



AYLESHAM PARISH COUNCIL

Aylesham House, Dorman Avenue South, Aylesham CT3 3AD

16th October 2023

Hearing Statement in relation to week two, hearing day 6, AM sessions regarding SAP25(Aylesham Development Area), SAP 26(Land South of Aylesham), and SAP27(Land At Dorman Avenue). Matters 1, 2 and 5.

Dear Mrs St John Howe,

In our representation made at the time of the Regulation 19 Consultation, Aylesham Parish Council made reference to a number of aspects which we hoped would be considered further during the time of the Hearings.

We have been given the opportunity to attend, and speak at, the AM Hearing Session on Wednesday 22nd November 2023.

Having read the questions raised by the Planning Inspector in the 'Matters, Issues and Questions', please find below our Hearing Statement, in which councillors have explained further their concerns with respect to the policies listed.

Thank you again for your time and consideration.

Kind Regards,

A handwritten signature in black ink, appearing to be 'A. R. ...', written over a light grey rectangular background.

Acting Assistant Clerk
Aylesham Parish Council



AYLESHAM PARISH COUNCIL

Aylesham House, Dorman Avenue South, Aylesham CT3 3AD

Hearing Statement

Matter 1 – Legal Compliance

Issue 1 - Duty to Cooperate

Paragraph 3:

“However, elsewhere the Statement of Common Ground identifies issues without providing details on how they have/or will be addressed. For example, it states that the parties agree that strategic education issues exist and relate to the provision of secondary school capacity in the Canterbury/north Dover area. The Council’s response to the Canterbury Local Plan consultation also states that “...it is therefore disappointing that there has been a lack of constructive engagement...” when referring to the allocations around Aylesham.”

Q3. What evidence can the Council point to which demonstrates constructive, active and ongoing engagement with other relevant prescribed bodies on these issues, such as Kent County Council?

Aylesham Parish Council share the concern regarding lack of consultation and constructive engagement. As a Parish Council, we have been unable to fully involve the local population.

Parts of the consultation were undertaken during the constrictive period of the Covid pandemic and at least one Public Meeting we intended to arrange in November 2022 was cancelled due to the representatives of Dover District Council informing us that they would not be willing to attend. No public consultations or information has been disseminated to the population of Aylesham regarding the proximity and effects of the additional plans under Canterbury City Local Plan for South Aylesham. This development will directly affect the service provision in Aylesham village.

Matter 2 – Housing Growth and Residential Windfall Development

Issue 3 – Housing Distribution - Policy SP3

Q5: Is the scale of new housing growth justified at Aylesham, having regard to its role, function and position in the settlement hierarchy?

Aylesham Parish Council feel that the ongoing development of Aylesham of 1,360 new residences are causing continuing hardships with relation to inadequate provision of infrastructure. Aylesham and Snowdown stations have no disabled access to both platforms, necessitating onward travel to Dover or Canterbury and then subject to working lifts for return journeys. In addition, there is no supermarket provision, impacting the cost of living for local residents who face paying higher prices in convenience stores or transport costs to provision in Canterbury and Dover. There is, reflecting national issues, shortages of Doctor and Dental availability. Following Kent County Council cutbacks to Bus service funding a significant cancellations of the half hourly bus service to Canterbury causing missed appointments and further disruption to the overstretched hospital services.



AYLESHAM PARISH COUNCIL

Aylesham House, Dorman Avenue South, Aylesham CT3 3AD

There is also a serious issue with cancellation or inadequate capacity available for the school buses to Sandwich, Dover and Canterbury with children left standing not knowing how to get to school.

Our concern is that a further 640 houses and those of the emerging Canterbury City Local Plan designations will result in unacceptable disruption to the local community and greater strain on the existing facilities.

Matter 5 – Type and Mix of Housing

Issue 2 – Type and Mix of Housing Policy H1

Q1. Paragraph 62 of the Framework states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, including housing for older people and people with disabilities. What is the need for housing for older people and how will this be met over the plan period?

Aylesham Parish Council feel that the current developments within Aylesham Garden Village have not adequately assessed the type and tenure of housing needed for different groups in the community. Therefore, the housing needs for future developments need to adequately address the shortfall particularly in relation to disabled people. Currently in the new developments taking place in Aylesham there is no provision for accessibility standards other than some houses conforming to the bare minimum of requirement M4(1) of the Building Regulations. We would urge the adoption of requirement M4(2) broadly relating to Lifetime Homes Standard and M4(3) relating to wheelchair users. Requiring developers to build a proportion of homes to these standards saves money spent on future adaptations and allows for a more diverse community.