

Public Document Pack



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11 November 2021

Dear Councillor

I am now able to enclose, for consideration at the meeting of the **PLANNING COMMITTEE** on Thursday 11 November 2021 at 6.00 pm, the following report which is a short update to the committee report at Agenda Item 7 (Application No DOV/21/00402 – Land South-West of Sandwich Road, Sholden).

Yours sincerely

A handwritten signature in black ink, appearing to be "N. Smith", written over the text "Chief Executive". The signature is stylized and cursive.

Chief Executive

a) **DOV/21/00402 - Outline application for the erection of up to 110 dwellings with associated parking and means of access (all matters reserved except for access) Land south west of Sandwich Road, Sholden.**

b) **Update**

Since the publication of the main Committee Report, additional consultation responses and representations have been received as set out below.

Sholden Parish Council: Objects to the amended application on the grounds that:

- the revised documents submitted in support of the amended description do not substantiate a reversing of the original decision to refuse the application;
- the application is contrary to Policies CP6, CP7, DM5 and DM11 of the Dover District Core Strategy and Policy 27 of the Dover District Land Allocations Local Plan;
- the amended description still breaches Policies DM1, DM15, 16 and 25(i) of the Dover District Core Strategy; and
- the amended description still breaches NPPF policies 8 (a), (b) and (c), 9, 104 (d), 163, and 170.

The Parish Council stand by the reason for refusing the original application as they now also relate to the amended description.

The Parish Council considers there is no law the applicant can rely on to ensure that Southern Water infrastructure would not cause flooding elsewhere. The planning committee and developer can only rely on the goodwill of the water company. The NPPF requires an application to be refused if the local planning authority cannot ensure that flood risk is not increased elsewhere.

[Officer comment: matters relating to the effectiveness and enforceability of the recommended condition, that development shall not be occupied until necessary sewerage reinforcement work has been carried out, are addressed in the officers' report to the September Planning Committee.]

Deal Town Council: objection – development is contrary to policies CP6, CP7, DM5 and DM11 of the Dover District Core Strategy (adopted 2010) and Policy 27 of the Dover District Land Allocations Local Plan (2015). The amended description still breaches Policies DM1, DM15 16 and 25(i) of the Dover District Core Strategy The amended description still breaches NPPF Policies 8 (a), (b) and (c), 9, 104 (d), 163 and 170.

KCC Flood and Water Management: confirms no further comments.

KCC Infrastructure: KCC has assessed the implications of this proposal in terms of the delivery of its community services and is of the opinion that it will have an additional impact on the delivery of its services, which will require mitigation either through the direct provision of infrastructure or the payment of an appropriate financial contribution. Contributions are sought as follows:

- Secondary education: £4,540 per dwelling (excluding 1-bed units less than 56sqm)
- Special Education: £1,051.82 per dwelling (excluding 1-bed units less than 56sqm)
- Community learning: £16.42 per dwelling
- Youth service: £65.50 per dwelling

- Library bookstock: £55.45 per dwelling
- Social care: £146.88 per dwelling
- Waste: £54.47 per dwelling

Public Representations:

An additional nine letters of objection to the proposed development have been received, which raise the following comments:

- the countryside should not be developed
- Sholden should remain a village
- insufficient infrastructure
- loss of agricultural land
- properties will be visible from public rights of way and surrounding roads
- traffic congestion
- shortage of GPs, dentists and school places
- poor drainage and electricity infrastructure
- a substantial increase in affordable properties needed
- little open space is proposed
- need more trees, not houses

c) Recommendation

- I No change to the recommendation for the revised scheme in the main report, save for an additional contribution (to be secured as an obligation through a s.106 agreement) of £1,051.82 per dwelling (excluding 1-bed units less than 56sqm) towards special education provision.

Case Officer

Andrew Somerville