



AYLESHAM PARISH COUNCIL

March 2025 Full Council Additional Agenda Pack Report - Agenda Item 12.4 Dover District Council Outline Planning Application 25/00133 S106 Contributions

This report has been prepared to align with the emerging Parish Priorities Statement and reflects the key issues raised through recent public consultation.

Aylesham Parish Council is urged to formally submit these requests as part of its Consultee response to Outline Planning Application (with all reserved matters apart from access) reference number 25/00133, ensuring that S106 agreements are used effectively to support the needs of the Parish.

Additionally, this report considers the email received on Friday 7th March from the Senior Town Planner at Network Rail regarding “Access for All”, which questions whether the Parish Council supports Network Rail’s view:

“That this development should provide a contribution towards improving accessibility and step-free access at Aylesham Station.”

These suggestions align with national and local planning policies, including:

- **National Planning Policy Framework (NPPF, 2021)** – Supporting sustainable transport (Paragraph 104), ensuring access to high-quality public transport services (Paragraph 110), and promoting inclusive design (Paragraph 130).
- **Dover District Local Plan** – Prioritising infrastructure first, including school places, healthcare, and transport links to support new developments.
- **Kent County Council’s Local Transport Plan** – Advocating improvements to bus and rail services, road safety, and active travel routes.

By linking these requests to established national and local planning policies, Aylesham Parish Council strengthens its case for securing S106 contributions for the following:

1. Infrastructure Improvements

1.1 Public Transport Enhancements

- Restoration of a half-hourly weekday bus service to Canterbury and the introduction of a Sunday service (*NPPF Paragraph 104 – Promoting sustainable transport*).
- Funding for a traditional bus service to Whitfield and Dover town centre, ensuring reliable connectivity (*Dover District Local Plan – Infrastructure before development*).



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1.2 Rail Station Accessibility

- Step-free access improvements at Aylesham Station and Snowdown Station to ensure inclusivity (*NPPF Paragraph 130 – Inclusive design, Access for All*).
- Installation of additional platform seating, litter bins, and waiting facilities at both stations (*Kent Local Transport Plan – Rail accessibility*).
- Exploration of timetable improvements to introduce a half-hourly service on weekdays with faster London connections (*Dover District Local Plan – Public transport integration*).

1.3 Road and Traffic Management

- Introduction of a 20mph speed limit within key residential areas (*NPPF Paragraph 104 – Safe and suitable access for all*).
- Resurfacing of Cooting Road and addressing other priority highway concerns (*Dover District Local Plan – Highway safety*).
- Implementation of highway safety improvements submitted to Kent County Council (*Kent Local Transport Plan – Road safety strategy*).

2. Community Amenities & Facilities

2.1 Healthcare Provision

- Funding for additional NHS services within Aylesham to reduce the need for residents to travel to Canterbury or Dover for healthcare (*NPPF Paragraph 93 – Providing social and community infrastructure*).

2.2 Education & Youth Services

- Investment in a secondary education to meet the growing educational demands of the community (*Dover District Local Plan – Education infrastructure*).
- Development of a youth facilities with recreational and educational facilities for young residents (*NPPF Paragraph 93 – Enhancing youth services*).
- Enhancement of play areas with age-appropriate equipment, seating, litter bins, fencing, and safety features (*NPPF Paragraph 98 – Access to high-quality open spaces*).



2.3 Multi-Purpose Community Facility

- Establishment of a multi-purpose community centre within the Aylesham South development for meetings, social events, and local services (*NPPF Paragraph 93 – Community infrastructure*).

2.4 Retail and Public Services

- Support for the development of a larger supermarket to serve the expanding population (*Dover District Local Plan – Retail development strategy*).
- Encouragement of local retail businesses to promote economic growth (*NPPF Paragraph 81 – Supporting economic growth and productivity*).
- Consideration of a pub/restaurant to enhance the community's social and economic fabric (*NPPF Paragraph 93 – Promoting social interaction*).

2.5 Public Open Spaces

- Development of new public open spaces with high-quality planting, pathways, and community-focused design (*Dover District Local Plan – Green infrastructure*).

Recommendation

Members are asked to consider the s106 contribution requests outlined within this report, in addition to Alison Eardley's comments, when concluding their Consultee response to outline planning application 25/00133.

- End of additional agenda pack report -