Phase 2b - 65 homes, including self build plots
- Phase 3 - 235 homes, including community orchard and allotments

The remaining land within the site would be retained as agricultural fields albeit with opportunities to improve pedestrian connectivity with Snowdown and the wider footpath network, as well as potential to enhance the ecological fabric through hedgerow and tree planting to deliver better interconnected wildlife corridors.





LDĀ DESIGN

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