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# Report to Dover District Council

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an Inspector appointed by the Secretary of State for Communities and Local Government

Date 5 December 2014

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PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

## REPORT ON THE EXAMINATION INTO THE DOVER DISTRICT LAND ALLOCATIONS LOCAL PLAN

Document submitted for examination on 11 August 2013

Examination hearings held between 28 January 2014 and 7 February 2014

File Ref: LDF000925

## Abbreviations Used in this Report

AA	Appropriate Assessment
CIL	Community Infrastructure Levy
DDC	Dover District Council
DtC	Duty to Co-operate
GPDO	Gypsy and Traveller Accommodation Assessment
LALP	Dover District Land Allocations Plan
LDS	Local Development Scheme
LP	Local Plan
MM	Main Modification
NPPF	National Planning Policy Framework
PPG	National Planning Policy Guidance
PPTS	Planning Policy for Traveller Sites
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document

This report is accompanied by 2 Appendices. Appendix 1 contains the Main Modifications to the policies and text of the LALP. Appendix 2 contains the changes to the Policies Map arising from the Main Modifications.

### Non-Technical Summary

This report concludes that the Dover District Land Allocations Local Plan provides an appropriate basis for the planning of the District, providing a number of modifications are made to the plan. Dover District Council has specifically requested me to recommend any modifications necessary to enable the plan to be adopted. The Main Modifications can be summarised as follows:

- include various references to the national Planning Policy Guidance;
- amend the housing supply figures;
- introduce new policy on the provision of accommodation for gypsies, travellers and travelling show-people;
- emphasise the importance of protecting the natural environment and the landscape, including the Kent Downs AONB;
- clarify the types of site specific policies;
- explain the approach to the Dover Character Areas and re-categorise Western Heights;
- revise various site specific policies to refer to sewerage, water supply, footpaths, bridleways, cycle-ways, the AONB, Local Wildlife Sites, biodiversity and the Thanet Coast and Sandwich Bay Ramsar and SPA sites and Sandwich Bay SAC;
- update progress on a number of site specific policies;
- clarify approach to Richborough Power Station Area;
- exclude allotments from Policy LA14: Land to the west of St. Bart's Road, Sandwich;
- delete Policy LA15: Land at Archer's Low Farm, St George's Road, Sandwich;
- include additional land within Policy LA16: Land adjacent to Sandwich Technology School and include guidance on the comprehensive development of the extended site;
- provide additional guidance on the development of Policy LA18: Land at Chequer Lane, Ash; Policy LA19: Land to the south of Sandwich Road, Ash; and Policy LA20: Land at Millfield, Ash;
- include land at The Vineries & 111 and 115 New Street, Ash and at Guilton Farm, Ash within settlement confines and include within Policy LA20;
- provide additional guidance on the development of Policy LA21: Land to the south of New Dover Road, between Capel Court Caravan Park and Helena Road, Capel le Ferne and Policy LA23: Land between 107 and 127 Capel Street, Capel le Ferne;
- delete Policy LA29: Land to the west of Coxhill, Shepherdswell
- include land adjacent to 2 Shepherdswell Road, Eythorne within settlement confines and include within Policy LA34;
- provide further guidance on the development of Policy LA 35: Land at Northbourne Road, Great Mongeham;
- include lane between Alice Cottage and Walstead, Great Mongeham within settlement confines and include within Policy LA35
- include land adjacent to Box Tree Cottage, Hangmans Lane, Ringwould, within settlement confines and include within Policy LA37
- include Policy LA37: Garage site, Kingsdown Road, Kingsdown within settlement confines;
- delete Policy LA41: Land at Court Lane, Preston;
- clarify the monitoring framework;
- ensure compliance with the Thanet Coast and Sandwich Bay Ramsar and SPA sites and Sandwich Bay SAC Mitigation Strategy;
- revise and clarify Policy DM27: Providing Open Space;
- update list of saved policies;
- include various open space amendments; and
- exclude the land fronting Bayview Road, Kingsdown from the settlement confines.

## Introduction

1. This report contains my assessment of the Dover District Land Allocations Local Plan (LALP) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (paragraph 182) (NPPF) makes clear that to be sound, a local plan should be positively prepared; justified; effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. The submitted plan (August 2013) comprises the Pre-Submission Local Plan (December 2012) as amended by the Pre-Submission Local Plan Addendum (May 2013), which contains six focused changes.
3. My report deals with the Main Modifications (**MM**) that are needed to make the LALP sound and legally compliant. In accordance with section 20(7C) of the 2004 Act the Council requested that I should make any modifications needed to rectify matters that make the Plan unsound/not legally compliant and thus incapable of being adopted. These Main Modifications, and the associated changes to the Policies Map, are set out in the attached Appendices. Appendix 1 contains the Main Modifications to the policies and text of the LALP. Appendix 2 contains the changes to the Policies Map arising from the Main Modifications.
4. The recommended Main Modifications that are necessary for soundness all relate to matters that were discussed at the Examination hearings or were the subject of written representations. Following these discussions, the Council prepared a schedule of proposed main modifications and carried out sustainability appraisal and this schedule has been subject to public consultation. I have taken account of the consultation responses on the proposed Main Modifications in coming to my conclusions in this report. As a result I have made a small number of amendments/deletions to the proposed Main Modifications and these are identified in my report and included in the recommended Main Modifications.
5. The Council has also compiled a schedule of Minor Modifications. Although these changes do not relate to matters of soundness interested parties are advised to peruse them in order to gain a complete picture of the wording of the emerging plan. The Council may also need to make further minor edits, such as re-numbering policies, and factual updates in the final adopted version of the plan.
6. The national Planning Practice Guidance (PPG) was issued during the Examination but after the hearings sessions. As a result I wrote to all representors to give them an opportunity of supplementing their representations in the light of the contents of the PPG. The responses received have been taken into account in my report. Main Modification **MM1** inserts a reference to the PPG in the early part of the LALP and is required to bring the

Plan up to date.

7. The Worth Neighbourhood Plan has reached an advanced stage in its preparation. In view of this the Council is not proposing any land allocations or new policies in the area covered by the Worth Neighbourhood Plan. Although other local communities (i.e. Ash Parish Council, St Margarets Parish Council and Sandwich Town Council) are also preparing neighbourhood plans they are at an early stage and, therefore, these settlements are dealt with in the LALP. The Council's approach as regards these neighbourhood plans is justified and accords with government guidance.

## **Assessment of Duty to Co-operate**

8. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on them by section 33A of the 2004 Act in relation to the Plan's preparation.
9. It is clear from the material submitted, including the Duty to Co-operate documents [PM30 & PM37], that the Council has engaged constructively with relevant bodies prescribed in s110 of the Localism Act 2011, together with other organisations, to ensure that cross boundary issues are properly coordinated and addressed.
10. There has been close collaboration between the District Council and other local authorities, statutory agencies, infrastructure providers, and delivery stakeholders. This has continued throughout the preparation of the LALP. Various joint studies and co-ordinated work dealing with a variety of cross-boundary issues, including housing, gypsies and travellers, employment, retail, transport, green infrastructure, heritage assets, and coastal change management areas, have been undertaken. Consequently it is concluded that issues of a strategic cross-boundary nature have been met on a collaborative basis and, therefore, the Duty to Co-operate has been met.

## **Assessment of Soundness**

### **Preamble**

11. The LALP identifies a number of sites to meet the development needs of Dover District in the period to 2026. The LALP, together with the Dover District Core Strategy (adopted 2010) and a number of saved policies from the Dover District Local Plan (adopted 2002) will, for the present, constitute the local plan for the area.
12. Some 1041 representations were made on the Pre-Submission LALP and 128 representations on the Addendum to the Pre-Submission LALP during the 6 week consultation periods.
13. It is evident that the Council has sought to respond positively both to the comments received from the public and stake-holders during the earlier stages of the preparation of the LALP and to the representations received to the Pre-Submission LALP. Whenever possible the Council has sought to resolve soundness issues by appropriate changes to policies or text. This approach has continued throughout the Examination with the result that a significant number of representations have been satisfactorily addressed. Such a process

of constructive engagement is a vital ingredient of the local plan system and the Council's endeavours in this regard are to be commended.

## **Main Issues**

14. Taking account of all the representations, written evidence and the discussions that took place at the examination hearings a number of main issues upon which the soundness of the Plan depends have been identified. These are dealt with below. Representations on the submitted LALP have been considered insofar as they relate to its soundness, but they are not reported on individually.

## **General Matters**

### ***Is the LALP consistent with the overall direction of the CS and national policy and has it been positively prepared?***

15. Regulation 8(4) of The Town and Country Planning (Local Planning)(England) Regulations 2012 specifies that subject to paragraph (5) the policies contained in a local plan must be consistent with the adopted development plan.
16. The Dover District Core Strategy identifies the overall economic, social and environmental objectives for the District and the amount, type and broad location of development needed to fulfil these objectives. The LALP is in line with the direction of the CS and sets out in detail how the housing, employment, retail, leisure and other requirements of the District are to be met. No inconsistencies between the strategy for the District inherent in the CS and the detailed allocation of sites have been identified. As a result the LALP is consistent with the overall direction of the CS.
17. The NPPF emphasises the importance of encouraging sustainable development through enabling economic growth and promoting housing development. Such a positive approach has been followed by the Council for many years and is inherent in the LALP. The Plan seeks to meet the identified needs of the District through a comprehensive set of allocations that have sustainable development at their heart. Taking account of all the material before me I have not discerned any gaps in policy coverage. Consequently the LALP sits comfortably with contents of the NPPF and is consistent with it. As the plan is based on a clear strategy that seeks to meet objectively assessed development and infrastructure requirements it has been positively prepared and is consistent with the overall direction of the CS and national policy.

### ***Are the policies and proposals in the LALP based on a robust and up-to-date evidence base?***

18. The LALP is supported by a comprehensive evidence-base. Most of the material in the evidence base is of fairly recent origin. Where necessary the Council has sought to update the information available by additional work and/or analysis, for instance with regard to viability. Topic papers have been produced for the Examination that updates the evidence base to take account of recent information, including the results of the Annual Monitoring Reports. A considerable amount of additional material and recent evidence has been produced by the Council in response to my questions. Consequently the

policies and proposals contained in the LALP are based on a robust and up-to-date evidence base.

***Has sufficient regard been paid to infrastructure provision & flood risk?***

19. Throughout the preparation of the LALP the Council has carried out detailed consultation and engagement with infrastructure providers. The particular infrastructure needs of allocations in the LALP have been considered as part of the Plan making process. As a result sites with overriding infrastructure constraints have not been taken forward.
20. The Council has worked alongside the Environment Agency and has taken flood risk fully into account when sites have been identified for future development. In particular the site selection process has been informed by the Strategic Flood Risk Assessment (Document SD15) and a sequential approach towards the selection of sites in order to avoid Flood Zones 2 and 3.
21. In view of this sufficient regard has been paid to infrastructure delivery and flood risk.

***Have reasonable alternatives been considered and has the process involved in selecting sites been robust?***

22. It is clear from the submitted plan and the supporting evidence that the Council considered reasonable alternatives before identifying the allocated sites, and their proposed uses, in the LALP. During the preparation of the plan a large number of sites were considered. Those identified as being suitable for particular uses were then assessed in terms of their availability, viability and sustainability, leading to the identification of preferred sites. Sustainability appraisal informed the process throughout and the public and stakeholders were given the opportunity to comment through several rounds of consultation.
23. Consequently the Council has adopted a thorough and systematic approach in the assessment of potential development sites with the result that, with the exception of the sites deleted below, those selected are the most suitable and appropriate when considered against the alternatives. As a result it is concluded that reasonable alternatives have been considered and the process involved in selecting sites has been robust.

***Has due regard been taken of viability considerations and are the policies sufficiently flexible to take account of changing market conditions?***

24. The Council has approached landowners and infrastructure providers in order to establish whether there are any physical constraints that would prejudice the viability of any of the allocated sites in the LALP. This work confirms that there are no such obstacles to development.
25. Initial viability modelling relating to the development of the Community Infrastructure Levy suggests that the application of the Council's affordable housing policies in Dover may prejudice the viability of schemes. However as relevant policies allow negotiations to be carried out on a site by site basis this will not constitute an overriding obstacle to delivery.

26. It is concluded that due regard has been taken to viability considerations and that the policies are sufficiently flexible to take account of changing market conditions.

## **Housing**

### ***Is the approach to housing provision soundly based?***

#### *The housing requirement*

27. The CS specifies that within the District land should be allocated for 14,000 new homes, with a minimum of 10,100 being completed by 2026. As 7,750 dwellings are already allocated on identified strategic sites and as a result of saved provisions for Aylesham, CS Policy CP2 indicates that sites for some 6,250 dwellings remain to be identified. In reality the figure is far less than 6,250 once account is taken of the number of commitments and completions since 2006, which amount to around 3,000 dwellings. Consequently the LALP needs to identify land for about 3,250 dwellings. Notwithstanding this the CS states that the housing figures will be taken as minimum targets rather than ceilings.
28. Policy CP1 of the CS contains a settlement hierarchy. This has been used as the basis for the distribution of residential development across the District set out in Policy CP3 of the CS. Most new housing is to be concentrated in and around Dover where land for 9,700 dwellings (70% of the total of 14,000) needs to be found. Development in Deal (1,600 dwellings – 10%) and Sandwich (500 – 5%) is to be much more limited and is designed to meet local rather than strategic needs. Within the rural parts of the District there are a number of settlements suited to accommodating additional housing development. As a result 2,200 dwellings (15%) are to be steered towards the rural area, with 1,000 (7%) of these accounted for by the strategic expansion of Aylesham.
29. The CS figures have been used by the Council to determine the amount and distribution of land that needs to be released for additional housing. I consider that this is the correct approach given that the LALP is required to be consistent with the adopted Core Strategy under the terms of Reg 8(4) of the Town and Country Planning (Local Planning) (England) Regulations 2012. If the overall housing requirements in the CS, or the distribution of development, are to be re-assessed this should be in the form of a review of the CS strategy. It is not the role of the LALP, which is clearly intended to implement and be consistent with the adopted CS, to revisit the overall approach to the District's development needs or the strategy to deliver them.

#### *Housing supply*

30. The allocations in the LALP (taking account of the recommended Main Modifications) amount to a total of approximately 2,500 dwellings. Consequently it would appear at first sight that the amount of housing identified in the LALP falls well short of the additional 3,250 dwellings required to satisfy the outstanding CS requirement. It is necessary, however, to take account of other likely sources of housing supply over the plan period.
31. There is a strong history of windfall development within the District over the



last five years. In total windfall development over these years has amounted to over 1,000 dwellings (i.e. 703 in Dover, 259 in Deal, 8 in Sandwich and 104 in the Rural Areas). If this rate continues over the remainder of the plan period in the order of 2,800 dwellings would be delivered. However in recognition that the scope for windfalls is likely to decline over time and as allocations are made the Council estimate that a more realistic estimate for the period 2013-2026 is about 1,400 dwellings. On the basis of past rates of windfall delivery this is a reasonable assessment of what is likely to happen and the inclusion of these windfall figures in the housing supply figures is justified.

32. In addition there is a Council resolution to grant planning permission for 560 dwellings on a site at Western Heights/Farthingloe, Dover. From the information submitted it is likely that this site will be developed and consequently it is legitimate to include this site in the supply figures.
33. When these additional sources of housing supply are taken together with the dwellings allocated in the LALP additional provision approaches some 4,460 dwellings. This figure is well above the additional 3,250 dwellings required to satisfy the outstanding CS requirement. If all the various sources of supply are taken into account provision is made for about 15,200 dwellings in the period 2006-2026 compared to the CS requirement of 14,000. This means that provision is well in excess of the CS minimum requirement. Such a level of provision is in line with the exhortations in the NPPF to boost housing supply. Main Modification **MM5** revises Table 3.1. accordingly and is required to make the Plan sound
34. Given the work that the Council has carried out with regard to viability and the intentions of site owners it is reasonable to conclude that, as the CS requires, at least 10,100 dwellings of the 15,200 identified in the LALP will be built by 2026. Although it is accepted that some of the commitments and allocations may not be delivered, or developed in a different form, the considerable flexibility in the figures should ensure that there is no shortage of available housing land within the District.

#### *Broad distribution*

35. The LALP has used the Settlement Hierarchy in the CS to identify which parts of the District are suitable for additional housing development. It is considered that the distribution of new housing development across the District (taking account of the recommended Main Modifications) is in line with the requirements for the various parts of the District set out in the CS. The CS makes it clear that the broad proportions of development can be varied depending on the disposition of suitable land for development as long as the basic relationship to the Settlement Hierarchy is not undermined.
36. Most new housing is to be located in and around Dover (10,700 dwellings) where jobs, facilities and services are concentrated and there are opportunities for brownfield development. Deal (1,840) and Sandwich (460) are to accommodate much lower levels of housing development commensurate with their size, function and capacity. Within the Rural Area housing is dispersed amongst various settlements considered to be sustainable locations for additional growth (2,240), and includes the strategic expansion of Aylesham.

37. Consequently the broad distribution of new housing development in the LALP accords with the settlement hierarchy set out in the CS.

*Five year supply of housing land in the District*

38. The Council has provided detailed figures (March 2013) on the five year housing land supply position for the District with both a 5% buffer and 20% buffer. These are contained in the Housing Topic Paper – November 2013 (Document PS09). Table 6 of this document indicates that the 5 year requirement is exceeded when the allocations in the submitted LALP are included by some 643 dwellings with the 5% buffer and by 264 dwellings with a 20% buffer. Taking account of the site allocations deleted from the Plan by the Main Modifications (which amount to a total of about 100 dwellings) the supply of housing land would still exceed the 5 year requirement with both 5% and 20% buffers.
39. In common with the rest of the country there has been a considerable slow-down in the rate of housing building in the District in recent years essentially because of the economic situation. However the evidence does not indicate a persistent under delivery of housing when economic conditions have been favourable. Consequently it is not considered that a buffer of 20% is justified at the present time.
40. On the basis of the information supplied, therefore, it is accepted that the allocations in the LALP will ensure the provision of five years worth of housing against the CS housing requirement, with an additional buffer of 5%. This is in accordance with NPPF guidance.

*Housing trajectory*

41. Since 2006 housing has been built at an average rate of 265 dwellings per annum rather than the 505 per year envisaged in the CS. This is hardly surprising given the poor economic situation and the delay that this has caused to the delivery of most housing sites in the District, including the various strategic allocations.
42. The housing trajectory estimates that over the next few years housing delivery will increase significantly to peak in 2017/18 and then gradually fall back to lower levels. It is accepted that such an annual level of house building in the District is unprecedented. However there are a number of factors, including improving market conditions, the progress that has been made in securing the development of some of the strategic sites, the allocations identified in the LALP, and the Council's flexible approach to the release of other suitable sites, that suggest that high rates of house building could be achieved over the coming years. The work that the Council has undertaken with regard to the intentions of site owners and viability give weight to the view that the housing trajectory is reasonably based.

*Type and size of housing*

43. CS Policy CP4 indicates that housing allocations identified in the LALP should contain an appropriate mix of dwellings taking account of local housing needs. It is considered that the wide variety of housing sites identified in the District in the LALP will enable developers, in consultation with the Council and other

interested parties, to bring forward schemes to address local housing needs. Policy DM5 of the CS contains the affordable housing requirements for new development and has resulted in the provision of about 425 affordable units since 2006. Clearly the latest available information on housing needs, taking account of economic viability, will need to be used to identify what is required on sites through the Plan period. This flexible approach accords with national guidance and should prove successful in providing an appropriate supply of housing to meet the needs of the area, including affordable housing provision.

*The accommodation needs of gypsies, travellers and travelling showpeople*

44. CS Policy DM7 indicates that the Council will allocate site(s) to meet the accommodation needs of gypsies, travellers and travelling showpeople through the production of a Gypsy, Traveller and Travelling Showpeople Site Allocations Document (GTTSLP). This is confirmed in the LDS.
45. In terms of the assessment of accommodation needs a Gypsy, Travellers and Travelling Showpeople Accommodation Assessment (GTAA) for the four East Kent Authorities (i.e. Dover, Shepway, Canterbury and Thanet) was completed during the Examination in April 2014. The GTAA identified a need for an additional 17 pitches in Dover District for the period 2013-2027. This work is in line with the advice in the government's *Planning policy for traveller sites (PPTS)* which states that LPAs should make their own assessment of need for the purposes of planning.
46. In view of the recent origin of the GTAA it is important that the Council proceed to the preparation and adoption of the GTTSLP as soon as possible. At present, however, there is no commitment in the LALP to identifying an additional 17 pitches or the timescale to be followed. For the LALP to be effective it is considered that a new policy should be included making it clear that the GTTSLP, which will allocate an additional 17 pitches, will be commenced within 6 months of the adoption of the LALP and completed within 2 years. Main Modification **MM2** contains the required changes.
47. Consideration has been given to whether the LALP should be found unsound on the basis that no additional gypsy sites are identified in the Plan, or the Examination extended to allow sites to be found. However it is clear that this would inevitably delay the adoption of the LALP which is vital to the future development and prosperity of the District. Such a policy vacuum would prejudice the proper planning of the area. Furthermore it is evident that the Council is not trying to avoid its responsibilities with regard to traveller site provision and is committed to addressing additional needs in the near future.
48. It is concluded that, subject to the inclusion of Main Modification **MM2**, the LALP, as regards provision for the accommodation needs of gypsies, travellers and travelling showpeople is soundly based.

## **Employment**

***Is the employment strategy inherent in the LALP soundly based?***

49. The CS includes an employment growth outlook of +6500 jobs for the period 2006-26. Of these some 5,000 jobs were derived from employment

projections and 1,500 from planned developments in Dover. The 200,000 sq m of additional employment floorspace required by Policy CP2 of the CS is based on the 5,000 jobs figure. The Dover District Employment Land Review (2009) [Document SD11] translated this into a need for 64.7 ha of additional employment land.

50. In order to ensure that the LALP was based on recent information and took account of the economic recession the Council commissioned the Dover District Employment Update in 2012 [Document SD12]. This study found that the CS's employment growth outlook, and associated employment land requirement, is unlikely to be achievable over the period to 2026. This is essentially due to the lack of anticipated job growth and the loss of some 4-5,000 jobs in the District, including substantial losses brought about the contraction of the Pfizer operations at Sandwich in 2011. In addition the availability of the Pfizer site (Discovery Park Enterprise Zone – designated in 2012) has added to the employment land supply with some 280,000sq m of employment floorspace available, with potential for a further 100,000 sq m.
51. The Employment Update concludes that the employment space required in the District to 2026 is likely to be met from the existing stock without the need for further allocations. As a result the focus of the LALP is to ensure that the best sites for employment use are retained in the long-term and that they are not lost to other uses.
52. On the basis of sustainability appraisal [Document SD13 – Employment Update SALD Assessment], and consideration of the CS's approach to the distribution of development, nine priority sites for employment use are identified in the LALP. These comprise the St James Area, White Cliffs Business Park and Old Park Barracks in Dover, Albert Road, Betteshanger Colliery Pithead and Tilmanstone Spoil Tip (North) in Deal, Discovery Park Enterprise Zone and Ramsgate Road in Sandwich, and the Aylesham Development Area.
53. These sites offer a wide range of opportunities for various types of employment development, with the Discovery Park Enterprise Zone and the White Cliffs Business Park the premier locations for growth. Discovery Park Enterprise Zone is identified as being suitable for life science related uses, research and development, and business start-ups. In the order of 1,600 jobs have been created on the site in recent times. Policy LA21 allocates land at the White Cliffs Business Park for B1/B2/B8 and other employment generating uses in accordance with the overall direction of the CS. Most of the other employment sites now have planning permission. On the basis of the information available there are no overriding constraints that would prevent the development of the nine identified sites. Consequently such sites have a reasonable prospect of delivery given current improving market conditions. It is concluded, therefore, that the employment strategy inherent in the LALP is soundly based.

## **Retail**

### ***Is the retail strategy inherent in the LALP soundly based?***

54. The retail forecasts in the CS have been updated and revised in the LALP. The new forecasts are based on the Dover District Retail Update 2012 which

contain the most up-to-date information on the provision of additional retail development across the District. As regards the Dover trade area the study found, taking account of existing commitments and allocations, that there is no need to allocate additional retail floorspace in the town. In the Deal/Sandwich trade area it was found that there is potential for some additional convenience and comparison floorspace.

55. These findings are inherent in the approach to retail development in the LALP. No additional retail floorspace is identified in Dover where the focus is on securing the implementation of committed retail schemes within the town centre. As regards the Deal and Sandwich area the plan recognises the potential for further retail development. Although no specific sites are identified in Deal or Sandwich the LALP contains policy and guidance (subject to the Main Modifications recommended later in the report) against which new retail proposals can be assessed.
56. Given the recent origin of the evidence base and the consistency of the approach with national planning policy as regards the importance of town centres the retail strategy inherent in the LALP is soundly based. The allocation of further retail sites in the Dover area would clearly be contrary to the plan's retail strategy and is not justified.
57. The LALP contains revisions to the boundaries of the Dover and Deal Town Centre Areas. On the basis of the information submitted and my site inspections these are reasonable revisions. The changes affecting the Sandwich Town Centre Area are dealt with later in the report.

## **Natural Environment & Landscape**

### ***Is there sufficient emphasis in the LALP on the importance of protecting the natural environment and landscape character?***

58. Protecting the natural environment and landscape character is emphasised in the NPPF as a central element in the drive to secure sustainable development. As currently worded, however, *Chapter 2: Sustainable Development* of the LALP does not refer to the importance of these considerations and consequently does not sit comfortably with government guidance. Main Modification **MM4** is designed to rectify this by highlighting the importance of protecting the natural environment and the landscape, including the Kent Downs Area of Outstanding Natural Beauty. It is concluded that, subject to the inclusion of Main Modification **MM4**, the LALP is soundly based.
59. In order to reflect NPPF guidance there would be merit to the inclusion of additional explanatory text in the LALP to make it clear that unacceptable adverse impacts on the natural environment will be avoided and where this cannot be achieved then appropriately mitigated.

## **Site Specific Policies**

60. A number of the site specific policies in the LALP are not specifically referred to in this report. Furthermore where policies are referred to, only particular elements are usually discussed. This is because the report focuses on those parts of the plan where there may be soundness issues.

### ***Housing Allocations: General***

61. Various decisions and choices have already been taken that have a significant bearing on the housing allocations made in the LALP. In particular:
- the CS's identification of four strategic sites in Dover (i.e. Dover Waterfront, Dover Mid Town, Former Connaught Barracks and the Whitfield urban extension) means that much of the required housing land in the town has already been identified. As a result relatively few allocations in Dover are required in the LALP. In general those that are identified are of a relatively modest size and for the most part relate to previously developed land;
  - as regards Deal the CS identified three broad areas for the urban expansion of the town. The LALP takes this strategy forward by identifying sizeable allocations in each of these three areas. Of these allocations the site to the north west of Sholden New Road (Policy LA10) is under construction, whilst the site to the north of Middle Deal (Policy LA11) has outline planning permission, and a pending reserved matters application. Consequently the only one of these three large sites not yet committed is the land between 51 and 77 Station Road, Walmer;
  - the CS identifies an area to the south west of Sandwich as a broad location for the urban extension of the town. Again the LALP develops this approach by identifying a large site within this area to the west of St Bart's Road (Policy LA14); and
  - in terms of the rural area the CS recognises that it should accommodate development consistent with the Settlement Hierarchy. This approach is inherent in the LALP.

### ***Are the housing allocations reasonable alternatives and soundly based?***

62. The housing allocations identified in the LALP are founded on the CS's Settlement Hierarchy and have been arrived at by the Council after a careful and robust analysis of their likely impact. This has involved detailed work related to a wide range of matters including landscape, the AONB, biodiversity, heritage, highways, flooding, sewerage, drainage, accessibility, land quality, existing usage, and availability.
63. Only three allocations in the submitted LALP, namely Land at Archer's Low Farm, St George's Road, Sandwich (Policy LA15), Land to the west of Coxhill, Shepherdswell (Policy LA29) and Land at Court Lane, Preston (Policy LA41), are recommended for deletion. Although regard has been paid to the Council's sustainability work and site assessments their deletion is based on my judgement as to their unacceptable impact on the landscape and/or on highway safety. Apart from these three the rest of the allocations are endorsed as being reasonable and justified. In determining this careful regard has again been paid to the sustainability work and assessments that the Council has carried out in selecting sites, as well as the concerns expressed by various parties. In addition I have undertaken extensive site inspections that have included visiting all the towns and villages, the site allocations and their environs, and all the sites put forward in the representations.
64. It is recognised that a number of the endorsed allocations, particularly those in Deal, Sandwich and the villages are on greenfield sites, sometimes of good agricultural quality. Whilst government policy favours the re-use of previously

developed land it does not rule out the use of greenfield sites in appropriate instances. It is evident that the Council has sought to utilise brownfield land wherever possible, particularly in Dover where there are substantial areas available. However it has been necessary to identify greenfield sites for housing where no brownfield land is available in a settlement or there are overriding constraints to its development.

65. It is clear that the endorsed allocations will bring about change and have various impacts on settlements and the wider area. However the effects of the endorsed allocations are not found to be so significant as to justify their deletion from the LALP. It is concluded, therefore, that the allocations that are endorsed in the LALP are soundly based.
66. The decision to restrict allocations in the LALP to sites of 5 dwellings and over is reasonable given the considerable amount of information that would be needed to identify and assess smaller sites. Sites of under 5 dwellings are best dealt with through the development management process, taking account of relevant policies and other material considerations.
67. The density assumptions, used to calculate the likely number of dwellings on the allocated sites, are considered to be reasonable, particularly as account is also taken of the nature of the site and the surroundings. Notwithstanding this it is accepted that the final density of any development will depend on sensitive site analysis and detailed design.

***Are additional site specific housing allocations justified?***

68. As part of the examination careful regard has been paid as to whether any additional housing sites should be identified in the LALP. It is clear from the assessment of housing land supply set out earlier in the report that more than sufficient provision has been made to meet overall housing requirements. It is also evident that the allocations that are endorsed in the LALP are soundly based. Consequently the allocation of additional housing sites in the LALP is not justified. In view of this finding there is no need to deal specifically in this report with the considerable number of additional sites put forward in the various representations. Notwithstanding this the Council's reasons for not preferring these sites, which are explained in detail in the various documents submitted, are generally endorsed.
69. It is acknowledged that the LALP housing provision figure for Sandwich at 460 dwellings (taking account of the recommended Main Modifications) is slightly below the 500 dwellings set out in Policy CP3 of the CS. However it is not considered that such a small difference (less than 10%) is so significant as to merit the identification of further housing sites in the town, particularly when account is taken of the generous levels of provision across the District. Furthermore the reduced level of provision in Sandwich will still ensure that there is sufficient land available in Sandwich to meet anticipated needs to 2026.
70. It is concluded that there is no justification for the identification of any new housing allocations.

### ***Types of Site Specific Policies***

71. The Plan's site specific policies are colour coded to distinguish between, those that include site specific criteria, those that do not but may have particular issues and design guidelines associated with them, and saved policies. This approach is supported although Main Modification **MM7** is required to clarify the distinctions.

### ***Dover Character Areas (including Dover Western Heights)***

72. Within the town of Dover twenty-two character areas are identified in the LALP and these are amalgamated into four categories with similar characteristics. The Plan specifies that developers will need to set out in design statements how the character area has been used to influence the design of their proposed development. This character-led approach is endorsed but Main Modification **MM8** is required to explain the approach in more detail.
73. This modification also introduces a specific category for the Western Heights Scheduled Monument and Conservation Area and explains that its heritage and wildlife value will be protected as its visitor potential is realised. In order to provide more specific guidance Main Modification **MM16** introduces a new policy for the Western Heights that states that a master-plan will be prepared to provide a framework for the conservation management of the area. These changes are required to ensure that the distinctive character of the Western Heights area is protected and better appreciated. Main Modification **MM15** introduces two new broad objectives for Western Heights that are in line with the overall approach to the area.
74. The Plan attached to proposed Main Modification **MM8** shows a larger area than the Western Heights Scheduled Monument and Conservation Area. To ensure consistency with the **MM8** text and the new policy introduced by **MM16**, the **MM8** plan has been revised in the recommended Main Modifications. The recommended Main Modification **MM8** also includes a revision to Table 3.5 of the submitted plan to reflect the specific category for Western Heights.
75. Subject to the inclusion of Main Modification **MM8** (as revised) and Main Modifications **MM15** & **MM16**, therefore, the LALP is soundly based.

### ***Are the various site specific policies soundly based?***

#### Sewerage and water supply

76. Southern Water is concerned that insufficient regard is paid on a number of the allocated sites to sewerage and water supply. It is agreed that where there are particular concerns about sewerage or water supply relating to a site these should be referred to in the particular policy and the supporting text. This would make for clear and effective policies to guide developers and ensure that due regard is paid to necessary infrastructure.
77. The sites affected, together with the Main Modification reference numbers, are: Policy LA2: Charlton Sorting Office, Charlton Green (**MM10**), Policy LA4: Land at Manor View Nursery, Lower Road, Temple Ewell (**MM11**), Policy LA7: Land in Coombe Valley (**MM12**), Policy LA8: Buckland Mill (**MM13**), Policy



LA10: Land to the north-west of Sholden New Road **(MM17)**, Policy LA11: Land between Deal and Sholden **(MM18)**, Policy LA12: Land between 51 and 77 Station Road, Walmer **(MM19)**, Policy LA13: Stalco Engineering, Mongeham Road **(MM20 – wording of proposed MM to be revised to refer to connection to sewerage system at nearest point of adequate capacity)**, Policy LA14: Land to the west of St Bart's Road, Sandwich **(MM23)**, Policy LA16 Land adjacent to the Sandwich Technology School, Deal Road, Sandwich **(MM25)**, Policy LA18: Land at Chequer Lane, Ash **(MM28)**, Policy LA19: Land to the south of Sandwich Road, Ash **(MM29)**, Policy LA20: Land at Millfield , Ash **(MM30)**, Policy LA21: Land to the south of New Dover Road, between Capel Court Caravan Park and Helena Road, Capel le Ferne **(MM32)**, Policy LA23: Land between 107 and 127 Capel Street, Capel le Ferne **(MM34)**, Policy LA24: Gore Field, Gore Lane, Eastry **(MM35)**, Policy LA25: Eastry Court **Farm (MM36)**, Policy LA26: Eastry Hospital **(MM37)**, Policy LA27: The Old Chalk Pit, Heronden Road, Eastry **(MM38 - wording of proposed MM to be revised to refer to connection to sewerage system at nearest point of adequate capacity)**, Policy LA33: East Studdal Nursery, Downs Road, East Studdal **(MM41 - wording of proposed MM to be revised to refer to connection to sewerage system at nearest point of adequate capacity)**, Policy LA34: Sweetbriar Lane, Elvington **(MM42 - wording of proposed MM to be revised to refer to connection to sewerage system at nearest point of adequate capacity)**, Policy LA34: Land at Homeside, Eythorne **(MM42 - wording of proposed MM to be revised to refer to connection to sewerage system at nearest point of adequate capacity)**, Policy LA 38: Land at Canterbury Road, Lydden **(MM46)**, Policy LA39: Prima Windows, Easole Street/Sandwich Road, Nonington **(MM47)** and Policy LA 44: Land between Stoneleigh and Nine Acres, The Street Woodnesborough **(MM51)**.

78. It is concluded, therefore, that the above mentioned Main Modifications relating to sewerage and water supply are required to make the LALP sound.
79. It is unnecessary to include a specific policy in the LALP relating to development in the vicinity of wastewater treatment works as this is adequately covered by the NPPF and the PPG.

#### Footpaths, bridleways and cycle-ways

80. It is important in order to comply with government guidance, that footpaths bridleways and cycle-ways are protected and, wherever possible, enhanced or provided when sites are developed. There are a number of instances where there is a need to make reference to such linkages within the site specific policies.
81. The sites affected, together with the Main Modification reference numbers, are Policy LA1: White Cliffs Business Park **(MM9)**, Policy LA9: Factory Building: Lorne Road **(MM14)**, Policy LA14: Land to the west of St Bart's Road, Sandwich **(MM23)**, Policy LA24: Gore Field, Gore Lane, Eastry **(MM35)**, Policy LA25: Eastry Court Farm **(MM36)**, Policy LA26: Eastry Hospital **(MM37)**, Policy LA 46: Land at Laslett's Yard and adjacent land, Woodnesborough **(MM52 - wording of proposed MM to be revised in accordance with discussion related to Policy LA46 below)**. These Main Modifications are required to make the LALP sound.

82. Although not a soundness matter it would be sensible if the adopted LALP made reference to the need for footpath, bridleway and cycle-way provision to accord with appropriate design guidance.

#### Kent Downs Area of Outstanding Natural Beauty

83. To accord with national policy and the CS it is important to ensure that development on sites within or near to the Kent Downs Area of Outstanding Natural Beauty (AONB) respects its special character and scenic beauty.
84. In general the Plan has sought to avoid making allocations in the AONB except where they are small in scale and well-related to the settlement, and there are no other viable options. However where allocations are made the LALP needs to make it clear that development should be sensitively designed, appropriate to the location, and in accordance with the adopted Kent Downs Management Plan and supporting guidance (e.g. the Kent Downs Landscape Design Handbook). This will make for an effective and clear plan. Main Modification **MM6** covers this point.
85. At a more detailed level it needs to be specified within certain policies that development proposals should be sensitively designed in terms of height and massing to avoid an adverse effect on the AONB and the countryside. The sites affected, together with the Main Modification reference numbers, are Policy LA21: Land to the south of New Dover Road, between Capel Court Caravan Park and Helena Road, Capel le Ferne (**MM32**), Policy LA22: Land to the north of the junction of Capel Street and Winehouse Lane, Capel le Ferne (**MM33**), Policy LA23: Land between 107 and 127 Capel Street, Capel le Ferne (**MM34**), Policy LA 38: Land at Canterbury Road, Lydden (**MM46**), and Policy LA42: The Paddock, Townsend Farm Road, St Margaret's at Cliffe (**MM50**).
86. Another important element in protecting the character of the Kent Downs AONB is the conservation of dark night skies. In view of this there is a need to ensure that light pollution from sites is minimised by the careful control of street lighting. The sites affected, together with the Main Modification reference numbers, are Policy LA7: Land in Coombe Valley (**MM12**), Policy LA21: Land to the south of New Dover Road, between Capel Court Caravan Park and Helena Road, Capel le Ferne (**MM32**), Policy LA23: Land between 107 and 127 Capel Street, Capel le Ferne (**MM34**), Policy LA 38: Land at Canterbury Road, Lydden (**MM46**), and Policy LA42: The Paddock, Townsend Farm Road, St Margaret's at Cliffe (**MM50**).
87. It is concluded, therefore, that the above mentioned Main Modifications, which seek to ensure that account is taken of the special character and scenic beauty of the Kent Downs AONB, are required to make the LALP sound.

#### Local Wildlife Sites / Biodiversity

88. A number of Local Wildlife Sites are identified within the LALP. In order to ensure that the impact of new development on these sites is minimised there is a need to include a criterion to this effect in certain site specific policies. In view of the likely biodiversity interest of particular sites there is also a need to refer specifically in certain policies to the requirement for a biodiversity study.
89. The sites affected, together with the Main Modification reference numbers, are

Policy LA9: Land off Wycherley Crescent (**MM14**), and Policy LA33: Homestead Lane, East Studdal (**MM41**). These Main Modifications relating to local wildlife sites and biodiversity are required to make the LALP sound.

90. CS Policy CP7: Green Infrastructure Network will ensure that when planning applications are assessed account will be taken of the cumulative impact of schemes on local wildlife sites. In particular the policy indicates that proposals that will put pressure on the green network will be required to mitigate their impact through qualitative or quantitative measures. Notwithstanding this there would be considerable merit in including further explanatory text in the plan setting out the Council's approach to cumulative impact and indicating what will be required when planning applications are submitted. Reference to the recent Green Infrastructure Strategy would also be a useful addition.

Thanet Coast and Sandwich Bay Ramsar and SPA sites and Sandwich Bay SAC site

91. At present the LALP is not consistent as regards references to international and national wildlife designations and what this means for the relevant allocations. Consequently various policies and text need to be revised to ensure a consistent and clear approach. The following Main Modifications address this matter and are required to make the LALP sound.
92. Policy LA10: Land to the north-west of Sholden New Road (**MM17**), Policy LA11: Land between Deal and Sholden (**MM18**), Policy LA12: Land between 51 and 77 Station Road, Walmer (**MM19**), Policy LA16: Land adjacent to Sandwich Technology School, Sandwich (**MM25**), Policy LA18: Land at Chequer Lane, Ash (**MM28**), Policy LA19: Land to the south of Sandwich Road, Ash (**MM29**), Policy LA21: Land to the south of New Dover Road, between Capel Court Caravan Park and Helena Road, Capel le Ferne (**MM32**), Policy LA23: Land between 107 and 127 Capel Street, Capel le Ferne (**MM34**), Policy LA24: Gore Field, Gore Lane, Eastry (**MM35**), Policy LA26: Eastry Hospital (**MM37**), Policy LA33: East Studdal Nursery, Downs Road, East Studdal (**MM41**), Policy LA34: Sweetbriar Lane, Elvington (**MM42**), Policy LA34: Land at Homeside, Eythorne (**MM42**), and Policy LA 38: Land at Canterbury Road, Lydden (**MM46**). Before adoption the Council should ensure that the detailed wording relevant to these matters is consistent across the relevant policies and text and that all affected sites are included.
93. CS Policy CP7: Green Infrastructure Network will ensure that when planning applications are assessed account will be taken of increased recreational impact upon European designated wildlife sites. Notwithstanding this there would be considerable merit in including further explanatory text in the plan setting out the Council's approach to increased recreational impact and indicating what will be required when planning applications are submitted. Reference to the recent Green Infrastructure Strategy would also be a useful addition.

## ***Dover***

### **Policy LA9: Old Park, Old Park Hill**

94. This site now has planning permission for 41 dwellings and is under construction. Main Modification **MM 14** updates the Plan accordingly.

## ***Deal***

### **Policy LA12: Land between 51 and 77 Station Road, Walmer**

95. This site is allocated in the LALP for residential development with an estimated capacity of 220 dwellings. This allocation accords with the CS which identified the Station Road area of Deal as being suitable for an urban extension of the town.
96. This site is well-related to the town and is of limited landscape importance. Housing development here would constitute a sustainable extension to the town and facilitate the provision of a range of dwellings to meet identified needs. It is within Flood Zone 1 where development should not increase the risk of flooding elsewhere. Satisfactory highway access can be provided to serve in the order of 220 dwellings and such a density is deemed appropriate given the size and nature of the site. There is sufficient capacity in the surrounding road network to accommodate the additional traffic likely to be generated, provided suitable mitigation measures are provided. There are no objections in principle from the sewerage and drainage authorities to the allocation. There is little to indicate that future occupiers would place an unacceptable burden on educational and health facilities in the area. Although the site includes Grade 1 agricultural land other sites have been rejected through the SA process due to other constraints. The site is likely to be available for development within the next 5 years. Consequently it is concluded that the allocation of this site is soundly based.

### **Policy LA13: Former Deal County Primary School**

97. This site now has planning permission for 44 dwellings and is under construction. Main Modification **MM20** brings the Plan up-to-date in this regard.

### **Albert Road, Deal**

98. The LALP refers to the investigations being carried out to establish the potential for improved access to, and possible further development within, North Deal. The potential of this area is recognised in the CS.
99. The Deal Study has now been completed and indicates that there may be an opportunity to create a new road from Albert Road to Southwall Road, thereby relieving traffic in Southwall Road, linked with new development. As there is insufficient certainty at this time as to whether such a scheme is likely to proceed, or the form it would take, it would be premature to include any site specific policies in the LALP. However it would be reasonable to refer to the potential for a mix use scheme, possibly including retail and residential development, provided various matters, including a new road, are addressed, and make it clear that such a scheme can be advanced through the submission of a planning application. Main Modifications **MM3** and **MM21** cover this point and are required to make the Plan sound.

## ***Sandwich***

### **Richborough Power Station area**

100. The Richborough Power Station area lies to the north of Sandwich and the Discovery Park Enterprise Zone. At present the LALP describes the existing uses in the area and recognises the potential it may have for energy from waste uses, green waste treatment, and recycling. As the Council has approved applications for a solar farm, peaking plant facility and infrastructure for the creation of a green energy park, it is considered appropriate to update the Plan's text to reflect this. It would be reasonable to retain the emphasis on the potential of this area for such uses and facilities but make it clear that environmental and traffic considerations will need to be satisfactorily addressed. Given the proximity of the area to Thanet District and the County Council's responsibility for minerals and waste planning the text should also stress the importance of their involvement in determining future potential. Main Modification **MM 22** contains the changes required to make the Plan sound. Notwithstanding this minor revisions to the modified text are required to reflect accurately the content of the emerging Kent Minerals and Waste Local Plan and clarify the meaning of 'the associated land raise.'

### **Policy LA14: Land to the west of St Bart's Road, Sandwich**

101. This site is allocated in the LALP for residential development with an estimated capacity of 120 dwellings. This allocation accords with the CS which identified an area to the south west of Sandwich as a broad location for the urban extension of the town.
102. This site is well-related to the town and is of limited landscape importance. Housing development here would constitute a sustainable extension to Sandwich and facilitate the provision of a range of dwellings to meet identified needs. Satisfactory highway access to the site can be provided to serve in the order of 120 dwellings and the resultant density is deemed appropriate given the size and nature of the site. There is sufficient capacity in the surrounding road network to accommodate the additional traffic generated without undue problems. There are no objections in principle from the sewerage and drainage authorities to the allocation. Although the site includes Grade 1 agricultural land other sites have been rejected through the SA process due to other constraints. The site is likely to be available for development within the next 5 years. Consequently the principle of development in this area is endorsed.
103. It is evident, however, that the allotments within the site are a valuable local resource and should be retained in their current use. Main Modification **MM23** excludes the allotments from the allocation and provides further guidance on access arrangements and landscaping. In terms of emergency access from St Bart's Road there appear to be alternative routes available and consequently the reference to 'using the existing access to the allotments, opposite Burch Avenue,' has been removed from proposed **MM23**. Subject to the inclusion of the recommended Main Modification **MM23** (as revised) Policy LA14 is soundly based.

**Policy LA15: Land at Archer's Low Farm, St George's Road, Sandwich**

104. This site is allocated in the LALP for residential development with an estimated capacity of 50 dwellings. This allocation is not justified because of the harmful visual impact on the character and appearance of the local area that would result.
105. The site is an integral part of the unspoilt countryside that wraps around this part of Sandwich and as a result makes a significant contribution to the town's setting. At present the trees and the open cultivated land on the site provide a soft and attractive edge to the town. The construction of dwellings on the site and the formation of a new access on to Sandown Road would constitute an unwarranted intrusion into the countryside to the detriment of the sensitive landscape setting of this part of Sandwich. Other allocations in Sandwich endorsed in this report, including Sites LA14 and LA16, do not share the same landscape value.
106. The retention of the trees on the site, even if associated with a buffer area, and coupled with the retention of farming and woodland uses nearby, would not be able to mitigate the visual harm to an acceptable extent. The development would be particularly apparent from Sandown Road during the winter months when the existing deciduous vegetation is not in leaf. The standard of road likely to be required and the necessary sight-lines along Sandown Road would also open up views of the site and would be likely to involve tree loss. Although Sandown Road may not be heavily used by vehicles and pedestrians, and some existing housing development in the area may not be of the highest quality, this does not obviate the need to assess the visual implications of this particular allocation. Taking account of all these factors the allocation of this site is not justified. Main Modification **MM24** deletes this site from the LALP and is required to make the plan sound.

**Policy LA16: Land adjacent to the Sandwich Technology School, Deal Road, Sandwich**

107. This site is allocated for residential development with an estimated capacity of up to 60 dwellings. The allocation of this land is justified as it is well-related to the existing built-form, of limited landscape importance, and consequently will not have an undue impact on the town's setting or the surrounding countryside. Satisfactory vehicular access to the site can be provided and there is sufficient capacity in the surrounding road network to accommodate the additional traffic likely to be generated. The anticipated density is deemed appropriate given the size and nature of the site. There are no objections in principle from the sewerage and drainage authorities to the allocation. Although the site includes Grade 1 agricultural land other sites have been rejected through the SA process due to other constraints. The site is likely to be available for development within the next 5 years. Consequently the principle of development in this area is endorsed.
108. At present, however, the field to the south-west, between the site and the Technology College is not included within the allocation. This field is similar in nature and appearance to the allocated land. From the material submitted it is evident that there are a number of important considerations relating to the allocated site and the adjacent field that need to be tackled comprehensively.

The absence of a comprehensive approach to the area means that the policy as it currently stands is not justified as it does not accord with good planning practice.

109. To address this concern the allocation should be extended to include the field to the south-west. This would enable due regard to be paid to various important matters, including access, design and appearance, landscaping within the site and around the boundaries, the open space requirements generated by the development, and the future development of the adjacent Sports and Leisure Centre. This would ensure the efficient and effective use of land. Main Modification **MM25** contains the required changes and is required to make Policy LA16 sound.

### **Sandwich Town Centre**

110. The NPPF makes it clear that in drawing up Local Plans local planning authorities should define the extent of town centres and primary shopping areas and set policies that make clear which uses will be permitted in such locations. The submitted LALP does not define a primary shopping area for Sandwich and consequently does not sit comfortably with government guidance.

111. Main Modification **MM26** rectifies this and defines a detailed Town Centre Boundary and Primary Shopping Area for Sandwich. The boundaries of the two areas are the same. A new policy is introduced by this modification to ensure that the vitality of the town centre and primary shopping area is not diluted by changes of use away from main town centre and A2 uses. This revision accords with national policy and is therefore justified. This boundary will also be used in the application of the sequential test set out in Policy LA17. It is concluded that Main Modification **MM26**, as it relates to a Town Centre Boundary and Primary Shopping Area for Sandwich, is required to make the LALP sound.

### **Policy LA17: New convenience retail provision in Sandwich**

112. The Dover District Retail Update (2012) [Document SD37] indicates that in the period to 2026 there is a quantitative need for around 2,400 sqm gross of additional convenience goods retail floorspace in the Deal/Sandwich trade area. This suggests that there is quantitative capacity for either a new foodstore or possible extensions to existing foodstores in the Deal/Sandwich area over the plan period. The Retail Update does not contain specific guidance as to where such development should occur within the area.
113. It is evident that the Council has made a clear commitment in the LALP, taking account of the general findings of the Retail Update as regards need, to recognise that there is potential to increase the quantity and quality of convenience floorspace in Sandwich. Although the amount of additional floorspace is not specified the LALP explains that the approach will help broaden the range and choice of retail provision in the town and strengthen its role for the benefit of the local community. It is also stated that it would help to retain shoppers and prevent expenditure going elsewhere. It is considered that these arguments favouring additional convenience floorspace in Sandwich are reasonable and accord with national guidance which emphasises the

importance of ensuring the vitality of town centres. Notwithstanding this the LALP does not specify the amount of additional floorspace required.

114. From the material submitted it would appear that there are no suitable and viable sites within Sandwich Town Centre or in edge of Centre locations for the provision of new convenience retail development. If any such sites were to emerge the Council would be obliged to give them detailed consideration.
115. There is insufficient information before the Examination to justify the identification of a specific site in Sandwich for additional retail development. However Policy LA17, which accords with national guidance, sets out those matters that will need to be taken into account in determining retail proposals including the sequential approach, impact assessment, accessibility, local character, access and residential amenity. This policy, if rigorously applied, should ensure that only a sensitive scheme of an appropriate scale and in an accessible location as regards the town centre is allowed to proceed. It is clear that new retail proposals will need to be assessed against all the criteria in the policy. As the national Planning Policy Guidance provides additional information on both the sequential and impact tests it would be sensible to refer to it in Policy LA17. Main Modification **MM27** includes such references.
116. The NPPF states that when assessing applications for retail, leisure and office development outside of town centres an impact assessment will be required if the development is over a proportionate, locally set floorspace threshold. Main Modification **MM26** specifies that the threshold for Sandwich should be 500sqm. This figure is reasonable given the nature, condition and size of Sandwich town centre. For the sake of clarity the proposed **MM26**, in particular the new supporting text, has been revised to refer to locations outside of the Town Centre and Primary Shopping Area. It is concluded that Main Modification **MM27**, and Main Modification **MM26** (as revised) as it relates to the threshold for impact assessment, is required to make the LALP sound.

### ***Rural Area***

#### **Policy LA18: Land at Chequer Lane, Ash**

117. This site is allocated for residential development with an estimated capacity of 90 dwellings. The allocation is justified as the site is, in the main, enclosed by the Ash by-pass, and development here represents rounding-off of this part of the village. Notwithstanding this the western boundary of the site adjoins countryside. To ensure an effective policy there is a need to specify in the policy and text that the density of development along this boundary will be reduced to mitigate landscape impact. There is also a need to clarify that the emergency access to the site will be from either Chequer Lane or Molland Lea. Main Modification **MM28** covers these points and is required to make Policy LA18 sound. As there is no Gore Lane in Ash a minor change to the wording of the proposed Main Modification is required.

#### **Policy LA19: Land to the south of Sandwich Road, Ash**

118. This site is allocated in the LALP for residential development with an estimated capacity of 95 dwellings. It is well-related to the existing settlement and in a



sustainable location. As the site is enclosed on three sides by existing development, with Sandwich Road marking the northern boundary, it would not intrude on the surrounding countryside. Consequently the allocation is justified.

119. As the site is in multiple ownerships it is important to ensure that a comprehensive approach is taken to its development, including the provision of a suitable access road to serve the whole site. It is considered that the best way of ensuring this is to include in the policy and text a requirement to produce a planning brief for the whole of the site. This would then be available for submission with any planning application for the development of the site, whether it is for a part or the whole.
120. Main Modification **MM29** includes this change and makes it clear that the development brief should be agreed by all landowners within the allocation and drawn up in consultation with the Parish Council. The Modification also seeks to ensure that the impact on the village's setting and the wider landscape is minimised through appropriate design and layout. The changes contained within Main Modification **MM29** will make for a more effective policy and is required to make Policy LA19 sound.
121. Detailed matters such as provision for pedestrian movement through and beyond the site need to be addressed as part of the development brief. It would be premature at this stage and overly-prescriptive for the LALP to require the provision of particular pedestrian linkages.

#### **Policy LA20: Land at Millfield , Ash**

122. This site is allocated in the LALP for residential development with an estimated capacity of 10 dwellings. It is well-related to the existing built form of Ash and would round-off an existing cul-de-sac, without intruding unduly on the surrounding countryside. As a result the allocation is justified.
123. At present, however, the Plan gives very little guidance on the development of the site as regards form and layout, landscaping and boundary treatment, biodiversity, and the type of housing to be provided. Main Modification **MM30** rectifies this and is required to ensure that Policy LA20 is clear and effective.

#### **Land at The Vineries & 111 and 115 New Street, Ash**

124. The exclusion of this land from the settlement confines of Ash as defined in the LALP is not justified.
125. The land fronts the west side of New Street and includes existing dwellings and two undeveloped gaps. The land is closely related to the built-up part of Ash and is not part of the countryside around this part of the village. Additional frontage development in the remaining gaps would not impinge on the surrounding countryside or harm the setting of the village. Views across the undeveloped spaces are not of such significance as to merit protection. April Cottage provides a firm physical boundary to this part of the village and should be included within the confines. Main Modification **MM31** includes the land within the confines and makes it clear that only limited and sensitively designed frontage development will be acceptable.

126. Proposed **MM31** specified within the 'Issues' section relating to this area that account should be taken of the edge of village location and the visual impact on the wider landscape. As any new development here will be limited to frontage infill development and be required to satisfy the requirements of relevant development management policies reference to these additional issues is not justified. Consequently Main Modification **MM31** has been revised accordingly and is required to make the LALP sound.

### **Guilton Farm, Ash**

127. The exclusion of this land from the settlement confines of Ash as defined in the LALP is not justified.

128. This small addition to the village confines of Ash would incorporate a redundant building at Guilton Farm and part of the farmhouse garden. The revised boundary would follow firm physical boundaries and incorporate elements that are clearly part of the built-up part of the village. There would be no intrusion into the countryside. Main Modification **MM31** includes the land within the confines and specifies the need for any new development to take account of the Conservation Area, listed buildings and the wider landscape. The conversion of buildings within or adjacent to the revised confines would also be subject to relevant development management policies

129. Proposed **MM31** specified within the 'Issues' section for Guilton Farm that account should be taken of the visual impact on the wider landscape. As any new development here will be limited to conversion of a redundant building and be required to satisfy the requirements of relevant development management policies reference to this particular issue is not justified. Consequently Main Modification **MM31** has been revised accordingly and is required to make the LALP sound.

### **Capel le Ferne**

130. CS Policy CP1: Settlement Hierarchy identifies Capel le Ferne as a Local Centre and indicates that it is suitable for some additional housing. The sites identified in Capel would provide in the order of 110 additional dwellings which is considered to be commensurate with the village's size and role.

### **Policy LA21: Land to the south of New Dover Road, between Capel Court Caravan Park and Helena Road, Capel le Ferne**

131. The LALP allocates the northern part of this site for residential development with an estimated capacity of 50 dwellings. There is sufficient capacity in the surrounding highway network to accommodate the additional traffic likely to be generated by the development. On the basis of the information submitted there are no overriding sewerage, drainage or biodiversity constraints.

132. The allocation requires the improvement and long-term management of the chalk grassland on the southern half of the site. The area to be developed fronts onto New Dover Road and is flanked by residential development to the west and a caravan site to the east. The development will facilitate the enhancement of a significant area of chalk grassland and guarantee its long-term future. In view of its location within the developed part of the settlement

and the biodiversity benefits that would accrue the allocation is justified.

133. In order to ensure that the policy is clear and effective, however, it is important that the southern part of the site is excluded from the settlement confines. There is also a need to emphasise that the development of the northern part of the site is dependent on the enhancement and maintenance, through long term management arrangements, of the chalk grassland on the southern part of the site. Proposed Main Modification **MM32** contains these changes.
134. It is recognised that the boundary between the proposed housing site and the chalk grassland needs to be based on careful consideration of the biodiversity interest of the various parts of the site. Consequently there is a need to make it clear that the precise boundary will be established on the basis of ecological evidence. Proposed Main Modification **MM32** has been revised accordingly. It is concluded that Main Modification **MM32** (as revised) is required to ensure that Policy LA21 is sound.
135. The policy wording will ensure that development is sensitively designed in terms of height, massing, lighting and landscaping so as to avoid an adverse impact on the AONB. The living conditions of those living nearby will be protected by relevant development management policies and will ensure the provision of adequate boundary screening and planting. Vehicular access considerations will limit the number of dwellings on the site to a maximum of 50 dwellings and care will need to be taken to ensure that safe pedestrian movement is catered for within and beyond the site. Policy LA21 makes provision for the retention and enhancement of the bridleway across the site.

**Policy LA22: Land to the north of the junction of Capel Street and Winehouse Lane, Capel le Ferne**

136. This small site is allocated for limited frontage development. Although the site is located within the AONB it lies within an existing built-up frontage. Consequently its development would not have an undue impact on the landscape or the setting of the village provided it is carefully designed and planted. The allocation is, therefore, endorsed.

**Policy LA23: Land between 107 and 127 Capel Street, Capel le Ferne**

137. This site is allocated in the LALP for residential development with an estimated capacity of 50 dwellings. It is outside the AONB, well-related to the existing built form of Capel le Ferne and within a built-up frontage. There is sufficient capacity in the surrounding highway network to accommodate the additional traffic likely to be generated by the development. On the basis of the information submitted there are no overriding sewerage, drainage or biodiversity constraints. Development here would facilitate the provision and improvement of footways along this part of Capel Street, near to the Primary School. The allocation of this land would also add to housing choice in the village. As a result the allocation is justified.
138. Development in depth is considered acceptable given the extent of adjoining garden areas and the AONB boundary. At present, however, the Plan gives very little guidance on the development of the site as regards form and layout, density, landscaping and boundary treatment, access and parking, footway

provision, and the mix of housing to be provided. Consideration of these issues indicates that the estimated capacity of this site should be reduced to 40 dwellings. Main Modification **MM34** covers these matters and is required to ensure that the policy is clear and effective. The impact of the development on the living conditions of neighbours will be subject to relevant development management policies.

#### **Policy LA24: Gore Field, Eastry**

139. This site is allocated for residential development with an estimated capacity of 55 dwellings. The site is well-related to the existing built-form of the village with development opposite and to both sides. The site provides an opportunity to provide a wide range of dwellings to increase choice in the area and meet local housing needs. As a result the allocation is justified.

140. Notwithstanding this Proposed Main Modification **MM35** (which primarily relates to sewerage, water supply and nature conservation) is in need of revision to delete reference to the retention and enhancement of the PROW as there is no such route on the site. Recommended Main Modification **MM35** contains this revision and is required to make Policy LA24 sound.

#### **Policy LA29: Land to the west of Coxhill, Shepherdswell**

141. This site is allocated for residential development with an estimated capacity of 20 dwellings. This allocation is not justified in view of the likely detrimental impact on pedestrian safety.

142. Footways on parts of Coxhill to the north of the site are either absent or of restricted width. In addition there is on street-parking to the front of the adjacent cottages. As a result it is likely that future occupiers of the development, including children and the elderly, would have to walk within the carriageway on Coxhill when seeking to access various services and facilities within the village. This would be prejudicial to their safety given that Coxhill Road carries a significant amount of local traffic at peak times. Although traffic speeds may be relatively low here it is considered that walking in the carriageway would be potentially dangerous and should not be encouraged. There does not appear to be any means by which footways or a safe shared surface along Coxhill can be provided or brought up to an acceptable standard. Alternative footpath linkages across the field to the east of Coxhill would not be suitable for all pedestrians and may well prove unusable at certain times of the year. Improved signage would be unable to satisfactorily mitigate the harm identified. Main Modification **MM40** deletes the site from the plan and is required to make the LALP sound. Main Modification **MM39** revises associated text relating to development in Shepherdswell.

#### **Land adjacent to 2 Shepherdswell Road, Eythorne**

143. The exclusion of this former domestic orchard from the settlement confines of Eythorne as defined in the LALP is not justified. This land is enclosed on 3 sides by the Eythorne village confines, is within the main-built up part of the village, and there is a clear physical boundary along the southwest boundary. In view of this there are reasonable grounds for including the land within the settlement confines. Main Modification **MM42** makes the appropriate changes.

The allocation of the site for development would not be justified at this time given that a new access from Shepherdswell Road would harm local character and that alternative access provision has not yet been demonstrated. If in due course an acceptable access is identified the modification makes it clear that account will need to be taken of existing protected trees and listed buildings. Main Modification **MM42**, therefore, is required to make the LALP sound.

#### **Policy LA34: Land at Homeside, Eythorne**

144. This site is allocated for residential development with an estimated capacity of about 25 dwellings. The site is centrally and sustainably located within the main-built up part of the village and there is a reasonable prospect of access being provided from Sun Valley Way. The site provides an opportunity to provide a wide range of dwellings to increase choice in the area and meet local housing needs. As a result the allocation is justified.

145. Main Modification **MM42** as it relates to this site is primarily concerned with sewerage and nature conservation. It also deletes 'ownership of access' as being a particular issue relating to the site. The provision of access to a site often involves negotiations with various land-owners and associated financial arrangements. It is considered that this site is likely to be no different and that ownership of the access is not an issue that merits particular emphasis in the policy. Consequently the deletion of 'ownership of access' as set out in Main Modification **MM42** is justified and is required to make Policy LA34 sound.

#### **Policy LA 35: Land at Northbourne Road, Great Mongeham**

146. It is considered that in order to reflect the existing pattern of development in the local area only frontage development would be acceptable on this site. Main Modification **MM43** makes this clear.

147. It is concluded that Main Modification **MM43**, which specifies that only frontage development is acceptable on the site, is required to make Policy LA 35: Land at Northbourne Road, Great Mongeham sound.

#### **Policy LA35: Land between Alice Cottage and Walstead, Great Mongeham**

148. The exclusion of this narrow plot of land from the Great Mongeham village confines is not justified. As the land adjoins the village confines and there are existing dwellings to both sides there are reasonable grounds for its inclusion within the confines. Main Modification **MM43** covers this point and makes it clear that any development here should be low density to reflect local character. Consequently Main Modification **MM43** is required to make Policy LA 35 sound.

149. Further extension of the village confines along this part of Northbourne Road would encourage the consolidation of development to the junction to the north to the detriment of the village streetscene and local character. Furthermore it would be likely to erode the swathe of predominantly undeveloped land that runs between the two main parts of the village. As a result such an extension is not justified.

### **Land adjacent to Box Tree Cottage, Hangmans Lane, Ringwould**

150. The current exclusion of this land from the settlement confines is not justified. This land is used as a garden area for the adjacent cottage and consequently relates more closely to the built-up part of Ringwould than the surrounding countryside. There is a firm physical boundary around the site separating it from the fields beyond. Main Modification **MM45** includes the site within the confines and makes it clear that new development should be low density and pay particular regard to the Conservation Area and access. It would be inappropriate to allocate such a small site for development given the approach inherent in the LALP. Any proposed development would still need to satisfy the requirements of relevant development management policies. Consequently Main Modification **MM45** is required to make the LALP sound.

### **Policy LA37: Garage Site, Kingsdown Road, Kingsdown and Ringwould**

151. This site is now developed and consequently the allocation needs to be removed from the LALP. Main Modification **MM45** removes the allocation and extends the village confines to include the site.

152. It is concluded that Main Modification **MM45** is required to make Policy LA37 sound.

### **Policy LA41: Land at Court Lane, Preston**

153. This site is allocated for residential development with an estimated capacity of 25 dwellings. This allocation is not justified because of the harmful visual impact on the character and appearance of the local area and the likely detrimental impact on pedestrian safety.

154. The open cultivated land on the site and the surrounding hedgerows provide a soft and attractive edge to the village. The loss of this sizeable area of countryside and its replacement with dwellings would detract from the rural character and attractive setting of this part of Preston. The retention of the hedgerows on the site and additional planting, even if coupled with careful siting and design, would not be able to mitigate the visual harm to an acceptable extent.

155. The footway on the west side of The Street to the north of the junction with The Forstal tapers out. As a result it is likely that future occupiers of the Policy LA41 development would be obliged to walk within the carriageway along part of The Street when seeking to access services and facilities within the northern part of the village by foot. The visibility of those seeking to cross the road to gain access to the footway on the east side of The Street, or vice-versa, is restricted by the bend in the road to the south. Given these conditions it is likely that the development would be prejudicial to pedestrian safety. It has not been demonstrated that the footways along that part of The Street near to The Forstal can be brought up to an acceptable standard. Footpath linkages across the field to the north would not be suitable for all pedestrians and may well prove unusable at certain times of the year. For these reasons Main Modifications **MM48** and **MM49** delete the site from the Plan.

156. It is acknowledged that there has been very little new housing in recent years to sustain the village and that there is an established local need for both market and affordable housing. Furthermore there may be a shortage of alternative sites. However this does not outweigh the harm that would be likely to arise if the allocation was retained and the site subsequently developed.

157. It is concluded that Main Modification **MM49**, which deletes Policy LA41: Land at Court Lane, Preston, is required to make the Plan sound.

### **Policy LA46: Land at Laslett's Yard and adjacent land**

158. This site is allocated for residential development with an estimated capacity of about 13 dwellings. The site is located close to the centre of the village and part of it has been previously developed. A sensitively designed scheme here would benefit village character and provide a range of dwellings to increase choice in the area and meet local housing needs. As a result the allocation is justified.

159. Main Modification **MM52** indicates that footways and PROWs to the site should be improved. It is unclear from the evidence submitted whether footways within and around the site will be required or whether there are PROWs nearby. Consequently it is more sensible to specify that such matters will be investigated and implemented if found to be appropriate. Proposed Main Modification **MM52** has been revised accordingly and is required to make Policy LA46 sound.

## **Other Matters**

### **Phasing, Delivery and Monitoring**

#### ***Is there an effective monitoring framework?***

160. It is evident from the Examination that as regards the LALP the Council intend to apply the same programme management, monitoring and review process as set out in the CS. Main Modification **MM53** clarifies this and is required to make the Plan effective.

### **Provision of Comparison Floorspace in Deal**

161. Main Modification **MM54** updates the text of this part of the LALP to make it clear that Policy DM26 is in line with the approach inherent in the NPPF and PPG.

### **Guidance on Coastal Change Management Areas**

162. Main Modification **MM55** updates the text of this part of the LALP to include reference to the PPG. This Modification also contains additional text to explain that the Council will consider the use of Article 4 directions to control permitted development that would be likely to lead to more people at risk from coastal change.

## **Thanet Coast and Sandwich Bay SPA and Ramsar Mitigation Strategy**

163. To ensure that this part of the LALP complies with the Thanet Coast and Sandwich Bay SPA and Ramsar Mitigation Strategy there is a need to make it clear within the text that financial contributions will only be sought on developments of greater than 15 dwellings. Main Modification **MM56** contains this required change.

### **Policy DM27: Providing Open Space**

164. Policy DM27 of the LALP seeks to ensure that housing schemes of 5 dwellings or more provide or contribute to the additional open space and outdoor recreational facilities that such development would generate.

165. As submitted DM27 implies that the policy will apply to all schemes regardless of existing provision. Such an approach is not justified as existing provision may have sufficient capacity to accommodate the additional demand. Main Modification **MM57** revises the policy to make it clear that account will be taken of existing provision in an area in determining what is required.

166. Main Modification **MM57** also contains various revisions that are required to clarify and explain the application of the policy, including:

- recognition of the need to take account of the scope for expanding existing facilities in an area in determining a commuted sum contribution;
- additional text relating to a worked example of the amount of additional open space that would be required on a sample development;
- a detailed explanation as to how off-site contributions will be calculated; and
- the need to take account of information relating to spare capacities and deficiencies of outdoor sports facilities, including the forthcoming 'Playing Pitch and Outdoor Sports Facilities Strategy.'

167. The Open Space Standards contained in the LALP relate to accessible green space, outdoor sports facilities, children's play space and community gardens/allotments. They include quantitative, accessibility and quality standards and have been derived from a number of sources, including recent local audits of outdoor sports facilities and children's play areas and local opinion surveys. Such an approach accords with the NPPF which indicates that open space standards should be based on robust and up-to-date assessments of local needs.

168. There are no specific standards for the creation of new accessible natural green space. This approach is considered reasonable as the scope for provision will vary depending on the particular characteristics of each site and the surrounding area. However this does not obviate the need for planning applications to be assessed in terms of Policy CP7 of the CS which requires account to be taken of increased recreational impact on protected sites.

### **Saved Policies**

169. Table 1.4 of the Submission Plan contains a list of saved Local Plan Policies (2002) that are to be deleted and not replaced. As there is renewed interest in the development of the Tilmanstone Spoil Tip (Policy LE10) and the relocation of the Dover Car Park (Policy LE24) it is reasonable to retain these policies to



guide future development of these areas. Main Modification **MM58** changes the Plan accordingly.

170. It is concluded that Main Modification **MM58**, which relates to the saving of LP Policies LE10 and LE24, is required to make the LALP sound.

### **Open Space Amendments**

171. Appendix 4 of the Plan contains various amendments to areas identified as protected open space on the Policies Map. Although the majority of registered commons and village greens are already included on the Map a number were omitted in error. These are Common Land - Ringwould Parish Dump (Map A.17), Common Land - Scotland Common, Temple Ewell (Map A.18), Common Land - Church Hill, Temple Ewell (Map A.19), Village Green – Church Whitfield (Map A.20), Village Green – Denton (Map A.21), Village Green – Eythorne (Map A.22), Village Green – Preston (Map A.23), Village Green – Wootton War Memorial (Map A.24), and Village Green – Worth Pond (Map A.25). Main Modification **MM59** rectifies this and includes these areas as protected open space on the Policies Map. Main Modification **MM60** re-instates three areas of common land at Martin Mill, Pineham, Whitfield and Kingsdown Road, St Margaret's at Cliffe that were deleted in error in the Submission Plan.

172. Main Modifications **MM61** and **MM62** correct errors relating to the definition of the boundaries of the protected open space at St Edmund's School Dover and St Margaret's at Cliffe Primary School. Main Modification **MM63** deletes a former play area at Woodnesborough as it is no longer suitable for such a facility.

173. It is concluded that to make the LALP sound the Council will need to amend the PM to reflect the above mentioned Main Modifications.

### **Queensdown Road, Kingsdown**

174. The inclusion of the rear gardens of the houses on the south-west side of Queensdown Road fronting Bayview Road within the settlement confines is not justified.

175. The rear boundaries of these gardens adjoin the Kent Downs Area of Outstanding Natural Beauty. For the most part these gardens and the planting therein provide a soft, green edge to the settlement which complements the AONB. The inclusion of the rear gardens within the village confines may encourage the submission of proposals for the development of dwellings along Bayview Road. The cumulative effect of such schemes, if approved, would be likely to be detrimental to the character and appearance of the AONB. For these reasons Main Modification **MM64** excludes these gardens from the village confines.

176. From the representations received on this modification it appears that the Council has very recently granted planning permission for a dwelling within one of these gardens. Whether such development complements the AONB remains to be seen. However such a decision is not fatal to Main Modification **MM64** given the large number of undeveloped gardens that remain. It is concluded that Main Modification **MM64** is required to make the LALP sound.

## **Sites proposed for other uses requiring specific consideration**

Land west of Kingsdown Park – extension to holiday park

177. It is accepted that the economy of the area would be likely to benefit from the extension of the Kingsdown Park holiday park to the west to accommodate additional holiday chalets. However before allocating such a sizeable and attractive area of land, which lies outside the Kingsdown settlement boundary and between the existing holiday park and the village, a careful assessment of relevant planning considerations needs to be made. In order to undertake this exercise information relating to layout, access, traffic generation, landscape impact, buffer areas, and existing usage, is required. Although some information as regards these matters has been provided it is not sufficiently detailed to enable the necessary assessment to be made. As a result the suitability of the land to the west of Kingsdown Park for an extension of the Kingsdown Park holiday park has not been established and therefore an allocation is not justified. It is considered that the most appropriate way of proceeding with this scheme would be by way of the submission of a planning application supported by the necessary detailed information.

Rose Nursery, Dover Road, Sandwich – hotel and housing

178. Both local and national planning policies indicate that main town centre uses, such as hotels, should be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible locations that are well connected to the town centre.

179. Rose Nursery lies between the A256 and John's Green and well outside the main built-up part of Sandwich in a peripheral location. As the site is not well connected to Sandwich town centre it needs to be demonstrated that there are no sequentially preferable sites. Such information is not before the Examination and consequently the possibility of other potential hotel sites being identified that are better connected to the town centre cannot be ruled out. Furthermore insufficient detailed information has been submitted as to the need for additional hotel accommodation in the Sandwich area. Such information would be required to ensure that there was a reasonable prospect that a hotel would be delivered on the site. In the light of this the allocation of the site for hotel use in the LALP is not justified. As regards housing on the site it is clear from this report that there is a no justification for the release of new housing allocations.

## **Assessment of Legal Compliance**

180. The sustainability appraisal of the submitted plan is contained in the Sustainability Appraisal Report of the Pre-Submission LALP (December 2012) [Document PM21] and the Sustainability Appraisal Report of the Addendum to the LALP (May 2013) [Document PM36].

181. The December 2012 SA contained incorrect information on the agricultural land classification of the allocated and omission sites. In recognition of this the Council produced an Erratum to the SA Report (August 2014). This was then made available for public consultation at the same time as the proposed Main

Modifications and the SA of the proposed Main Modifications. The contents of the Erratum, together with the representations received, have been taken into account in the conclusions in this report on both the allocated and omission sites.

182. My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I conclude that the Plan meets them all.

LEGAL REQUIREMENTS		
Local Development Scheme (LDS)		The LALP is identified within the approved LDS. The LALP has been prepared in accordance with the listing and description in the LDS.
Statement of Community Involvement (SCI) and relevant regulations		The SCI was adopted in April 2006 (PM03). Consultation has been compliant with the requirements within this document, including the consultation on the post-submission proposed 'main modification' changes (MM).
Sustainability Appraisal (SA)		SA has been carried out appropriately and is adequate (see above discussion).
Appropriate Assessment (AA)		The Habitat Regulations Assessment (December 2012)[Document PM20], the Land Allocations Addendum Habitat Regulation Assessment Addendum (May 2013) [PM34] and the Habitat Regulations Assessment of the Main Modifications (August 2014) set out why AA is not necessary.
National Policy		The LALP complies with national policy except where indicated and main modifications are recommended.
Sustainable Community Strategy (SCS)		Satisfactory regard has been paid to the SCS (i.e. the Kent County Council Vision for Kent).
Public Sector Equality Duty (PSED)		The LALP complies with the Duty.
2004 Act (as amended) and 2012 Regulations.		The LALP complies with the Act and the Regulations.

## Overall Conclusion and Recommendation

**183. The LALP has a number of deficiencies in relation to soundness for the reasons set out above which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the Act. These deficiencies have been explored in the discussion set out above.**

**184. The Council has requested that I recommend main modifications to make the Plan sound or legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the Appendices, the Dover District Land Allocations Local Plan satisfies the**

**requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.**

*Christopher Anstey*

Inspector

This report is accompanied by 2 Appendices. Appendix 1 contains the Main Modifications to the policies and text of the LALP. Appendix 2 contains the changes to the Policies Map arising from the Main Modifications.

# APPENDIX 1



## Schedule of Main Modifications to the Dover District Land Allocations Local Plan

Mod No	Pg No	Policy/Site	Main Modification
MM1	Pg 3	National Planning Policy	<p>Insert reference to National Planning Practice Guidance in paragraph 1.5:</p> <p><b>National Planning Policy</b></p> <p>National planning policy is set out in the National Planning Policy Framework (the Framework or NPPF) and the National Planning Practice Guidance (NPPG). Local Plans must be prepared within the context set by the Framework. The Framework embodies a 'presumption in favour of sustainable development' (defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs') Resolution 24/187 of the United Nations General Assembly. There are three dimensions to sustainable development that give rise for the need of the planning system to perform a number of roles: an economic role, a social role and an environmental role.</p>
MM2	Pg 4	Gypsies, Travellers and Travelling Showpeople	<p>Insert a new Policy and supporting text on Gypsies, Travellers and Travelling Showpeople:</p> <p><b>Gypsy, Travellers and Travelling Showpeople</b></p> <p>The Council is required to allocate sites to meet the objectively assessed accommodation needs of gypsies, travellers and travelling showpeople in the same way as all other sectors of the community.</p> <p>The Council's Adopted Core Strategy includes Policy DM7 on the provision for gypsies, travellers and travelling showpeople which should be read in conjunction with the following explanatory text as it provides a basis for dealing with planning applications.</p> <p>Since the adoption of the Core Strategy, the Regional Spatial Strategy has been abolished which was intended to identify the needs of gypsies, travellers and travelling showpeople across the region and identify the number of pitches required for each planning authority.</p> <p>In accordance with national policy, the four East Kent authorities (Dover, Shepway, Canterbury and Thanet) commissioned a Gypsy, Travellers and Travelling Showpeople Assessment (GTAA) of accommodation needs which was completed in April 2014. This GTAA, which is available on the Council's website, has identified the need for an additional 17 pitches<sup>1</sup> in Dover District for the period 2013 – 2027.</p> <p>The Council will commence work on the Gypsy, Traveller and Travelling Showpeople Land Allocations Local Plan within 6 months of the adoption of the LALP and will aim to ensure that the Plan is completed within 2</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>years. The Plan will allocate site(s) to meet the identified need for an additional 17 pitches.</p> <p>Owing to the transit nature of gypsies and travellers the neighbouring local planning authorities will be fully involved in the preparation of the Plan in order to ensure that the Council fully meets the requirements of the Duty-to-cooperate.</p> <p><b>New Policy</b></p> <p><b>Provision for Gypsies, Traveller and Travelling Showpeople</b></p> <p>The Council will produce a Gypsy, Traveller and Travelling Showpeople Land Allocations Local Plan that will:</p> <ul style="list-style-type: none"> <li>(i) allocate site(s) to meet the additional need for an additional 17 pitches;</li> <li>(ii) be commenced within 6 months of the adoption of the LALP and aim to ensure the Plan is completed within 2 years; and</li> <li>(iii) fully involve neighbouring local planning authorities.</li> </ul> <p>Footnote</p> <p><sup>1</sup> This figure will need to take into account any planning permissions/appeals that have been granted for Gypsy, Travellers and Travelling Showpeople since the East Kent GTAA was published.</p>
MM3	Pg 10	Retail Development	<p>Delete paragraph:</p> <p><del>The Council in furtherance of commitments in the Core Strategy investigated the potential for improved access and possible further development in the northern area of Deal around Albert Road area. This investigation concluded that if it can be demonstrated that there is potential for development the mix of uses, including the suitability of retail, will this can be taken forward through a separate process (Deal Transportation and Flood Alleviation Model).</del></p>
MM4	Pg 10	The Historic Environment	<p>Change title and add new paragraphs:</p> <p>The <b>Natural and</b> Historic Environment</p> <p>The importance of the natural environment is recognised in the National Planning Policy Framework. This states</p>

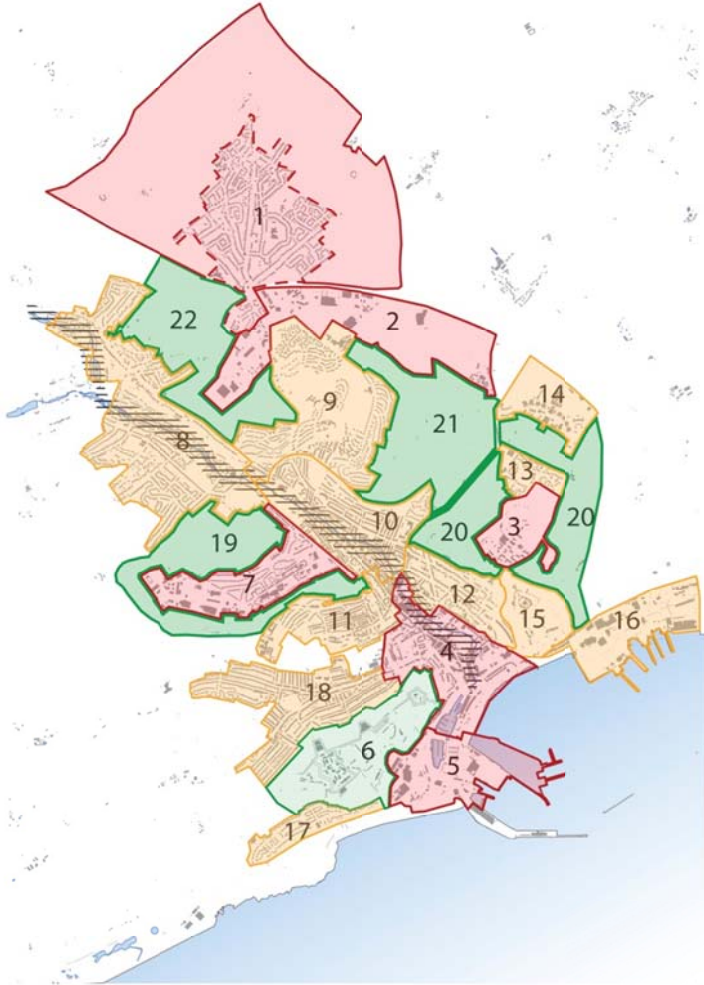
Mod No	Pg No	Policy/Site	Main Modification																				
			<p>that Local Planning Authorities should set out in the Local Plan policies against which proposals affecting protected wildlife or geodiversity sites or landscape areas will be judged (Paragraph 113) and that great weight should be given to conserving landscape and scenic beauty. (Paragraph 115). Dover District has a high proportion of land in the Kent Downs Area of Outstanding Natural Beauty, which has the highest status of protection in relation to landscape and scenic beauty (Paragraph 115 and 116).</p> <p>The conservation and enhancement of landscape character remains an important policy objective as set out in the Core Strategy, Policies DM15 and 16 and supporting text.</p> <p>Progress has been made in landscape management with the National Trust's purchase of land within the Heritage Coast at Landon Cliffs and a Heritage Lottery Fund award towards improved landscape management of the Kent Downs between Dover and Folkestone</p> <p>The importance of the historic environment is recognised in the National Planning Policy Framework. This states that Local Planning Authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment and in doing so should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. Heritage assets is a collective term used to describe anything of historic interest whether or not formally designated.</p>																				
MM5	Pg 15	Housing Land Requirements for the District	<p>Update figures in Table 3.1:</p> <table border="1" data-bbox="600 935 1453 1414"> <thead> <tr> <th></th> <th>Dover</th> <th>Deal</th> <th>Sandwich</th> <th>Rural<sup>1</sup></th> </tr> </thead> <tbody> <tr> <td>Total Housing Requirement Identified in Core Strategy</td> <td>9,700</td> <td>1,600</td> <td>500</td> <td>1,200</td> </tr> <tr> <td>Less sites identified through Strategic Allocations</td> <td>-6,650</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Less sites identified through Planning Applications (includes completions and unimplemented full</td> <td>- 1,460</td> <td>-930</td> <td>-270</td> <td>-370<sup>2</sup></td> </tr> </tbody> </table>		Dover	Deal	Sandwich	Rural <sup>1</sup>	Total Housing Requirement Identified in Core Strategy	9,700	1,600	500	1,200	Less sites identified through Strategic Allocations	-6,650				Less sites identified through Planning Applications (includes completions and unimplemented full	- 1,460	-930	-270	-370 <sup>2</sup>
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Mod No	Pg No	Policy/Site	Main Modification					
			consents)					
			Housing requirement needed to fulfil the Strategy	1,590	670	230	830	
			Number of dwellings allocated in the Land Allocations Local Plan	1,010	570 <sup>3</sup>	<del>230-180</del>	<del>780</del> 735 <sup>4</sup>	
			Windfall Allowance Unidentified requirement	580 <sup>6</sup>	100	50	<del>50-95</del>	
			Predicted windfall <sup>5</sup> allowance over the Plan period (2014-26) <sup>7</sup>	914	337	10	135	
			<p>1 In addition, land is allocated at Aylesham for 1,000 dwellings through Saved Local Plan policies</p> <p>2 Planning permission for the Aylesham Development Area (DOV/07/00181) for 191 units has been deducted to prevent double counting with the saved Local Plan allocation</p> <p>3 Policy LA10 land to the north west of Sholden is counted within planning applications as full planning permission has been granted and it is under construction</p> <p>4 Land at Campbell's Garage, Kingsdown is counted within planning applications as full planning permission has been granted and it is under construction</p> <p>5 Windfall sites are those which have not been specifically identified in the Plan</p> <p>6 Site at Western Heights &amp; Farthingloe, Dover for 560 residential units, has a resolution to grant planning permission (May 2013). This has not been included within the calculations.</p> <p>7 The Windfall rate for dwellings over the last five year period (2008-2013) is 703 in Dover town; 259 in Deal; 8 in Sandwich; and 104 for the Rural Area (including Aylesham). If the average yearly rate over this period is then taken for the remaining 13 years (up to 2026) this would equate to 1828 dwellings in Dover, 673 in Deal, 21 in Sandwich and 270 in the Rural Area.</p> <p>The District Council has, however, made the assumption that, as the Land Allocation Local Plan will allocate sites for development the scope for windfalls will be reduced. It is, therefore, considered realistic that only half of the number of windfalls (50%) will come forward during the Plan period.</p> <p>The Windfall allowance would be sufficient to meet the unidentified requirement in Dover, Deal and the Rural Area. Sandwich is the exception but the District Council has a planning application that is</p>					

Mod No	Pg No	Policy/Site	Main Modification						
			currently being considered that could meet the unidentified requirement.						
MM6	Pg 17	Kent Downs Area of Outstanding Natural Beauty	<p>Insert additional text as follows:</p> <p>In general, the Plan has sought to avoid making allocations in the AONB, except where they are small-scale where they are well related to the existing settlement and there are no other viable options. Where allocated they need to be sensitively designed, appropriate to the location, and in accordance with the adopted Kent Downs Management Plan and its supporting guidance (e.g. the Kent Downs Landscape Design Handbook.)</p>						
MM7	Pg 19	Types of Site Allocation	<p>Table 3.4 amended as follows:</p> <table border="1"> <tbody> <tr> <td style="background-color: #00aaff; color: white; text-align: center;">Blue</td> <td>A policy that allocates a site for development or a change in settlement confines which includes site specific criteria to be addressed by planning applications in addition to general Development Plan policies and all other material considerations</td> </tr> <tr> <td style="background-color: #ffa500; color: white; text-align: center;">Orange</td> <td>Allocation of a site or change to settlement confines for development without specific criteria where the acceptability of any planning application proposals will be judged against general Development Plan policies and all other material considerations, <del>or change to settlement confines.</del> General design guidelines are, though, provided together with a note of issues that need to be addressed in the preparation of planning applications.</td> </tr> <tr> <td style="background-color: #90ee90; color: black; text-align: center;">Green</td> <td>Allocation of a site by a 'saved' Local Plan policy from the Dover District Local Plan (2002)</td> </tr> </tbody> </table>	Blue	A policy that allocates a site for development or a change in settlement confines which includes site specific criteria to be addressed by planning applications in addition to general Development Plan policies and all other material considerations	Orange	Allocation of a site or change to settlement confines for development without specific criteria where the acceptability of any planning application proposals will be judged against general Development Plan policies and all other material considerations, <del>or change to settlement confines.</del> General design guidelines are, though, provided together with a note of issues that need to be addressed in the preparation of planning applications.	Green	Allocation of a site by a 'saved' Local Plan policy from the Dover District Local Plan (2002)
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Green	Allocation of a site by a 'saved' Local Plan policy from the Dover District Local Plan (2002)								
MM8	Pg 21	Dover Character Areas	<p>Amend paragraph and Table 3.5 as follows:</p> <p>The urban character areas identify the function of each area. <del>and should be used by developers when preparing</del></p>						

Mod No	Pg No	Policy/Site	Main Modification										
			<p>planning applications to understand the wider impacts of development with the character of the town as a whole. They should be used as the starting point for any development proposals. Developers, through the accompanying design statement, will need to set out how the character area has been used to influence the design of the proposed development.</p> <p>Many of the character areas have similar objectives but it is possible to identify four broad categories in which the areas fall. The categories are:</p> <table border="1" data-bbox="600 507 2056 1326"> <tr> <td data-bbox="609 563 792 850">Red</td> <td data-bbox="801 563 2047 850"> <p>Urban Areas where new development has a key role in creating and or restoring the character of Dover in the future and, in some areas, subject to specific design guidance.</p> <p>In some parts of Dover where there are designated heritage assets (such as conservation areas), the focus of new development is to restore and reinforce the existing character.</p> <p>In other cases there is the opportunity to create new forms and styles of architecture that would rejuvenate and regenerate the urban area.</p> </td> </tr> <tr> <td data-bbox="609 857 792 1002">Yellow</td> <td data-bbox="801 857 2047 1002"> <p><del>Urban areas where no significant change is planned to occur and where design guidance will typically follow best practice to reinforce existing character and urban form;</del></p> <p>Urban areas where only limited change is envisaged. In these areas, proposals should be particularly informed by their context.</p> </td> </tr> <tr> <td data-bbox="609 1008 792 1123">Hatch</td> <td data-bbox="801 1008 2047 1123"> <p>The River Dour runs through several character areas but should be considered in its own right. Whenever possible, and should demonstrate opportunities should be taken to improve the setting of the site, public access and the setting of the river.</p> </td> </tr> <tr> <td data-bbox="609 1129 792 1235">Light Green</td> <td data-bbox="801 1129 2047 1235"> <p>Western Heights Scheduled Monument and Conservation Area, where co-ordinated action is needed to fully realise visitor potential whilst ensuring that its heritage and wildlife value is protected and better appreciated.</p> </td> </tr> <tr> <td data-bbox="609 1241 792 1321">Green</td> <td data-bbox="801 1241 2047 1321"> <p>Landscape Areas surrounding the town providing the setting for Dover.</p> </td> </tr> </table> <p>Amend Dover Character Area diagram:</p>	Red	<p>Urban Areas where new development has a key role in creating and or restoring the character of Dover in the future and, in some areas, subject to specific design guidance.</p> <p>In some parts of Dover where there are designated heritage assets (such as conservation areas), the focus of new development is to restore and reinforce the existing character.</p> <p>In other cases there is the opportunity to create new forms and styles of architecture that would rejuvenate and regenerate the urban area.</p>	Yellow	<p><del>Urban areas where no significant change is planned to occur and where design guidance will typically follow best practice to reinforce existing character and urban form;</del></p> <p>Urban areas where only limited change is envisaged. In these areas, proposals should be particularly informed by their context.</p>	Hatch	<p>The River Dour runs through several character areas but should be considered in its own right. Whenever possible, and should demonstrate opportunities should be taken to improve the setting of the site, public access and the setting of the river.</p>	Light Green	<p>Western Heights Scheduled Monument and Conservation Area, where co-ordinated action is needed to fully realise visitor potential whilst ensuring that its heritage and wildlife value is protected and better appreciated.</p>	Green	<p>Landscape Areas surrounding the town providing the setting for Dover.</p>
Red	<p>Urban Areas where new development has a key role in creating and or restoring the character of Dover in the future and, in some areas, subject to specific design guidance.</p> <p>In some parts of Dover where there are designated heritage assets (such as conservation areas), the focus of new development is to restore and reinforce the existing character.</p> <p>In other cases there is the opportunity to create new forms and styles of architecture that would rejuvenate and regenerate the urban area.</p>												
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Mod No	Pg No	Policy/Site	Main Modification
			
MM9	Pg 28-29	Policy LA1/White	Insert additional sentence within site context:

Mod No	Pg No	Policy/Site	Main Modification
		Cliffs Business Park, Dover	<p><b>Site Context</b></p> <p>Phase II of the WCBP is open to long views from the north and west and is readily seen from the A2. Owing to the topography of Dover, development may be visible from a considerable distance. Phase III of the WCBP is also open to views, especially from the west. Phase III lies to the west of residential properties on Dover Road in Guston. Byway ER55A bisects the site and byway ER60 runs along the eastern boundary.</p> <p>Amend text as follows:</p> <p><b>Proposed Development</b></p> <p>Phase II and Phase III are suitable for Use Classes B1, B2 and B8. Based on the Employment Update other employment generating uses will be permitted subject to assessment in terms of their contribution to sustainable development. This is restricted to other employment generating uses that are not specified in the Use Class Order.</p> <p>The existing spine road that links Phase I to Phase II is considered to be in principle, capable of accommodating the BRT (see paragraph 3.32). Any development that takes place in the WCBP will need to maximise the use of public transport through enabling and contributing to the BRT system proposed in the Core Strategy. Planning applications in Phase III will need to incorporate proposals to connect the BRT system to Dover Road. Traffic management measures will need to be put into place at the end of the WCBP to restrict access onto Dover Road to only BRT and emergency access. In order to encourage public transport patronage from employees it is important that proposed development is designed to ensure that pedestrian routes to each BRT stop are clearly defined, safe, well-lit and subject to natural surveillance. This key objective should form part of any design proposal in any subsequent proposals for the WCBP. A key component of ensuring new development promotes legibility, natural surveillance, and way finding is through the orientation of buildings which should front the main spine road.</p> <p>The North Downs Way which falls is located within Phase II and separates it from Phase III, will need to be retained and enhanced except where the access road from Phase II to Phase III will breach needs to cross the North Downs Way. Along the remainder of the North Downs Way the existing hedgerow must be retained and strengthened by structural planting. Any development must be set back from the new planting to preserve its setting and integrity. Development proposals should explore the option of creating a new 'green bridge' pedestrian connection across the A2 to improve the setting and directness of the North Downs Way.</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>Amend Policy LA1 as follows:</p> <p><b>Policy LA1</b></p> <p><b>White Cliffs Business Park</b></p> <p>The site is allocated for employment development. Planning permission for Phases II and III will be permitted provided:</p> <ul style="list-style-type: none"> <li>i. development is for Use Classes B1/B2/B8, and employment generating uses that are not specified in the Use Classes Order;</li> <li>ii. proposals maximise the potential use of public transport and ensures development fronts the main spine road and includes clear and safe pedestrian routes for public transport stops;</li> <li>iii. the integrity and setting of the North Downs Way is preserved and enhanced by retaining the existing hedgerow, strengthening by additional planting of three metres either side of the North Downs Way, and setting back development 10 metres from the new planting, or a new 'green bridge' pedestrian connection is delivered across the A2 to improve the setting and directness of the North Downs Way</li> <li>iv. Byway ER55A is retained and enhanced;</li> <li>v. structural landscaping is carried out at the sites' main boundaries.</li> </ul> <p>Additionally, in the case of Phase II:</p> <ul style="list-style-type: none"> <li>vi. a treeshelter belt at least 20 metres wide along the southern boundary is provided;</li> <li>vii. no building is constructed within 15 metres of the shelter belt; and</li> <li>viii. no building constructed within 50 metres of the shelter belt exceeds 10 metres in height; and</li> <li>ix. vehicular access and servicing extends up the boundary with Phase III.</li> </ul>

Mod No	Pg No	Policy/Site	Main Modification
MM10	Pages 30-32	Policy LA2/Charlton Sorting Office, Charlton Green	<p>Amend text as follows:</p> <p><b>Site Location and Characteristics</b></p> <p>The 0.69 ha site occupies a prominent location at the signalised junction of Frith Road and Charlton Green on a busy one way system. The site is also on the secondary junction of Frith Road and Salisbury Road, which is to the north. The access to the site is from Charlton Green at the southern most corner of the site.</p> <p>There is an existing two storey building on the site, a former Royal Mail sorting office, which fronts Frith Road and Charlton Green. There is hard standing to the rear of the building. <del>In 2012, the building was</del> <del>is</del> being used as a training centre, offices and gym.</p> <p>The site is flat but sits within a topography that gently rises to the north. Vegetation on the site is limited to grass and ornamental trees along the frontage of Frith Road and Charlton Green. <u>Southern Water has advised that a sewer crosses this site.</u></p> <p><b>Site Context</b></p> <p>Charlton Green separates the site from an edge of centre retail development, which is located to the south west. There is on-street parking adjacent to the site on Charlton Green. The remaining area around the site is predominantly high density residential properties of two, three or four storeys. The properties to the rear, fronting Salisbury Road, are elevated and overlook the site. The properties located to the west, fronting Frith Road, are located within the Charlton Green Conservation Area. This Conservation Area is centred on St. Peter and St. Paul's Church, which is listed.</p> <p>The River Dour is located to the south west on the opposite side of Charlton Green, flowing in a culvert between the road, land set aside for car parking and the Charlton Green retail development. The presence of the River means that Charlton Green has been identified as within the area at risk of flooding (Flood Zone 3). The area that is at risk of flooding abuts the site but does not include it.</p> <p>The site lies within the Connaught Park and the River Dour Character Areas. The site also abuts Town Centre and Waterfront Character Area (see Figure 3.1).</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p><b>Proposed Development</b></p> <p>The site lies on the edge of a predominately residential area and is within walking distance to Dover town centre. Whilst this site could provide an opportunity for an edge of centre retail development or an employment use, the Dover District Retail and Employment Updates (2012) clearly indicate that the Core Strategy's requirements are more than adequately accommodated through existing provision or existing allocations. Suitable and available sites for residential development in the town are, however, limited. The site is, therefore, considered to be a suitable location for residential development as it can assist with improving the overall market appeal and the image of this part of Dover.</p> <p>Integral to the development will be the need to create a design that reflects and takes into account the site's prominent position on the one way system which is at the interface of several character areas. The position of the site would lend itself to a frontage development and there is the opportunity to create a design that reinforces local distinctiveness and enhances the character areas. The design must be of sufficient quality and appearance to enhance this part of Dover through the creation of a landmark building. The selection of appropriate architectural style will be of great importance, given the adjacent Conservation Area.</p> <p>The remaining part of the developable area, along the frontage of Frith Road and Charlton Green, should be at a scale that would takes into account the surrounding residential urban form. Development to the rear of the site is considered to be unsuitable due to issues of overlooking from existing properties on Salisbury Road but could be used for parking or amenity space.</p> <p>Early discussions should take place with Southern Water regarding the sewer that crosses the site, which would need to be taken into account as part of any planning application.</p> <p>The housing mix should be informed by the SHMA but the particular characteristics of the site lend it to a mixture of town houses and flats. Vehicular access onto the site should be from the existing access from Charlton Green. This is due to the site's relationship with the signalled junction and on street parking. Proposals will also be expected to be informed by a detailed Flood Risk Assessment.</p> <p><del>Redevelopment of the site is unlikely to occur before 2020 because of the current uses occupying the site and the need to relocate them.</del></p>



Mod No	Pg No	Policy/Site	Main Modification
			<p><b>Charlton Sorting Office, Charlton Green</b></p> <p>The site is allocated for residential development with an estimated capacity of 65 dwellings. Planning permission will be permitted provided that:</p> <ul style="list-style-type: none"> <li>i. the design incorporates a landmark building having particular regard to the site's prominent location and its relationship with the Charlton Green Conservation Area, Charlton Green, and Frith Road;</li> <li>ii. the overall development should be at a scale complementary to neighbouring residential properties;</li> <li>iii. the development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes; and</li> <li>iii. vehicular access to the site is from Charlton Green.</li> </ul>
MM11	Pages 34 - 36	Policy LA4/Land at Manor Road View Nursery, Lower Road, Temple Ewell	<p>Amend text as follows:</p> <p><b>Site Location and Characteristics</b></p> <p>The 1.13 ha site is located on the western edge of Dover on land that gently rises to the west. The site is currently occupied by a plant nursery which comprises of a residential property (fronting Lower Road), the main nursery building, a number of glasshouses and cultivated land. The access to the site is adjacent to the residential property located on Lower Road. Other features on the site include a row of dense scrub and trees along the western boundary and hedgerows along the southern and eastern boundaries. Southern Water has advised that a sewer crosses this site.</p> <p><b>Site Context</b></p> <p>The Dover/Canterbury railway line runs just to the north of the site. This is elevated and is separated from the site by a steep bank with dense trees and scrub. Further north, beyond the railway line there is Temple Ewell Primary School and residential properties. The remaining uses adjacent to the site consist of residential properties along Lower Road and open agricultural fields to the south and west. The fields to the west are within</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>the Kent Downs AONB.</p> <p>Although the site rises it is reasonably well contained behind existing properties along Lower Road and is only visible from the sites access point. The site falls within the 'River/Crabble' and 'River Dour' Character Areas (see Figure 3.1).</p> <p><b>Proposed Development</b></p> <p>Development of this site would lend itself to an informal layout that takes into account the setting of the AONB and the gently rising topography. To ensure that the visual impact on the setting of the AONB is reduced a 'soft' edge to the development needs to be created. The existing line of trees and scrub along the western boundary will need to be retained, enhanced, and form part of a 20 metre wide landscape buffer. The density of development along the western and southern boundaries would also need to be reduced and care taken in relation to the height of the proposed development.</p> <p>The existing vehicular access to the site would require improvements to the sight lines. These improvements may require land from the residential property, which is within the same ownership as the nursery. Proposals should also take into account the noise generated from the railway line and this may result in the need for acoustic screening along the northern boundary. <del>It is anticipated that development will not occur before 2020 due to the presence of the existing use.</del></p> <p>Early discussions should take place with Southern Water regarding the sewer that crosses the site, which would need to be taken into account as part of any planning application.</p> <p>Overall the site offers the potential to improve the range of housing that is on offer in Dover. The location on the edge of the countryside, adjacent to the AONB, means that the proposed development should be of low density, high value, larger family homes.</p> <p><b>Land at Manor View Nursery, Lower Road, Temple Ewell</b></p> <p>The site is allocated for residential development with an estimated capacity of 25 dwellings. Planning permission will be permitted provided that:</p> <ol style="list-style-type: none"> <li>i. a landscape buffer, of approximately 20 metres, is provided with the western boundary to reduce impact</li> </ol>

Mod No	Pg No	Policy/Site	Main Modification
			<ul style="list-style-type: none"> <li>ii. on the AONB; care is taken with the height of the proposed development to ensure the impact on the AONB and countryside are reduced;</li> <li>iii. the development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.</li> <li>iv. a vehicular access is located off Lower Road.</li> </ul>
MM12	Pg 39, 41 and 42	Policy LA7/Land in Coombe Valley, Dover	<p>Amend Policy and supporting text:</p> <p>(Pg 39) Figure 3.5 identifies key features, opportunities and constraints in the valley. Development sites are shaded orange; these are focused at the gateway to the valley, in a central location adjacent to the existing hospital which is due to be redeveloped, and, to the west on a previously used industrial site that borders the residential area. Together these sites offer the opportunity to improve and transform the perception and appearance of Coombe Valley through physical, economic, social and environmental changes to the area. Southern Water has advised that sewers may cross some of these sites.</p> <p>(Pg 41 to 42) Development further up the valley at Barwick Road, a vacant industrial site, adjoins the industrial area to the west of the valley. Development on this site will need to address the changes in the levels between the site and Barwick Road and provide an active street frontage to Barwick Road along with pedestrian connections to the Triangles Community Centre. The design of the proposed development proposals should seek to improve the setting of and impact on the AONB.</p> <p>Early discussions should take place with Southern Water regarding connection to the wider sewerage and water distribution systems, which would need to be taken into account in the layout proposals of any planning application.</p> <p>Residential development in Coombe Valley should enhance the current mix of housing in the area, and whilst seeking to reflect the housing mix in the SHMA include family housing. Overall, the site should create and restore the character of Dover (see Character Areas, paragraphs 3.21 to 3.23).</p> <p><b>Policy LA7 Land in Coombe Valley</b></p> <p>The sites identified on Figure 3.5 are allocated for residential development with a total estimated capacity of 450</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>dwelling. Planning permission will be permitted provided that:</p> <ul style="list-style-type: none"> <li>i. the mix of dwellings should include larger units, to reflect the SHMA, to promote family housing;</li> <li>ii. development seeks to maximise the use of available land, at a minimum of 40dph;</li> <li>iii. proposals comply with the Health and Safety Executive's (HSE) requirements for development in proximity to gas holders;</li> <li>iv. if street lighting is required this should be designed to minimise the impact of light pollution and conserve the dark night skies of the AONB; and</li> <li>v. the development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.</li> </ul>
MM13	Page 42-44	Policy LA9 Buckland Mill, Dover	<p>Amend supporting text as follows:</p> <p><b>Site Location and Characteristics</b></p> <p>Buckland Mill is located some 1.5km north west of Dover town centre, and the site covers nearly four hectares. The Homes and Communities Agency (HCA) acquired the site and cleared many of the buildings. Those with historic merit were retained, and the River Dour, which flows through the site (north to south), was de-culverted. The clock tower, which is located on the side of the main mill building fronting Crabble Hill, is an important local landmark. This building wraps around the north and eastern boundary of the site which fronts Crabble Hill. To the west of this building is Buckland House, which is Grade II Listed. The main vehicular access to the site is located at the western end of the Crabble Hill frontage; this is ramped to accommodate the changes in the land levels between the site and Crabble Hill. The site falls within the Buckland Character Area (see Figure 3.1). <u>Southern Water has advised that multiple sewers cross this site.</u></p> <p><b>Site Context</b></p> <p>Buckland Mill occupies an important and prominent location within a predominately residential area. The site is bounded to the north east by Crabble Hill. To the north is a heavily treed railway embankment; providing an attractive visual backdrop to the site. The southern/south-western boundary is Crabble Meadows, a narrow lane that can be accessed from Crabble Hill at the southeastern end of the site. Crabble Meadows provides</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>pedestrian access to St. Andrew's Church, a Listed Building, the adjoining graveyard and Crabble Athletic Ground.</p> <p>Supplementary Planning Guidance has been adopted by the Council in 2003 for the redevelopment of this site and this will be used as a material consideration when determining planning applications  <a href="http://www.dover.gov.uk/forwardplanning/bucklandmill/home.asp">www.dover.gov.uk/forwardplanning/bucklandmill/home.asp</a>. <a href="http://www.dover.gov.uk/spg/Buckland-Mill-Planning-Brief.pdf">www.dover.gov.uk/spg/Buckland-Mill-Planning-Brief.pdf</a>.</p> <p>Approximately one third of the site has the benefit of full planning permission for a mixed use scheme, including up to 141 dwellings, A1 retail, a 'community hub' and B1 offices within the converted Buckland House. The scheme includes a series of public spaces and the formation of a new vehicle access to the north west of the mill building, from Crabble Hill. A landscaped 'wetland', located between the mill and river, provides ecological interest and flood storage. Development began in 2012 with the conversion of Buckland House and a new residential block to the east. Work has yet to begin on the main mill building.</p> <p>Early discussions should take place with Southern Water regarding the sewers that cross the site and these would need to be taken into account as part of any planning application.</p> <p><b>Proposed Development</b></p> <p>In terms of quality and design it is important that the development is laid out carefully to complement the landmark former mill building along Crabble Hill, and the Grade II Listed Buckland House and neighbouring St Andrew's Church. The site's prominent location makes it appropriate to incorporate foreground buildings that do not detract from the views of the Church and Dover Castle. Residential development should be designed to maximise and take full advantage of the site's riverside location. Development should be designed to face the river but be set back to allow for the creation of a riverside walk and landscaping with public access. Overall, the site should create and restore the character of Dover (see Character Areas, paragraphs 3.21 to 3.23).</p> <p>The development will be open to views from Crabble Meadows and in order to increase overlooking it is important that development addresses and responds to this important public footway. The approach towards the public realm provision will be heavily shaped by the River and flood risk, as land raising and flood compensation and mitigation measures will be required. This needs consideration but should not compromise fundamental design issues. A Design Code should establish design parameters, and be submitted with any planning application, to guide the future phases of development. There is an opportunity to use tree planting to improve</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>legibility and define 'place' assist with the regeneration of the site.</p> <p>The layout will need to be designed so that it is not used as a through route for drivers wishing to avoid the traffic signals at the junction of London Road/Crabble Hill. The main access into the site should be from Crabble Hill. Opportunity must be made by the developer to provide for access to and from the site by cycle, foot and public transport. In particular, the creation of segregated cycle lane along the existing pedestrian footway/road and the creation of a pedestrian route alongside the River Dour. This route will connect to the River Dour Greenway, which provides a pleasant and quiet pedestrian and cycle route through Dover, between Buckland Bridge and the seafront. The site has the potential to accommodate up to a further 265 dwellings.</p> <p><b>Policy LA8</b></p> <p><b>Buckland Mill</b></p> <p>The site is allocated for residential development with an estimated capacity of 265 dwellings. Planning permission will be permitted provided that a comprehensive scheme for the site is prepared where:-</p> <ol style="list-style-type: none"> <li>i. a satisfactory Design Code must be submitted as part of any outline planning application;</li> <li>ii. the development is designed to reflect the site's important location and preserves the setting of the Listed Buildings and the adjacent St. Andrew's Church;</li> <li>iii. environmental improvements, including a riverside walk and a cycleway that are accessible to the general public, are incorporated into the layout of the site;</li> <li>iv. buildings are designed so that they front the river and have been designed in a manner that includes mitigation measures to reduce the risk of flooding and allows public access along the river frontage;</li> <li>v. the development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.</li> <li>vi. opportunities must be made by the developer to provide for access to and from the site by cycle, foot and public transport; and</li> <li>vii. vehicular access to the site is achieved from the existing access roads from Crabble Hill.</li> </ol>
MM14	Pg 45	Policy LA9/Factory Building Lorne	<p>Addition of new 'Issues':</p> <p><b>Policy LA9</b></p>

Mod No	Pg No	Policy/Site	Main Modification																											
		Road, Dover & Land off Wycherley Crescent, Dover	<table border="1"> <thead> <tr> <th colspan="4">Land Allocated for Residential Development at Dover</th> </tr> <tr> <th>Site / Ref No.</th> <th>Design Guidelines</th> <th>Approx No. Of Dwellings</th> <th>Issues</th> </tr> </thead> <tbody> <tr> <td>Site: Land off Dunedin Drive (SHL079)</td> <td>Urban location that lends itself to higher density development reflecting the neighbouring residential built form.</td> <td>8</td> <td>Landscaping Topography</td> </tr> <tr> <td>Site: Factory Building, Lorne Road (LDF08)</td> <td>Urban location that lends itself to higher density development reflecting the neighbouring residential built form.</td> <td>8</td> <td>Flooding Adjacent listed building Exploration of provision of cycleway adjacent to the River Dour (see DM18)</td> </tr> <tr> <td>Site: Land off Wycherley Crescent (NS08DOV)</td> <td>Suburban location that lends itself to frontage development reflecting the neighbouring residential built form.</td> <td>10</td> <td>Topography, frontage only Mitigate impact on LWS</td> </tr> <tr> <td>Site: Old Park, Old Park Hill (SHL070)</td> <td>To create a mix of housing type and density to help improve the overall housing market offer. The site has full planning permission and in 2014 was under</td> <td>4041</td> <td>Topography</td> </tr> </tbody> </table>				Land Allocated for Residential Development at Dover				Site / Ref No.	Design Guidelines	Approx No. Of Dwellings	Issues	Site: Land off Dunedin Drive (SHL079)	Urban location that lends itself to higher density development reflecting the neighbouring residential built form.	8	Landscaping Topography	Site: Factory Building, Lorne Road (LDF08)	Urban location that lends itself to higher density development reflecting the neighbouring residential built form.	8	Flooding Adjacent listed building Exploration of provision of cycleway adjacent to the River Dour (see DM18)	Site: Land off Wycherley Crescent (NS08DOV)	Suburban location that lends itself to frontage development reflecting the neighbouring residential built form.	10	Topography, frontage only Mitigate impact on LWS	Site: Old Park, Old Park Hill (SHL070)	To create a mix of housing type and density to help improve the overall housing market offer. The site has full planning permission and in 2014 was under	4041	Topography
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Mod No	Pg No	Policy/Site	Main Modification
			construction.
MM15	Pg 53	Western Heights	<p>Insertion of 2 new 'Broad Objectives':</p> <ul style="list-style-type: none"> <li>• Investigate and identify sufficient and suitable access, parking and sustainable transport arrangements; and</li> <li>• Investigate and propose means of improving the wildlife value of the open areas within the Fort, and improve their connectivity with the wider green infrastructure network</li> </ul>
MM16	Pg 53	New Policy/Western Heights	<p>Insert new Policy on the Dover Western Heights (See Appendix A for location map):</p> <p><b>Dover Western Heights</b></p> <p>The Council will establish a comprehensive framework for the conservation management of the Dover Western Heights Fortifications Scheduled Monument and Conservation Area. The framework will take the form of a masterplan to be adopted as a Supplementary Planning document. The masterplan will:</p> <ol style="list-style-type: none"> <li>i. Be produced in liaison with landowners, residents, organisations and individuals with an interest in the area, and the public;</li> <li>ii. Establish a shared vision for the future of the fortification that preserves and enhances its significance as a heritage asset and its landscape and ecological value, whilst securing a sustainable future;</li> <li>iii. Identify management initiatives, including any opportunities for development or changes of use that would enhance the public's enjoyment and understanding, that would help realise the vision;</li> <li>iv. Provide guidance for determining planning and related applications that affect the fortification; and</li> <li>v. Provide a basis for future governance of the fortification, including consideration of funding opportunities.</li> </ol>
MM17	Pg59	Policy LA10/Land to the north west of Sholden new Road	<p>Amend text as follows:</p> <p><b>Site Location and Characteristics</b></p> <p>The 6.67ha site is located on the north western edge of Sholden on the east side of the A258 Deal to Sandwich Road. It consists of agricultural land with an unmade access for agricultural vehicles at the western corner of the site. The site falls gently to the north and is framed on three sides by mature trees. The trees are protected by Tree Preservation Orders and consist of a mixture of evergreen trees to the north east, an avenue of mature</p>



Mod No	Pg No	Policy/Site	Main Modification
			<p>Beech Trees along Sholden New Road to the south east, and a deciduous tree belt along the north western boundary, which adjoins a private unmade track serving Cottington Lakes Fishery. This provides screening between the site and open farmland. The site boundary with the A258 is partially screened by a hedge.</p> <p><b>Site Context</b></p> <p>The site has been identified as a broad area for urban extension in the Core Strategy and full planning permission has been granted (in 2012) for 230 dwellings. The overall character of the site is an area of rural transition from urban to open countryside and the surrounding uses reflect this with open countryside to the south west and north west and residential properties to the north east and south east. There are a number of listed properties at Hull Place, to the north east of the site. A tree belt along the north eastern boundary provides a strong visual screen between the site and the properties at Hull Place. European designated nature conservation sites (SAC, SPA &amp; Ramsar) and an area at risk of flooding (Flood Zones 2 &amp; 3) lie to the north.</p> <p>A public footway runs parallel with the sites north eastern boundary and the site is in close proximity to public footways which provide good access to routes to the open countryside and the Fowlmead Country Park. A segregated cycle way is located to the west and this runs parallel with the A258, connecting the site with Fowlmead Country Park and Betteshanger employment site further to the north west.</p> <p><b>Proposed Development</b></p> <p>The site needs to be developed in a way that provides a transition from urban area of Sholden/Deal to the open countryside and retain a 'soft edge' to the development. The western corner of the site is in a prominent location on the A258 coming into Sholden/Deal and should consist of landscaping. This makes it appropriate and necessary to the reduce density and create a looser grain to the the development along the frontage from the western corner of the site and use landscaping to address the site's location on the edge of the existing built up area.</p> <p>Proposals need to pay particular attention to the retention and safeguarding of the mature trees that frame the site. To safeguard the trees from any future pressure for removal, development should be set back by 20m. The approach towards the design and layout of the site should also consider the relationship of the development with local heritage assets, particularly the listed buildings located to the north of the site. The tree belt along the north eastern edge should be strengthened through additional planting to ensure that any detrimental impact on the</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>listed buildings is reduced.</p> <p>The vehicular access to the site should be from the A258 and measures provided to mitigate against impacts on the wider road network. Measures to encourage cycling, use of buses and walking should be an integral part of the proposals. The foul sewerage system may also need to be upgraded.</p> <p><del>The potential impact of proposed development should be assessed and a mitigation strategy developed aimed at deflecting recreational pressure away from European designated nature conservation sites. The strategy should consider a range of measures and initiatives, such as including the provision of open space within the development and</del> A combination of the scale of the development and the proximity of the site to European designated nature conservation sites means that any planning application will have to develop a strategy with a range of measures and initiatives such as the provision of informal open space or walking routes (leading to wider PROWs) within the development and improved access to Fowlmead Country Park.</p> <p>Overall the size of the site and its location on the edge of the countryside lends itself to a range of dwellings that would improve the housing offer in Deal. The western corner of the site would be suitable for lower density, larger family housing whilst other parts of the site could provide higher density smaller dwellings. The capacity of the site, 230 dwellings, is informed by the permitted planning application.</p> <p><b>Policy LA10</b></p> <p><b>Land to the north west of Sholden New Road</b></p> <p>The site is allocated for residential development with an estimated capacity of 230 dwellings. Planning permission will be permitted provided that:</p> <ol style="list-style-type: none"> <li>i. the transition of the countryside is retained by ensuring that the western corner of the site consists of landscaping and development is of a low density and looser grain along the frontage with the A258;</li> <li>ii. existing trees are retained and enhanced through additional planting with a 20m safeguarding boundary provided, unless removal is essential for access;</li> <li>iii. a mitigation strategy to address any impact on the Thanet Coast and Sandwich Bay Ramsar and SPA sites and Sandwich Bay SAC site is developed. The strategy should consider a range of measures and initiatives;</li> <li>iv. the development should provide a connection to the sewerage system at the nearest point of adequate</li> </ol>

Mod No	Pg No	Policy/Site	Main Modification
			<p>v. capacity; and vehicular access is achieved from the A258 and measures provided to mitigate against impacts on the wider road network.</p>
MM18	Page 61 -62	Policy LA11/Land between Deal and Sholden	<p>Amend text as follows:</p> <p><b>Site Location and Characteristics</b></p> <p>The 15 ha, irregular shaped site is located on open land separating Middle Deal and Sholden. The site consists predominantly of agricultural land, scrub, trees and hedgerows along field boundaries. The land falls gently from the south to the north. There are numerous pedestrian access points onto the site but the main vehicular access is from Hyton Drive. Southern Water has advised that multiple sewers cross this site.</p> <p><b>Site Context</b></p> <p>The site has been identified as a broad area for an urban extension in the Core Strategy and has been the subject to Masterplanning and stakeholder involvement in 2006. The site has also been subject to an outline planning application which, in 2011, the District Council resolved to grant. The surrounding uses reflect the site's location on the edge of the town and consists of agricultural fields to the north and west, business uses to the north east (Southwall Road area) and residential areas to the east and south. This site separates the existing built up area of Deal and Sholden. Access to London Road is via existing residential roads which are tightly constrained.</p> <p>The eastern part of the site is within Flood Zones 2 and 3 and there are European nature conservation designations to the north east.</p> <p><b>Proposed Development</b></p> <p>Proposals for development need to be informed by the constraints on the site, most notably flood risk (Flood Zones 2 and 3 are on the eastern part of the site), landscape and access. The line of the site boundary reflects that of the planning application, which was identified through a flood risk sequential analysis within the site. Due to the low lying nature of this area, surface water management and flood attenuation will also be required.</p> <p>The Heritage Strategy has identified five 'Themes' that should be considered as part of any proposal. The</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>Themes are 'Coastal Processes and Landscape', 'Listed Buildings', 'Archaeology', 'Church', 'Settlement' and 'Farmsteads' and these should be considered as part of any application. The main issues are that the site provides short views of Sholden and St Nicholas's Church and long uninterrupted views of the coast.</p> <p>Land to the west of the site, currently in agricultural use must also be retained to ensure that there is separation between the settlements of Sholden and Deal. An integral part of the design of any proposed development is that it creates a soft edge with the surrounding countryside.</p> <p>The nature of the local road network indicates that measures will have to be investigated to mitigate the transport impacts of the new development. This should include supporting alternative modes of transport to the car, such as the provision of new bus routes and cycle ways. The Core Strategy identified the need for a multi-use community facility to serve the Middle Deal area. If it can be demonstrated to be financially viable and an operator could be identified this should form part of the development proposal Sholden and Middle Deal Community Facilities Feasibility Study 2008.</p> <p>Early discussions should take place with Southern Water regarding the sewers that cross the site and these would need to be taken into account as part of any planning application.</p> <p><del>The potential impact of proposed development should be assessed and a mitigation strategy developed aimed at deflecting recreational pressure away from European designated nature conservation sites. The strategy should consider a range of measures and initiatives, such as including the provision of open space within the development.</del> A combination of the scale of the development and the proximity of the site to European designated nature conservation sites means that any planning application will have to develop a strategy with a range of measures and initiatives such as the provision of informal open space or walking routes (leading to wider PROWs) within the development.</p> <p>The overall size of the site and its location on the edge of the countryside provides the opportunity to offer a range of dwellings that would improve the housing offer in Deal. These could range from lower density, larger family homes to higher density, smaller units. The starting point for any proposal would be the mix identified in the SHMA.</p> <p><b>Policy LA11</b></p>

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			<p><b>Land between Deal and Sholden</b></p> <p>The site is allocated for residential development with an estimated capacity of 230 dwellings. Planning permission will be permitted provided that:</p> <ul style="list-style-type: none"> <li>i. the design of the site creates a soft edge between the proposed development and the surrounding countryside and St Nicholas's Church;</li> <li>ii. views of St Nicholas's Church and the wider landscape are incorporated into any design and retained;</li> <li>iii. community facilities are provided to benefit existing and new residents in the area;</li> <li>iv. a mitigation strategy to address any impact on the Thanet Coast and Sandwich Bay Ramsar and SPA sites and Sandwich Bay SAC site is developed. The strategy should consider a range of measures and initiatives;</li> <li>v. the development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes;</li> <li>vi. footways are preserved, and where necessary enhanced and integrated into the development; and</li> <li>vii. measures provided to mitigate against impacts on the wider road network including sustainable transport measures.</li> </ul>
MM19	Pg 64	Policy LA12/Land between 51 and 77 Station Road, Walmer	<p>Amend text as follows:</p> <p><b>Site Location and Characteristics</b></p> <p>The almost 9 ha site is located on the southern edge of Walmer. It consists primarily of agricultural land fronting Station Road and a small area of undeveloped land to the west of Mayers Road. The majority of the boundary consists of hedgerow although currently there is not a physical boundary to the south western edge of the site. The land falls gently to the north towards Station Road. Telephone lines and public rights of way cross the site (ED36 and ED58). There is currently no vehicular access onto the site. Southern Water has advised that two water mains cross this site.</p> <p><b>Site Context</b></p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>The site has been identified as a broad area for urban extension in the Core Strategy. The site lies on the edge of the built form and this is reflected in the surrounding uses, which consist of a mix and range of different styles, types and ages of residential properties to the north, east and north west. There are residential properties on either side of the site fronting Station Road. There is a caravan holiday park to the south east and open countryside to the south and south west.</p> <p>Station Road fronts the site and this leads directly to Dover Road (A258). The junction of these two roads is busy at peak times of the day. The site is visible from the Dover Road (A258) but is set against the existing urban form and there are views from within the site to the south towards Ripple Windmill. The Sandwich/Dover railway line runs to the west of the site.</p> <p><b>Proposed Development</b></p> <p>The design of the proposed development should be guided by its location on the edge of the countryside and an integral part of the proposed development will be to create a soft edge to the urban form.</p> <p>In order to avoid a detrimental impact on the wider landscape, development would have to be carried out in conjunction with structural and open space landscaping to create a new south western boundary line. This is to reduce the visual impact in the wider landscape and help to create a new rural-urban transition. This should be approximately 15m in width and comprise native species. There would also need to be a landscape buffer between the proposed development and the neighbouring caravan park located to the east. These areas can also be used for SUDs and informal recreation.</p> <p>Development proposals should be arranged to include frontage development along Station Road based on an informal layout, taking into account of long distance views to Ripple Windmill, and include a range and mix of housing styles with a variety of roof pitches. Care should be taken with the design of the dwellings so that they do not overpower neighbouring properties on Mayers Road or John Tapping Close and do not appear prominent when viewed from the A258.</p> <p>The site falls outside of the catchment of existing play space as set out in the Review of Play Area Provision 2012-2026 (March 2012). The site is of sufficient size to provide a play space which needs to be incorporated into the overall design and the layout of the development. This should be in accordance with the Council's Play Area Standards set out in Annex 1.</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>With regard to vehicular access, this should be from Station Road. Development proposals will also have to undertake a traffic impact assessment to establish whether any off site road improvements will need to be undertaken, in particular at the Station Road and the A258 Junction. Development at this scale would require a secondary road/emergency access and this could be established, with a defined turning head, from the south western end of Mayers Road. Mayers Road would not be suitable for any other vehicular access points to the site. There are also a number of footways that cross the site, which should be retained, enhanced and incorporated in any proposed development.</p> <p>Early discussions should take place with Southern Water regarding the two water mains that cross the site and these would need to be taken into account as part of any planning application.</p> <p>A combination of the scale of the development and the proximity of the site to European designated nature conservation sites means that any planning application will have to develop a strategy with a range of measures and initiatives such as the provision of informal open space or walking routes (leading to wider PROWs) within the development.</p> <p>The size of the site and its location on the edge of the countryside means that it has a particular role in providing a range of dwellings that would improve the housing offer in this part of Deal. These could range from lower density, larger family homes to higher density, smaller units. <del>The site is estimated to have a capacity of 220 dwellings.</del></p> <p><b>Policy LA12</b></p> <p><b>Land between 51 and 77 Station Road, Walmer</b></p> <p>The site is allocated for residential development with an estimated capacity of 220 dwellings. Planning permission will be permitted provided that:</p> <ol style="list-style-type: none"> <li>i. the south western and eastern edges of the development creates a landscaped boundary with the adjacent rural area, incorporating structural and open space landscaping features;</li> <li>ii. the design incorporates frontage development along Station Road where it is not required for the access road;</li> <li>iii. long views of Ripple Windmill and the wider countryside are retained and incorporated into the layout;</li> <li>iv. footways are preserved, enhanced and integrated into the development;</li> <li>v. play space is provided in accordance the Council's Play Area Standards;</li> </ol>

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			<ul style="list-style-type: none"> <li>vi. the landscaping throughout the site would improve biodiversity value;</li> <li>vii. a mitigation strategy to address any impact on the Thanet Coast and Sandwich Bay Ramsar and SPA sites and Sandwich Bay SAC site is developed. The strategy should consider a range of measures and initiatives;</li> <li>viii. the development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes;</li> <li>viii ix. the main vehicular access is onto Station Road with an emergency vehicular access from Mayers Road; and</li> <li>ix x. measures provided to mitigate against impacts on the wider road network.</li> </ul>																
MM20	Pg 66	Policy LA13/Stalco Engineering, Mongeham Road, Deal & Former Deal County Primary School	<p>Addition of new 'Issue' and amend number of dwellings:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: left; padding: 5px;"><b>Land Allocated for Residential Development at Deal</b></th> </tr> <tr> <th style="width: 25%; padding: 5px;">Site / Ref No.</th> <th style="width: 30%; padding: 5px;">Design Guidelines</th> <th style="width: 15%; padding: 5px;">Approx No. Of Dwellings</th> <th style="width: 30%; padding: 5px;">Issues</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Site: Stalco Engineering, Mongeham Road  (PHS11/ DEA29 &amp; 30)</td> <td style="padding: 5px;">Mix of housing type and density. Higher density adjacent to the existing built form, progressively reducing north westwards towards the boundary with the open countryside.</td> <td style="text-align: center; padding: 5px;">36</td> <td style="padding: 5px;">Comprehensive development;  Flood Risk;  Conservation Area;  Close to European Nature Conservation Designation;  Waste water pumping station and connection to sewerage system at nearest point of adequate capacity .</td> </tr> <tr> <td style="padding: 5px;">Site: Land to the rear of 133-147 St Richards Road  (SAD31)</td> <td style="padding: 5px;">Mix of housing type and density. Higher density adjacent to the existing built form, progressively reducing north westwards towards the</td> <td style="text-align: center; padding: 5px;">40</td> <td style="padding: 5px;">Creation of 15m wide planted landscape buffer to the south west to protect views from Ellen's Road and to enhance biodiversity</td> </tr> </tbody> </table>	<b>Land Allocated for Residential Development at Deal</b>				Site / Ref No.	Design Guidelines	Approx No. Of Dwellings	Issues	Site: Stalco Engineering, Mongeham Road  (PHS11/ DEA29 & 30)	Mix of housing type and density. Higher density adjacent to the existing built form, progressively reducing north westwards towards the boundary with the open countryside.	36	Comprehensive development;  Flood Risk;  Conservation Area;  Close to European Nature Conservation Designation;  Waste water pumping station and connection to sewerage system at nearest point of adequate capacity .	Site: Land to the rear of 133-147 St Richards Road  (SAD31)	Mix of housing type and density. Higher density adjacent to the existing built form, progressively reducing north westwards towards the	40	Creation of 15m wide planted landscape buffer to the south west to protect views from Ellen's Road and to enhance biodiversity
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			<p>Site: Former Deal County Primary School (NS01DEA)</p>	<p>boundary with the open countryside.</p> <p>Urban location that lends itself to higher density development reflecting the neighbouring residential built form. The site has full planning permission and in 2014 was under construction.</p>	<p>2444</p>	<p>Open Space provided; Bat survey undertaken; Access is from Mill Road; Frontage development along Mill Road and the footway to the cemetery; Sewers</p>
MM21	Pg 67	Albert Road, Deal	<p>Delete paragraph and replace with revised text as follows:</p> <p><del>The Albert Road site falls within the North Deal area in which the District Council is investigating the potential for improved access and possible further development. This investigation has, as at 2012, not concluded but the focus has been narrowed down and that there may be an opportunity to open up a new access to land in the Southwall Road area, removing heavy traffic from the area. Should the findings show If it can be demonstrated that there is potential for development the mix of uses in this area, this will be taken forward through a separate process.</del></p> <p>Paragraph 3.67 of the Council's Adopted Core Strategy highlighted that there may be the potential for further development in the Middle and North Deal area.</p> <p>Further investigation, in the form of the Deal Study, has narrowed down the focus of the investigation on the area between Albert Road and Southwall Road. The Study indicates that there may be the opportunity to create a new road from Albert Road to Southwall Road, which would help to relieve traffic in Southwall Road. If it can be demonstrated that there is such potential, the mix of uses, including the suitability of retail and residential development, the new road, other associated traffic improvements and compatibility with flood risk policy can be advanced through a planning application.</p>			
MM22	Pg 69	Sandwich - Employment	Amend text to paragraph as follows and insert two new paragraphs as follows:			

Mod No	Pg No	Policy/Site	Main Modification
			<p>The Core Strategy identified that the area north of Sandwich should be promoted for a wide range of uses to support jobs. The Discovery Park Enterprise Zone comprises of high quality Research and Development buildings. The Richborough area, which is north of the Enterprise Zone, comprises smaller-scale industry and brownfield land suitable for commercial redevelopment. This area, which is close to the boundary of Thanet District, has become a focus for waste treatment, renewable and low carbon energy industries. industries and land has been identified in the Kent Minerals and Waste Local Plan for potential energy from waste, green waste treatment and for the treatment/material Recycling facilities. Development proposals in this area should also refer to the Minerals and Waste Local Plan.</p> <p>Richborough Power Station and the associated land raise and adjoining low grade agricultural land to the west between the River Stour and the railway line provides a potential location for such facilities, as well as a connection to the National Grid. The Council has approved applications for a Solar Farm, Peaking Plant Facility, and site-wide infrastructure to facilitate the creation of a green energy park. The Council, in liaison with Thanet District Council and Kent County Council (as the Minerals and Waste Authority) will continue to explore, with the promoters of any schemes, whether this potential can be realised. Particular regard would need to be had to environmental, transport and wildlife impacts together with visual impact on landscape and on the gateway location to and from Thanet.</p> <p>The emerging Kent Minerals and Waste Local Plan looks to this area as a potential location for energy from waste, green waste treatment and for the treatment / material Recycling facilities. Development proposals in this area should also refer to these Plans and the relevant National Planning Statements.</p>
MM23	Pg 71 and 72	Policy LA14/Land to the west of St Bart's Road, Sandwich	<p>Amend Policy, subheading, supporting text and location plan (see Appendix A for location plan)</p> <p><b>Land to the west of St Bart's Road including Kumar Nursery, Sandwich</b></p> <p>The 6.05 5.2ha site is located on the western edge of Sandwich and consists primarily of flat open agricultural land but also includes a dwelling that fronts Woodnesborough Road and allotments. The dwelling is enclosed behind an established hedgerow. Existing vehicular access on to the site is from Woodnesborough Road to the north west and St Barts Road to the north east. PROW A byway (ES10), Black Lane, crosses the site from the east to the west. A second PROW bridleway (ES8) runs along the south eastern boundary. Southern Water has advised that a water main crosses this site and that there is insufficient sewerage capacity directly available to serve this site.</p> <p><b>Site Context</b></p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>The site lies on the edge of the town's built area. There is residential development to the north and open farmland to the south. Allotments lie between the residential properties to the north and the site. Sandwich Junior School lies further to the south east.</p> <p>As the site is close to European designated nature conservation sites, it is within 2 km, there could be in combination recreational impacts with other development sites in the District (please see Mitigation Strategy in Annex 1).</p> <p><b>Proposed Development</b></p> <p>Any planning application should be sympathetic to the transitional context of the location on the rural fringe. It is considered that development in this area would not have an unduly detrimental impact on the wider landscape but the transition from the town to the countryside is an important consideration in any design. In order to provide this, any application should include landscaping along the south western and south eastern boundaries and retain any existing hedgerows and vegetation. The landscaping should be an intermittent mixture of trees and hedging, providing glimpses of development, and provide a suitable transition to the countryside. <del>Development would also need to ensure the retention or relocation of the allotment gardens that form part of the site.</del></p> <p>Whilst the size of the site would be capable of accommodating a greater number of dwellings the scale of development has been limited to 120 dwellings due to highway limitations. Vehicular access to the site should be from a single access onto Woodnesborough Road to the north of the site with an emergency access from St Bart's Road.</p> <p>Black Lane, a byway (ES10) which crosses the site, should be retained and enhanced as part of any development except where access to the eastern part of the site is required to cross it. The bridleway (ES8) to the south east will also have to be retained and enhanced as part of any development.</p> <p>The design and layout of the proposed development will need to address the relationship of Black Lane and the allotments.</p> <p>The statutory allotments, which are protected under Policy DM25, have been excluded from the area of land that has been allocated for housing development because they provide a valuable community use.</p> <p>A combination of the scale of the development and the proximity of the site to European designated nature conservation sites means that any planning application will have to develop a strategy with a range of</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>measures and initiatives such as the provision of informal open space or walking routes (leading to wider PROWs) within the development.</p> <p>Early discussions should take place with Southern Water regarding connection to the wider sewerage system and the water mains that crosses the site, which would need to be taken into account in the layout proposals of any planning application.</p> <p>As the site is in multiple ownership it should be planned comprehensively. If it is implemented incrementally, each stage must demonstrate that it will not prejudice the implementation of the remainder.</p> <p>The overall size of the site and its location on the edge of the countryside provide the opportunity to offer a range of dwellings that would improve the housing offer in Sandwich. These could range from lower density, larger family homes to higher density, smaller units. The starting point for any proposal would be the mix identified in the SHMA.</p> <p><b>Policy LA14</b></p> <p><b>Land to the west of St Bart's Road, Sandwich</b></p> <p>The site is allocated for residential development with an estimated capacity of 120 dwellings. Planning permission will be permitted provided that:</p> <ol style="list-style-type: none"> <li>i. development proposals are sensitive to the adjacent rural landscape and reflect the spatial and rural characteristics of adjacent landforms and development;</li> <li>ii. there is a comprehensive approach to development of the whole site;</li> <li>iii. a mitigation strategy to address any impact on the Thanet Coast and Sandwich Bay Ramsar and SPA sites and Sandwich Bay SAC site is developed. The strategy should consider a range of measures and initiatives;</li> <li>iv. the Byway (ES10), which crosses the site, should be retained and enhanced as part of any development except where access to the eastern part of the site is required to cross it. The bridleway (ES8) is retained and enhanced.</li> <li>v. development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing water supply infrastructure for maintenance and upsizing purposes;</li> <li>vi. intermittent landscaping, providing glimpses of development behind, is provided along the south western and south eastern boundaries in order to provide a suitable transition to the countryside;</li> </ol>

Mod No	Pg No	Policy/Site	Main Modification
			<p>vii. existing boundary hedgerows and vegetation are retained;</p> <p>viii. <del>the allotments are retained or relocated</del> the design and layout of the proposed development addresses the relationship of Black Lane and the allotments; and</p> <p>ix. vehicular access to the site is from Woodnesborough Road with an emergency access from St Bart's Road.</p> <p>Amend Policies Map to exclude the statutory allotments from the housing allocation – See Map A.2 in Appendix A.</p>
MM24	Pg 72 and 73	Policy LA15/Land at Archer's Low Farm, St George's Road, Sandwich	Delete Policy LA15 (Land at Archer's Low Farm, St George's Road, Sandwich), supporting text and Map 3.23 (See Map A.3 in Appendix A for location)
MM25	Pg 74	Policy LA16/Land adjacent to Sandwich Technology School, Deal Road, Sandwich	<p>Amend Policy LA16 and the supporting text to include both the residential development and the area of land that is being set aside for the Sandwich Sports and Leisure Centre (See Map A.4 in Appendix A for location):</p> <p><b>Site Location and Characteristics</b></p> <p>This 3.47 4.94 ha, irregular shaped site is located on the southern edge of the town. It consists of a flat agricultural field and associated farm buildings, with an established hedgerow around the boundary. An irrigation main runs across the site from Dover Road to Deal Road. The existing vehicular access is from Dover Road. Southern Water has advised there is insufficient sewerage (underground) capacity directly available to serve this site.</p> <p><b>Site Context</b></p> <p>The site is located on Deal Road, which is one of the main routes into Sandwich. The site is on the edge of the town and the surrounding uses reflect this rural/urban transition. Sandwich Technology School is to the west of the site and there are residential dwellings, fronting Dover Road, along the northern boundary and to the north east. Sandwich Sports and Leisure Centre is located within the school grounds, adjacent to the boundary to the site. There is a farm shop to the east and open countryside to the south east. There are three</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>listed buildings located on Dover Road and the boundaries of these properties abut the site. <del>The junction with Dover Road and Deal Road has a history of crashes and Dover Road is not, therefore, considered suitable to serve further development</del> Kent County Council Highways has indicated that Dover Road is not suitable to serve any further large scale development due to the number of accidents at the junction of Dover Road and Deal Road.</p> <p>Although the site does not abut European designated nature conservation sites, it is within 2 km and there could be in combination recreational impacts with other residential development sites in this part of the District.</p> <p>The Sandwich Sports and Leisure Centre which opened in 1991, is operated by a not for-profit organisation managed by Trustees. The Centre has been continually updated since it opened and now includes a range of leisure facilities including badminton and squash courts, multi-activity room, fitness and weight training suite, artificial turf pitch and the refurbishment of the schools multi-sport surface (netball &amp; tennis courts). The Centre is opened to the general public and is also used by pupils from the Sandwich Technology School.</p> <p>The future plans for the Centre include a new car park, playing field and/or artificial turf pitch for hockey or for the local football team and possibly, allied to this, an athletics facility. The intention is to implement their plan in stages, as and when funding is available.</p> <p><b>Proposed Development</b></p> <p>The allocation is for residential development and the expansion of the Sports and Leisure Centre so that the two uses can be planned comprehensively. This approach allows flexibility to secure the most appropriate disposition of land uses across the site, including residential and sport related uses.</p> <p>To ensure that the development is comprehensive, the District Council will require a development brief for the whole site to accompany any planning application (whether it is for part of the site or whole site) which has been agreed by the Council. The development brief will, amongst other things, determine the extent of the residential development, the number of dwellings, the type and nature of sports facilities required and the following issues:</p> <ul style="list-style-type: none"> <li>• Access. Vehicular access for the residential element should be off Deal Road, which would require removal of part of the existing hedge to provide suitable sight lines. Access to the Sports and Leisure Centre could either be from the existing access to the centre or via the new development. Measures should also be</li> </ul>

Mod No	Pg No	Policy/Site	Main Modification
			<p>incorporated to improve cycling and pedestrian connectivity between Deal Road and Dover Road.</p> <ul style="list-style-type: none"> <li data-bbox="658 296 2051 464"> <p>• <b>Infrastructure</b> It should demonstrate how the overall development meets the requirements for water and drainage and any contributions to off-site infrastructure that may be necessary. Early discussions should take place with Southern Water regarding a connection to the sewerage system at the nearest point of adequate capacity.</p> </li> <li data-bbox="658 501 2051 635"> <p>• <b>Layout</b> Any proposals for development will need to address and demonstrate how the residential and the expansion of the Sports and Leisure Centre can be accommodated on the site in terms of noise, lighting, scale and form, siting of buildings and street scene.</p> </li> <li data-bbox="658 671 2051 906"> <p>• <b>Design and Appearance</b> The site is located on the edge of the historic town so any development will have to take into account and address the transition from the rural open character to the town. Any development should create a 'soft' edge by reducing the density of development and create a looser grain along Deal Road frontage. Buildings for Sports and Leisure use should be located next to the existing built form of the existing facilities, unless it can be demonstrated that there is a particular need for an alternative location.</p> </li> <li data-bbox="658 943 2051 1043"> <p>• <b>Landscaping;</b> In order to reduce the visual impact of the proposed development, additional landscaping along Deal Road within the boundary of the site should be created to soften the impact of the built form.</p> </li> </ul> <p><b>Residential Development</b></p> <p>The overall size of the site and its location on the edge of the countryside provide the opportunity to offer a range of dwellings that would improve the housing offer in Sandwich. These could range from lower density, larger family homes to higher density, smaller units. The starting point for any proposal would be the mix identified in the SHMA. The estimated capacity for the site (based on 30 dwellings per hectare) is 60 dwellings but this may vary depending upon the outcome of the development brief.</p> <p><del>The site is located on the edge of the historic town so any development will, therefore, have to take into account and address the transition from the rural open character to the town. Any development should creates a 'soft'</del></p>

Mod No	Pg No	Policy/Site	Main Modification
			<p><del>edge by reducing the density and create a looser grain along Deal Road frontage. In order to reduce the visual impact of the proposed development additional landscaping along Deal Road within the boundary of the site should be created to soften the impact of the built form. Vehicular access should be off Deal Road, which would require removal of part of the existing hedge to provide suitable sight lines. The irrigation main, which runs across the site serves farmland to the east, will also need to be retained and incorporated into any development proposals.</del></p> <p><del>The potential impact of proposed development on the European designated nature conservation sites should be assessed and a mitigation strategy developed aimed at reducing pressure on them. The strategy should consider a range of measures and initiatives.</del></p> <p>A combination of the scale of the development and the proximity of the site to European designated nature conservation sites means that any planning application will have to develop a strategy with a range of measures and initiatives such as the provision of informal open space or walking routes (leading to wider PROWs) within the development (please see Mitigation Strategy in Annex 1).</p> <p>The Development Brief should also demonstrate how the residential development meets the requirements for Green Infrastructure and open space.</p> <p><del>Measures should also be incorporated into any planning application to improve cycling and pedestrian connectivity between the two roads. Frontage development along Dover Road would be acceptable but vehicle access to those properties should be from Deal Road.</del></p> <p><del>The overall size of the site and its location on the edge of the countryside provide the opportunity to offer a range of dwellings that would improve the housing offer in Sandwich. These could range from lower density, larger family homes to higher density, smaller units. The starting point for any proposal would be the mix identified in the SHMA. The estimated capacity for the site (based on 30 dwellings per hectare) is 60 dwellings but this may have to be reduced due to constraints on the site (such as the irrigation main and a reduction of the density of development along the frontage with Deal Road).</del></p> <p><b>Expansion of the Sandwich Sports and Leisure Centre</b></p> <p>Early discussions will need to take place with the landowner, Dover District Council, the Leisure Centre and Sandwich Town Council regarding the expansion of the Centre. Any planning application for new facilities will need to take into account the NPPF/NPPG in relation to ‘town centre’ uses and undertake a sequential analysis of alternative sites as appropriate. Proposals should also take full account of the provisions set out in the District</p>



Mod No	Pg No	Policy/Site	Main Modification
			<p>Councils Playing Pitch and Outdoor Sports Facilities Strategy or any other relevant open space strategies. There are, for example, no secure public access artificial pitches suitable for hockey in the District.</p> <p><b>Policy LA16</b></p> <p><b>Land adjacent to the Sandwich Technology School, Deal Road, Sandwich</b></p> <p>The site is allocated for residential development <del>with an estimated capacity of up to 60 dwellings</del> and the expansion of the Sandwich Sports and Leisure Centre. Planning permission will be permitted provided that:</p> <ol style="list-style-type: none"> <li>i. any application for development is preceded by, and is consistent with a development brief for the whole of the site which has been agreed by the Council;</li> <li>ii. there is a comprehensive approach to development of the whole site but if the site is developed in phases, each phase must demonstrate through reference to the agreed development brief that it will not prejudice the implementation of the whole development</li> <li>i. the transition from countryside to urban is retained by ensuring that development is of a lower density and looser grain along the frontage on Deal Road;</li> <li>ii. existing hedgerows are retained unless removal is shown to be necessary to provide sight lines for access;</li> <li>iii. the existing irrigation main is incorporated into the development;</li> <li>iv. a mitigation strategy to address any impact from the residential development on the Thanet Coast and Sandwich Bay Ramsar and SPA sites and Sandwich Bay SAC site is developed. The strategy should consider a range of measures and initiatives;</li> <li>v. the development should provide a connection to the sewerage system at the nearest point of adequate capacity; and</li> <li>vi. vehicular access to the site is from Deal Road with an emergency access onto Dover Road.</li> </ol>
MM26	Pg 75 and 76	New Policy/Sandwich Town Centre	<p>Insert new policy, amend supporting text, add new paragraph and amend Map (See Map A.5 in Appendix A for location) as follows:</p> <p>The 2002 Local Plan did not designate a town centre boundary or primary shopping frontage for Sandwich. It was considered inappropriate at that time due to the relatively dispersed nature of the centre and the wide variety of uses. A 'Secondary Shopping Frontage' in the town was, however, designated through Policy DM22 in the Core Strategy to allow for a greater flexibility in the mix of uses encouraged in the area.</p> <p>In recent years, however, this situation has led to ambiguity in respect of whether proposed development sites</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>are defined as “in”, “edge” or “out” of centre for the purposes of the sequential assessment. Following recommendations in the Retail Update (2012), the District Council has designated a town centre area and Primary Shopping Area in Sandwich to protect the vitality and viability of the town centre and to provide clarity for any sequential assessments. <del>This is in addition to the secondary shopping frontages, which will remain.</del></p> <p>The area designated as the town centre and the Primary Shopping Area <del>reflects the street pattern of the secondary shopping frontages</del> and includes the length of King Street, turning into Delf Street and branching out into Market Street, to the north, The Butchery, Potter Street and Cattle Market, to the south. The designation also includes St Peter’s Church off Market Street, the Guild Hall in Cattle Market, and the supermarket off Moat Sole. Figure 3.11 illustrates the area covered</p> <p>The Council will require applications for retail, office and leisure development which are located outside of the Town Centre and Primary Shopping Area that have a gross floor area that exceeds 500 sqm to be accompanied by an Impact Assessment.</p> <p><b>New Policy</b></p> <p><b>Sandwich Town Centre</b></p> <p>Planning permission will only be given for A1, A2, A3, A4 and A5 uses within the ground floor premises in the designated Sandwich Primary Shopping Frontage.</p> <p>In the Sandwich Town Centre and the designated Primary Shopping Area planning permission will only be given for the conversion of ground floor premises from Main Town Centre and A2 uses if it has been adequately demonstrated that the use is no longer commercially viable and genuine and adequate attempts to market the premises for retail purposes, main town centre and A2 uses have failed.</p> <p>Amend Adopted Policies Map – See Map A.5 in Appendix A:</p> <p>The Policies Map will be amended to identify the proposed Sandwich Town Centre Boundary/Primary Shopping Area.</p>
MM27	Pg 76 and	Policy LA17/New	Amend Policy LA17 as follows:

Mod No	Pg No	Policy/Site	Main Modification
	77	Convenience Retail Provision in Sandwich	<p>Planning permission for new convenience provision in Sandwich will be permitted provided that proposals:</p> <ol style="list-style-type: none"> <li>i. follow the sequential approach for main town centre uses as set out in the National Planning Policy Framework and National Planning Practice Guidance;</li> <li>ii. include an assessment of the impact of the proposed development on Sandwich town centre and any other relevant town centres, relating to the scale and the type of development proposed in compliance with the National Planning Policy Framework and National Planning Practice Guidance;</li> <li>iii. demonstrate that the site is in an accessible location and well connected to the town centre that would encourage people to walk, cycle and use public transport, in order to maximise the benefits of linked trips;</li> <li>iv. respond to the local character, identity, the historic assets and setting of Sandwich;</li> <li>v. the visual impact of any car parking is reduced by a combination of its location and appropriate landscaping; and</li> <li>vi. demonstrate the access arrangements and the service yard are located in a position that protects the residential amenity.</li> </ol>
MM28	Pg 83 and 84	Policy LA18/Land at Chequer Lane, Ash	<p>Amend Policy and supporting text:</p> <p><b>Site Location and Characteristics</b></p> <p>The 3ha site is located on the northern side of Ash, south of the A257 (Ash Bypass) and the east west of Chequer Lane, which it fronts. There is a change in levels between the site and Gore Lane, which increases to the north. The site is flat and consists of agricultural land with two Public Rights of Way crossing the site. One Public Right of Way (EE113) runs north to south across the site, whilst the other (EE112) runs along the southern boundary. There is currently no vehicular access to this site from Chequer Lane and no landscaping delineating the western boundary. Southern Water has advised that a water main crosses this site and that there is insufficient sewerage (underground) capacity directly available to serve this site.</p> <p><b>Site Context</b></p> <p>The surrounding uses reflect the edge of village location. There is a mature landscaping buffer constructed for the A257 (Ash Bypass), which consists of trees, vegetation and a bund to the north of the site. There are residential properties to the south and east and open agricultural land to the west. There is a former Council yard, consisting of garages and scout hut, also to the south of the site and is allocated separately in Policy LA20.</p> <p><b>Proposed Development</b></p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>Chequer Lane is one of the main routes into the village. Development on the site provides an opportunity to create a design that defines and creates an entrance to the village.</p> <p>Development proposals will have to demonstrate the ability to accommodate a satisfactory vehicular access from Chequers Lane. This could either be through the design of the access or alternatively through the provision of an emergency access form either Chequer Lane or through the former Council yard off Molland Lea.</p> <p>In order to provide the opportunity for a greater degree of connectivity by foot and cycling, between the proposed development, the centre of Ash, and the local primary school, it will be important that the two Public Rights of Way are enhanced and incorporated into the design and layout.</p> <p>Development proposals should create a new western boundary to the site through additional landscaping to extend the established wildlife corridor along the northern edge of the site formed by the A257 bund. In order to provide a sufficient substantial boundary this landscaping should be no less than 15m in width to accommodate native species of trees and SUDs. The area could also be used for informal recreation. In order to reduce the landscape impact the development should create a 'soft' edge by reducing the density of development and creating a looser grain along the western boundary.</p> <p>Early discussions should take place with Southern Water regarding the water mains that crosses the site, which would need to be taken into account in the layout proposals of any planning application. They have also indicated that there is insufficient sewerage (underground) capacity available to serve this site and that any new development should connect to the nearest point of adequate capacity available.</p> <p>A combination of the scale of the development and the proximity of the site to European designated nature conservation sites means that any planning application will have to develop a strategy with a range of measures and initiatives such as the provision of informal open space or walking routes (leading to wider PROWs) within the development.</p> <p>The size of the site and its location on the edge of the village provides an opportunity to offer a range of dwellings that would improve the housing offer in Ash. The starting point for any proposal would be the mix identified in the SHMA but there is an opportunity to provide larger, lower density, family dwellings towards the western edge of the site, reflecting the looser grain of the rural edge. Higher density development could be created along the southern and eastern boundaries, reflecting the spatial character of the existing built development. Development should front Chequers Lane to help define the edge of the proposed</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>development and to reinforce the residential character of this road.</p> <p><b>Policy LA18</b></p> <p><b>Land to the East <del>West</del> of Chequer Lane, Ash</b></p> <p>The site is allocated for residential development with an estimated capacity of 90 dwellings. Planning permission will be permitted provided that:</p> <ul style="list-style-type: none"> <li>i. the existing boundary hedgerows and vegetation are retained and landscaping, of no less than 15m in width, is established along the western boundary;</li> <li>ii. the density of development along the western boundary is reduced to mitigate any landscape impact;</li> <li>iii. the Public Rights of Way (EE112 and EE113) are enhanced and incorporated in the design and layout to improve cycle and pedestrian connections from Chequer Lane and Molland Lea; and</li> <li>iv. the main vehicular access will be from Chequer Lane with an emergency access off either Chequer Lane or Molland Lea;</li> <li>v. development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing water supply infrastructure for maintenance and upsizing purposes; and</li> <li>vi. a mitigation strategy to address any impact on the Thanet Coast and Sandwich Bay Ramsar and SPA sites and Sandwich Bay SAC site is developed. The strategy should consider a range of measures and initiatives.</li> </ul>
MM29	Pg 84 and 86	Policy LA19/Land to the South of Sandwich Road, Ash	<p>Amend policy and supporting text:</p> <p><b>Site Location and Characteristics</b></p> <p>The 3.23ha site is located on the eastern side of Ash, south of Sandwich Road. The site is in multiple ownership and the existing uses reflect this, consisting of garden land, paddocks, agricultural land (an old orchard), residential properties, and a business use. The residential properties front Sandwich Road and have been included within the site boundary to enable access to the site.</p> <p>There are hedgerows along the western frontage with Sandwich Road, Cherry Garden Lane and within the site delineating land ownership. Southern Water has advised that a sewer crosses this site and that there is insufficient sewerage (underground) capacity directly available to serve this site.</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>There are a number of existing access points from Sandwich Road and New Street. The site also includes Cherry Garden, a residential property, which has direct access from Cherry Garden Lane.</p> <p><b>Site Context</b></p> <p>The site is located on the edge of the built form of the village with residential development to the east, west and south of the site. There are open agricultural fields to the north, beyond Sandwich Road.</p> <p>Early discussions should take place with Southern Water regarding the sewer that crosses the site, which would need to be taken into account in the layout proposals of any planning application. They have also indicated that there is insufficient sewerage (underground) capacity available to serve this site and that any new development should connect to the nearest point of adequate capacity.</p> <p>A combination of the scale of the development and the proximity of the site to European designated nature conservation sites means that any planning application will have to develop a strategy with a range of measures and initiatives such as the provision of informal open space or walking routes (leading to wider PROWs) within the development.</p> <p><b>Proposed Development</b></p> <p>As the site is within multiple ownership it is important that any development should be considered comprehensively, rather than piecemeal, with one spine road through the whole site. If the site was developed incrementally, each phase must demonstrate that it will not prejudice the implementation of the whole development. This is particularly important for the western most parcel of land which does not otherwise have a suitable access.</p> <p>To ensure that the site is developed comprehensively the District Council will require a development brief for the whole site to accompany any planning application (whether it is for part of the site or whole site). The development brief should identify 'constraints and opportunities' and include sections on density, design (including heights, scale and massing) and access. It should also demonstrate how the overall development meets the requirements for Thanet Coast and Sandwich Bay SPA mitigation, open space, Green Infrastructure, water drainage and any contributions to off-site infrastructure that may be necessary. The development brief should be agreed by all landowners within the allocation and drawn up in consultation with the Parish Council (it also could form part of the Ash Neighbourhood Development Plan).</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>There are a number of potential access options to the area of land to the rear of 71 Sandwich Road. The outcome of the public consultation, indicated that the preferred access arrangements would be for the main access/accesses to be from Sandwich Road with the emergency access from New Street. This is the Council's preferred option. Vehicle access should not be from Cherry Garden Lane as this would have a detrimental impact on the character of this road and the setting of the village.</p> <p>An integral part of the proposed development will be to create a soft edge to Ash. The design and height of buildings is an important consideration to avoid any detrimental impact on the setting of the village or the wider landscape. The retention of many of the existing hedgerows as well as other vegetation on the boundary line will be important to reduce this impact.</p> <p>The size of the site and its location on the edge of the village provides the opportunity to offer a range of dwellings that would improve the housing offer in Ash. The starting point for any proposal would be the mix identified in the SHMA but there is an opportunity to provide larger, lower density, family dwellings along the frontage of Sandwich Road to ensure the development reflects the loose rural character of this road. The opportunity exists to create higher density smaller units within the central area of the site, similar to neighbouring residential development.</p> <p><b>Policy LA19</b></p> <p><b>Land to the South of Sandwich Road, Ash</b></p> <p>The site is allocated for residential development with an estimated capacity of 95 dwellings. Planning permission will be permitted provided that:</p> <ul style="list-style-type: none"> <li>i. any application for development is preceded by, and is consistent with a development brief for the whole of the site which has been agreed by the Council;</li> <li>ii. there is a comprehensive approach to development of the whole site but if the site is developed incrementally, each phase must demonstrate through reference to the agreed development brief that it will not prejudice the implementation of the whole development;</li> <li>iii. the impact of development on the setting of the village and wider landscape is minimised through the siting, massing and scale of new buildings;</li> <li>iv. the existing boundary hedgerows and vegetation are retained and enhanced as part of the development;</li> <li>v. vehicular access is located from Sandwich Road with an emergency access from New Street; and</li> </ul>

Mod No	Pg No	Policy/Site	Main Modification																				
			vi. there is no vehicular access from the development on Cherry Garden Lane; vii development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing water supply infrastructure for maintenance and upsizing purposes; and viii. a mitigation strategy to address any impact on the Thanet Coast and Sandwich Bay Ramsar and SPA sites and Sandwich Bay SAC site is developed. The strategy should consider a range of measures and initiatives.																				
MM30	Pg 86	New Policy/Land at Millfield	Amend policy LA20 by removing reference to Land at Millfield, Ash and instead introduce a criteria based policy for this site:  <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: left;">Land Allocated for Residential Development at Ash</th> </tr> <tr> <th style="width: 25%;">Site / Ref No.</th> <th style="width: 30%;">Design Guidelines</th> <th style="width: 20%;">Approx No. Of Dwellings</th> <th style="width: 25%;">Issues</th> </tr> </thead> <tbody> <tr> <td>Site: Former Council Yard, Molland Lea  (SAD24)</td> <td>Opportunity to provide higher density development.</td> <td style="text-align: center;">5</td> <td>Incorporate or relocate the Scout Hut;  Pedestrian/cycle connections to local services and PROW connections</td> </tr> <tr> <td>Site: Land at Millfield  (SHL011)</td> <td>Opportunity to provide family homes at a higher density reflecting the scale and character of the adjacent residential development.</td> <td style="text-align: center;">10</td> <td>Retention of Hedgerows</td> </tr> <tr> <td>Site: 67-99 Sandwich Road  (SHL012/ASH01)</td> <td>The change has been introduced to include existing dwellings.</td> <td style="text-align: center;">Change to Settlement Confines</td> <td>None</td> </tr> </tbody> </table>	Land Allocated for Residential Development at Ash				Site / Ref No.	Design Guidelines	Approx No. Of Dwellings	Issues	Site: Former Council Yard, Molland Lea  (SAD24)	Opportunity to provide higher density development.	5	Incorporate or relocate the Scout Hut;  Pedestrian/cycle connections to local services and PROW connections	Site: Land at Millfield  (SHL011)	Opportunity to provide family homes at a higher density reflecting the scale and character of the adjacent residential development.	10	Retention of Hedgerows	Site: 67-99 Sandwich Road  (SHL012/ASH01)	The change has been introduced to include existing dwellings.	Change to Settlement Confines	None
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Site: 67-99 Sandwich Road  (SHL012/ASH01)	The change has been introduced to include existing dwellings.	Change to Settlement Confines	None																				



Mod No	Pg No	Policy/Site	Main Modification
			<p>Insert new Policy and supporting text as follows:</p> <p><b>Land at Mill Field, Ash</b></p> <p><b>Site Location and Characteristics</b></p> <p>The 0.33ha site is located on the south eastern side of Ash at the end of an existing cul-de-sac, Mill Field, which is outside of the village confines as it is a rural exceptions site. The site slopes gently in a north facing direction. The grass field continues to the south west of the site where it starts to fall away from the brow of the hill. There is no existing boundary line between the site and the remainder of the field. There are hedgerows along the eastern and northern boundaries of the site and a fence along the western boundary. The existing access to the site is from Mill Field.</p> <p><b>Site Context</b></p> <p>The surrounding uses reflect the edge of village location. To the north and west of the site there are higher density residential properties. To the south west is the remaining part of the grassed field, which the site is currently part of. To the south there are three residential properties set in larger plots of land and beyond these there is open countryside. To the east of the site there is an equestrian related use, which consists of a small group of sheds and grazing paddocks.</p> <p>To the west, behind the existing properties on Mill Field, there are two PROW (EE111 and EE111A). Coombe Lane lies to the south beyond the remaining part of the grassed field. There is a mature hedgerow between this road and the field.</p> <p>The local conditions would suggest that there may be a possibility of great crested newts within the local area.</p> <p><b>Proposed Development</b></p> <p>The site provides an opportunity for the development of family homes adjacent to the existing residential properties in Mill Field. Access to the site would be from Mill Field.</p> <p>Although the site is set against existing development, it is on the brow of the hill and care would be needed in design terms to avoid creating a harsh urban skyline in the wider rural landscape. The massing, materials and heights of buildings should be considered as part of any planning application.</p>

Mod No	Pg No	Policy/Site	Main Modification												
			<p>A new southern boundary would have to be created through the use of some mixed landscaping (such as through the use of trees and hedgerows). This could also assist with reducing any impact of the development on the wider landscape. Existing boundary hedgerows should also be retained and, where possible, enhanced.</p> <p>Development should provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.</p> <p>The possible existence of great crested newts within the local area would mean that this issue would have to be investigated at the time of the planning application.</p> <p><b>New Policy</b></p> <p><b>Land at Mill Field, Ash</b></p> <p>The site is allocated for residential development with an estimated capacity of 10 dwellings. Planning permission will be permitted provided that:</p> <ol style="list-style-type: none"> <li>i. development proposals are sensitive to the wider rural landscape and reflect the spatial and rural characteristics of the adjacent Mill Field development;</li> <li>ii. an intermittent landscape buffer, consisting of a mixture of trees and hedgerow is created along the southern boundary of the allocation and existing boundary hedgerows and vegetation are retained and, where possible, enhanced; and</li> <li>iii. the development should provide a connection to the sewerage system at the nearest point of adequate capacity.</li> </ol>												
MM31	Pg 86	Policy LA20/Land at The Vineries and 111 and 115 New Street, Ash  Policy	<p>Two additional changes to the Settlement Confines to be added to Policy LA20:</p> <table border="1" data-bbox="600 1209 1827 1415"> <thead> <tr> <th colspan="4" data-bbox="600 1209 1827 1246">Land Allocated for Residential Development at Ash</th> </tr> <tr> <th data-bbox="600 1246 904 1313">Site/Ref No.</th> <th data-bbox="904 1246 1211 1313">Design Guidelines</th> <th data-bbox="1211 1246 1518 1313">Approx No. of Dwellings</th> <th data-bbox="1518 1246 1827 1313">Issues</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 1313 904 1415">Land at the Vineries &amp; 111 and 115 New Street</td> <td data-bbox="904 1313 1211 1415">Limited frontage development</td> <td data-bbox="1211 1313 1518 1415">Change to settlement Confines</td> <td data-bbox="1518 1313 1827 1415"></td> </tr> </tbody> </table>	Land Allocated for Residential Development at Ash				Site/Ref No.	Design Guidelines	Approx No. of Dwellings	Issues	Land at the Vineries & 111 and 115 New Street	Limited frontage development	Change to settlement Confines	
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Site/Ref No.	Design Guidelines	Approx No. of Dwellings	Issues												
Land at the Vineries & 111 and 115 New Street	Limited frontage development	Change to settlement Confines													

Mod No	Pg No	Policy/Site	Main Modification			
		LA20/Guilton Farm, Guilton, Ash	(SHL013)			
			Guilton Farm Guilton (SHL002V)	Sympathetic conversion of farm buildings	Change to settlement Confines	
MM32	Pg 88 and 89	Policy LA21/Land to the south of New Dover Road, between Capel Court Caravan Park and Helena Road, Capel le Ferne	<p>Amend Policy, supporting text and location map (See Map A.8 in Appendix A for location):</p> <p><b>Site Location and Characteristics</b></p> <p>The developable portion of the site amounts to about 3 ha 1.42 ha and site is located on the eastern edge of Capel-le-Ferne, and currently consists of mature trees and vegetation along the New Dover Road boundary. There is extensive tree cover over the majority of the site. Southern Water has advised that a sewer crosses this site.</p> <p>The Kent Wildlife Habitat survey classifies the whole of the site as chalk grassland which is of national importance for biodiversity. The biodiversity interest, is however, restricted to the southern part of the site located nearest to the cliffs but the lack of management has led to it becoming scrubbed over. <del>This southern part has been designated as protected open space.</del></p> <p><b>Site Context</b></p> <p>The cliffs and the coastline, located immediately to the south, are designated as Heritage Coast, AONB and SSSI. In addition, the land is protected open space. The land to the north of the site is located in the AONB and is undeveloped countryside and as there is no visual screening between the AONB and New Dover Road and this results in extensive views over the AONB. Existing residential development is located to the east-west, and a caravan park to the west east. A public bridleway ER252 runs along the western boundary.</p> <p><b>Proposed Development</b></p> <p>Owing to the biodiversity value of the site development is only acceptable <del>on the northern part of</del> provided that it includes the improvement and long-term management arrangement of the chalk grassland on the southern half of the site. This southern part has been designated as protected open space for visual amenity and informal recreation. To ensure the long term protection of the chalk grassland, the area will remain outside of Capel's</p>			

Mod No	Pg No	Policy/Site	Main Modification
			<p>settlement confines.</p> <p>Vehicular access to <del>the northern part of the site</del> would be created from New Dover Road. This would require the creation of a right hand turning lane, provided that it can be demonstrated that adequate sight lines can be achieved and turning movements safely accommodated. The access should be designed to minimise the loss of existing trees and vegetation along New Dover Road as this screens the site from the adjacent AONB to the north of the site.</p> <p>In order to reduce the impact on the AONB to the south, a landscape buffer within the site boundary should be incorporated into any development proposals to provide visual screening. The informal public use of <del>the land to the southern part of the site</del> should be encouraged by incorporating the existing public bridleway into the design and layout. Due to access considerations the number of dwellings is restricted to a maximum of 50 dwellings.</p> <p>Early discussions should take place with Southern Water regarding the sewer that crosses the site, which would need to be taken into account as part of any planning application.</p> <p>The area of land to south comprises semi-natural open space which is in decline. Residential development of the northern portion of land is only acceptable provided that the biodiversity interest of the land to the south is <del>this area of land</del> should be enhanced and maintained through long-term management arrangements secured through the planning application process. The precise boundary between the developed and undeveloped parts of the site will be established on the basis of ecological evidence.</p> <p>In line with guidance contained in Annex 1 of this Plan (paragraphs 1.20 - to 1.23) a financial contribution is sought to address the cumulative 'in combination' impact of developments of greater than 15 dwellings on European designated nature conservation sites.</p> <p><b>Policy LA21</b></p> <p><b>Land to the south of New Dover Road, between Capel Court Caravan Park and Helena Road, Capel le Ferne</b></p> <p><del>The northern part of the site,</del> Land adjacent to New Dover Road, is allocated for residential development, with a maximum estimated capacity of 50 dwellings. Planning permission will be permitted provided that:</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>i. long term management arrangements the biodiversity quality of the chalk grassland on the southern part of the site is are delivered to improve the biodiversity quality enhanced and maintained through long term management arrangements of the chalk grassland; The precise boundary between the developed and undeveloped parts of the site will be established on the basis of ecological evidence.</p> <p>ii. Development proposals are sensitively designed in terms of height and massing in order to ensure the development does not have an adverse impact on the AONB and countryside;</p> <p>iii. a landscape buffer of planting is created along the southern boundary;</p> <p>iv. If street lighting is required this should be designed to minimise the impact of light pollution and conserve the dark night skies of the AONB;</p> <p>v. Bridleway ER252 is retained and enhanced;</p> <p>vi. development should ensure future access to the existing sewage infrastructure for maintenance and upsizing purposes;</p> <p>vii. a financial contribution is secured to mitigate the impact on the Thanet Coast and Sandwich Bay SPA; and</p> <p>vii. vehicular access is achieved from New Dover Road which is designed to minimise the loss of existing trees and vegetation in order to screen the site from the adjacent AONB located to the north of the site.</p>
MM33	Pg 89 and 90	Policy LA22/Land to the north of the junction of Capel Street and Winehouse Lane, Capel le Ferne	<p>Amend Policy and Supporting Text:</p> <p><b>Site Location and Characteristics</b></p> <p>The 0.29 0.16 ha site is located on the northern side of Capel-le-Ferne. It is located within the AONB and currently consists of rough grassland and unmanaged scrub.</p> <p><b>Site Context</b></p> <p>A hedgerow/bank provides the boundary the east and beyond this is open countryside located within the AONB. A short length of hedgerow provides the south eastern boundary. Existing residential properties lie</p>

Mod No	Pg No	Policy/Site	Main Modification												
			<p>to the south and west, and Hollingbury Farm, which lies outside of the settlement confines, to the north. The Capel Street frontage in this location is defined by low density 1930s housing.</p> <p><b>Proposed Development</b></p> <p>The site is suitable for limited development, related to the existing built form along Capel Street, and, therefore, should be of similar density. The impact of development on the AONB and setting of the village must be minimised through careful design, consideration of scale and massing, and the retention of the existing hedgerow to the east.</p> <p>The narrow width of the site would not foster a layout to include an internal access road. In order to reflect the urban form only frontage development would be permissible. It is anticipated that the gardens would be predominately located to the side of each plot, given the narrowness of the site.</p> <p><b>Policy LA22</b></p> <p><b>Land to the north of the junction of Capel Street and Winehouse Lane, Capel le Ferne</b></p> <p>The site is allocated for residential development. Planning permission will be permitted provided that:</p> <ul style="list-style-type: none"> <li>i. Development proposals are sensitively designed in terms of height and massing in order to ensure the development does not have an adverse impact on the AONB and countryside; and</li> <li>ii. the existing boundary hedgerows and vegetation, to the east and south, are retained.</li> </ul>												
MM34	Pg 90	Policy LA23/Land between 107 and 127 Capel Street, Capel le Ferne	<p>Amend policy LA23 as follows:</p> <p><b>Residential Allocations</b></p> <p><del>The following site is a change to settlement confines that may enable development but does not warrant a site specific policy. The acceptability of any planning application proposals will be judged against general development Plan policies and all other material considerations.</del></p> <table border="1" data-bbox="600 1289 2063 1423"> <thead> <tr> <th colspan="4" data-bbox="600 1289 2063 1342"><b>Land Allocated for Residential Development at Capel-le-Ferne</b></th> </tr> <tr> <th data-bbox="600 1342 819 1423"><b>Site / Ref No.</b></th> <th data-bbox="819 1342 1279 1423"><b>Design Guidelines</b></th> <th data-bbox="1279 1342 1563 1423"><b>Approx No. Of Dwellings</b></th> <th data-bbox="1563 1342 2063 1423"><b>Issues</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="600 1423 819 1423"></td> <td data-bbox="819 1423 1279 1423"></td> <td data-bbox="1279 1423 1563 1423"></td> <td data-bbox="1563 1423 2063 1423"></td> </tr> </tbody> </table>	<b>Land Allocated for Residential Development at Capel-le-Ferne</b>				<b>Site / Ref No.</b>	<b>Design Guidelines</b>	<b>Approx No. Of Dwellings</b>	<b>Issues</b>				
<b>Land Allocated for Residential Development at Capel-le-Ferne</b>															
<b>Site / Ref No.</b>	<b>Design Guidelines</b>	<b>Approx No. Of Dwellings</b>	<b>Issues</b>												

Mod No	Pg No	Policy/Site	Main Modification			
			<p>Site: Land between 107&amp;127 Capel Street (SHL060)</p>	<p>To create a mix of housing type and density with a soft landscape boundary and lower density of development on the western portion</p>	<p>50</p>	<p>Retention of Hedgerows; Impact on the setting of the AONB; Sewers</p>
<p>Insert supporting text, amend policy and Map 3.32 (see Map A.9 in Appendix A for location):</p>						
<p><b>Land between 107 &amp; 127 Capel Street</b></p>						
<p><b>Site Location and Characteristics</b></p>						
<p>The 1.6 ha site is located on the northern edge of Capel-le-Ferne, and currently consists of a grass paddock used for the keeping of horses. The site is visually enclosed from Capel Street by a tall hedgerow which is located within the site and which runs along the entire road frontage. Southern Water have advised that a sewer crosses this site.</p>						
<p><b>Site Context</b></p>						
<p>A hedgerow provides the boundary to the west and beyond this is open countryside located within the AONB. Capel Street is located to the east, separated from the site by the tall hedgerow. Due to the tall hedgerow it is perceived that Capel Street narrows along the site.</p>						
<p>The site is located between existing residential development. Typically these properties front Capel Street, have off-road parking areas and are low density. Due to the presence of the tall hedgerow there is no footway along Capel Street. Although the Primary School is a short walk to the south of the site pedestrian connectivity is currently poor.</p>						
<p><b>Proposed Development</b></p>						
<p>The site is suitable for residential development, which should reflect the existing spatial character, and incorporate frontage development. To reduce on-street parking the layout should incorporate adequate parking arrangements, ideally accessed directly from Capel Street to serve the frontage dwellings.</p>						

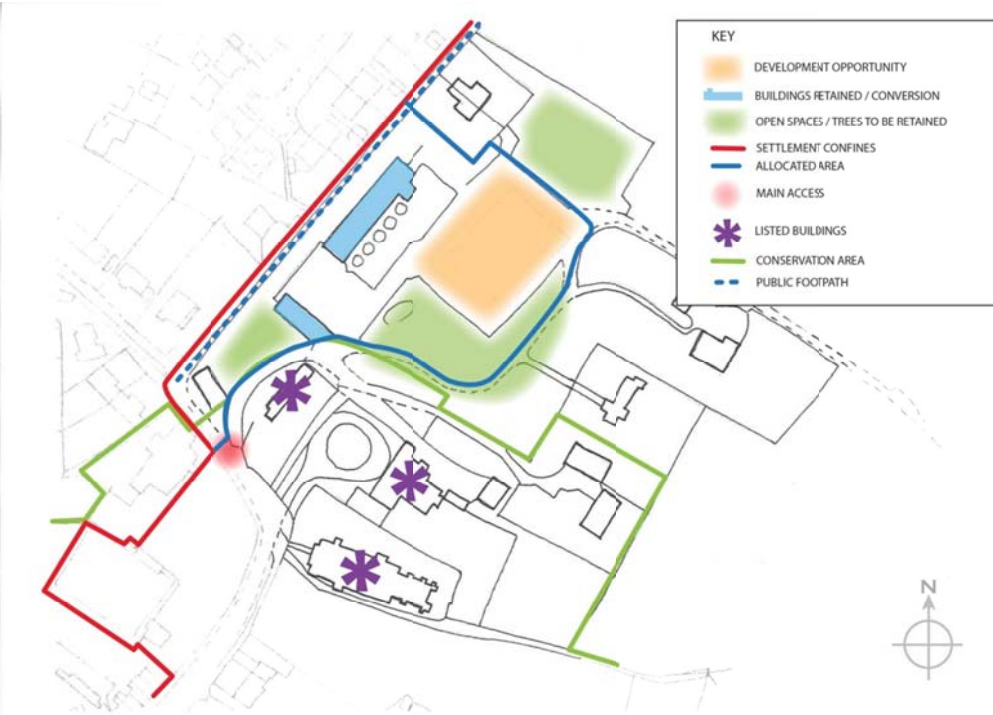
Mod No	Pg No	Policy/Site	Main Modification
			<p>Development of this site would lend itself to an informal layout that takes into account the setting of the AONB. To ensure that the visual impact on the setting of the AONB is reduced a 'soft' edge to the development needs to be created. The existing hedgerow along the western boundary will need to be retained and form part of a landscape buffer. The density of development along the western boundary would also need to be reduced and care taken in relation to the height of the proposed development.</p> <p>Providing a vehicular access to the site would require a large proportion of the frontage hedgerow to be removed. To ensure safe pedestrian connectivity to the existing footway, development proposals should provide a footway connection within the site layout that would connect to Capel Street at the south eastern corner. A crossing point should be provided and the developer should facilitate the provision of a new footway, located on KCC highway land on the eastern side of Capel Street, to enable pedestrian access to the Primary School and beyond.</p> <p>Early discussions should take place with Southern Water regarding the sewer that crosses the site, which would need to be taken into account in the layout proposal of any planning application. In line with guidance contained in Annex 1 of this Plan (paragraphs 1.20 - to 1.23) a financial contribution is sought to address the cumulative 'in combination' impact of developments of greater than 15 dwellings on European designated nature conservation sites.</p> <p>The size of the site and its location on the edge of the village provides the opportunity to offer a range of dwellings that would improve the housing offer in Capel. The starting point for any proposal would be the mix identified in the SHMA but there is an opportunity to provide larger, lower density, family dwellings.</p> <p><b>Policy LA23</b></p> <p><b>Land between 107 &amp; 127 Capel Street</b></p> <p>The site is allocated for residential development, with an estimated capacity of 40 dwellings. Planning permission will be permitted provided that:</p> <ul style="list-style-type: none"> <li>i. the design and layout should incorporate frontage development with adequate parking arrangements;</li> <li>ii. the existing boundary hedgerows and vegetation to the west are retained;</li> <li>iii. a landscape buffer is provided along the western boundary to reduce impact on the</li> </ul>



Mod No	Pg No	Policy/Site	Main Modification
			<p>AONB;</p> <ul style="list-style-type: none"> <li>iv. Development proposals are sensitively designed in terms of height and massing in order to ensure the development does not have an adverse impact on the AONB and countryside;</li> <li>v. footway connections are provided within the site and new footway provision is facilitated on KCC highway land on the eastern side of Capel Street to provide pedestrian connectivity to the Primary School and beyond;</li> <li>vi. a financial contribution is secured to mitigate the impact on the Thanet Coast and Sandwich Bay SPA;</li> <li>vii. development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes;</li> <li>viii. If street lighting is required this should be designed to minimise the impact of light pollution and conserve the dark night skies of the AONB; and</li> <li>ix. vehicular access is achieved onto Capel Street which is designed to minimise the loss of the existing hedgerow.</li> </ul> <p>Amend Policies Map to delete Capel Street from the area of land that has been allocated for residential development – See Map A.9 in Appendix A</p>
MM35	Pg 92 and 93	Policy LA24/Gore Field/Gore Lane, Eastry	<p>Amend Policy and supporting text as follows:</p> <p>The 1.90 ha site lies on the western side of Eastry, and comprises of agricultural land located between residential development at Albion Road to the south, and Gore Farm (a Grade 2 Listed Building) to the north. There is no current boundary line along the western boundary of the site. Although the site fronts onto Gore Lane, there is no established vehicular access onto the site. Southern Water has indicated that there is insufficient water and sewerage capacity directly available to serve this site.</p> <p><b>Site Context</b></p> <p>The site lies on the edge of the built form of the village and the adjacent land uses reflect this with residential development to the south, east and north and open countryside to the west. The local primary school also lies to the east of the site on the opposite side of Gore Lane. Gore Farm, which lies to the north, consists of Listed Buildings that have been converted to residential.</p> <p><b>Proposed Development</b></p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>Development should reflect the existing spatial character while taking opportunities to improve design standards. Proposals should, therefore, include frontage development along Gore Lane in line with the existing properties to the south. Any development proposals will have to incorporate retain and enhance existing hedgerows to ensure that the visual impact on the neighbouring properties, in particular Gore Farm, a Listed Building, is reduced. A new landscaped boundary will need to be created along the western perimeter of the site.</p> <p>In order to improve connectivity for pedestrians, any scheme should include an element of frontage development with a new footway along Gore Lane to link with the existing footways. Vehicular access should be from Gore Lane as it would not be acceptable to create an access via the adjacent development, Albion Road, as this is too narrow. To retain the character of the area and ensure that there is no disruption to the flow of traffic, measures should be implemented to ensure Gore Lane is kept free from parking obstruction.</p> <p>Early discussions should take place with Southern Water regarding connection to the wider sewerage and water distribution systems, which would need to be taken into account in the layout proposal of any planning application.</p> <p>A combination of the scale of the development and the proximity of the site to European designated nature conservation sites means that any planning application will have to develop a strategy with a range of measures and initiatives such as the provision of informal open space or walking routes (leading to wider PROWs) within the development.</p> <p>The overall the size of the site and its location on the edge of the countryside provides the opportunity to offer a range of dwellings that would improve the housing offer in Eastry. These could range from lower density, larger family homes on the edge of the site, overlooking the countryside to higher density, smaller units fronting Gore Lane. The starting point for any proposal would be the mix identified in the SHMA.</p> <p><b>Policy LA24 Gore Field, Gore Lane</b></p> <p>The site is allocated for residential development with an estimated capacity of 55 dwellings. Planning permission will be permitted provided that:</p> <ol style="list-style-type: none"> <li>i. the spatial character of the street scene is respected and reflected in frontage development;</li> </ol>

Mod No	Pg No	Policy/Site	Main Modification
			<ul style="list-style-type: none"> <li>ii. there is provision for a footway fronting the site along Gore Lane;</li> <li>iii. the transition of built form with the rural landscape beyond is suitably addressed in the design and layout;</li> <li>iv. the western boundary is created through landscaping;</li> <li>iv. existing boundary hedgerows and vegetation are retained and enhanced; and</li> <li>vi. the main vehicular access/accesses is from Gore Lane;</li> <li>vii. the development should provide a connection to the sewerage and water supply infrastructure at the nearest point of adequate capacity; and</li> <li>viii. a mitigation strategy to address any impact on the Thanet Coast and Sandwich Bay Ramsar and SPA sites and Sandwich Bay SAC site is developed. The strategy should consider a range of measures and initiatives</li> </ul>
MM36	Pg 93 and 94	Policy LA25/Eastry Court Farm	<p>Amend Policy, supporting text and Opportunities and Constraints figure and location map (See Map A.10 in Appendix A for location):</p> <p><b>Eastry Court Farm</b></p> <p><b>Site Location and Characteristics</b></p> <p>Formerly in agricultural use, Eastry Court Farm is an irregular shaped site located on the eastern side of Eastry and is falling into disrepair. The 1.1ha site consists of a large shed in the central area with silos and other smaller barns located to the west of the site. Part of the site is within Eastry Conservation Area. There is also open space on the site with mature trees. There are seven residential properties adjacent to the farm that have access across Eastry Court Farm, using either the access onto Church Street, to the south west, or the one onto Brook Street, to the east. A PROW (EE251) runs along the north western boundary of the site.</p> <p><b>Site Context</b></p> <p>The site is in a particularly sensitive location, being on the edge of the village in a rural setting, with listed buildings (including Eastry Court and St Mary's Church) and mature trees on and adjacent to the site. All these contribute to the character of Eastry Conservation Area. Residential properties lie to the west and north, and agricultural fields to the north east of the site.</p> <p><b>Proposed Development</b></p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>Development provides the opportunity to improve the visual amenity and make better use of the land. It is envisaged that residential development could be accommodated on the site through the conversion of some of the existing farm buildings and through sensitive redevelopment. The farm buildings identified in Figure 3.16 need to be retained as they contribute to the special rural character of the area, adding local distinctiveness and are a reference to the former use as a farm.</p> <p>The redevelopment of the remaining area, where the large modern barn is currently located, would have to ensure that the height, scale, massing, location and grain of any proposals would respect the sensitive nature of this farm and the setting of the adjacent heritage assets, both designated and undesignated, and the wider landscape. Figure 3.16 sets out the main issues to be considered.</p>  <p>The diagram is a site plan for a farm complex. It features a central orange-shaded area labeled 'DEVELOPMENT OPPORTUNITY'. Surrounding this are several buildings: some are outlined in blue and labeled 'BUILDINGS RETAINED / CONVERSION', while others are marked with purple asterisks and labeled 'LISTED BUILDINGS'. Green-shaded regions represent 'OPEN SPACES / TREES TO BE RETAINED' and 'CONSERVATION AREA'. A red line indicates 'SETTLEMENT CONFINES', and a blue line marks the 'ALLOCATED AREA'. A red circle with a dot shows 'MAIN ACCESS', and a dashed blue line indicates a 'PUBLIC FOOTPATH'. A north arrow is located in the bottom right corner of the plan.</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>Vehicular access to the site should only be via Church Street. Vehicular access from Brook Street would be unacceptable in highway terms. Should development trigger the need to bring the access road up to adoptable standards, great care would be needed with highway design to ensure compatibility with the historic environment. The PROW, which runs along the north western boundary, should be retained and enhanced as part of any development proposals.</p> <p>Appendix 3 of the Dover District Heritage Strategy, has identified that there are nine historic 'Themes' that would be affected by development of this site. These include 'Conservation Areas', 'Listed Buildings', 'Archaeology' and 'Saxon Remains'. The estimated capacity is less than five dwellings but this should not preclude proposals that can demonstrate that additional dwellings would not have a detrimental impact on the sensitive nature of the site.</p> <p><b>Policy LA25</b></p> <p><b>Eastry Court Farm</b></p> <p>The site is allocated for residential development. Planning permission will be permitted provided that:</p> <ul style="list-style-type: none"> <li>i. development is limited to the conversion of the traditional barns and through the redevelopment of the modern agricultural buildings, which respect the character and quality of the historic environment;</li> <li>ii. visual improvements are made to the remaining site area through landscaping and the retention of existing trees; and</li> <li>iii. vehicular access is achieved onto Church Street, which needs to be designed to ensure that it does not impact on the historic environment;</li> <li>iv. the Public Right of Way (EE251) is retained and enhanced; and</li> <li>v. the development should provide a connection to the sewerage and water supply infrastructure at the nearest point of adequate capacity.</li> </ul>
MM37	Pg 95 and 96	Policy LA26/Eastry Hospital, Mill Lane	<p>Amend Policy and supporting text as follows:</p> <p><b>Eastry Hospital</b></p> <p><b>Site Location and Characteristics</b></p> <p>Eastry Hospital is located on the southern edge of the village. The site consists of three former hospital</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>buildings (located in the north eastern corner) and a central part of the site that has been cleared of development together with a large area of open space to the rear of the site. The use of the site ceased some years ago, the buildings are now derelict and have been subject to fire damage and vandalism. Southern Water has indicated that there is insufficient water supply capacity directly available to serve this site.</p> <p><b>Site Context</b></p> <p>The site is located in a sensitive location. The former workhouse, which fronts the site on Mill Lane, is a Grade II Listed Building. There are two other buildings on the site, the Chapel, which is within the Eastry Conservation Area, and former hospital building, known as the Range building, to the rear of the Chapel. The Range building was extensively damaged by in fire in 2012.</p> <p>The surrounding uses consist of residential (to the north and east) sheltered housing (to the west) and open agricultural land, which falls away providing long distance views to the south. There is a Public Right of Way (EE256) running along the southern boundary of the site.</p> <p><b>Proposed Development</b></p> <p>Development should reflect the existing historic character of the site while taking opportunities to improve design standards. The site was allocated in the 2002 Dover District Local Plan for a mixed use development. The policy restricted the number of dwellings to 40 due of traffic generation and highway capacity issues. Since that time the highway concerns have been addressed, to support the application made in 2009, and the District Council has made a resolution to grant a mixed use planning application for 80 dwellings and the conversion of the existing buildings to offices or community uses. This application secures repairs to the external fabric of the former listed workhouse. Should any revised proposals come forward, then they would need to be accompanied with an up to date transport assessment.</p> <p>The Employment Update (2012) has indicated that, in terms of the rural area, retaining an element of employment at Eastry Hospital is important for the geographical distribution of employment sites in the District. The retention of an element of employment in the former workhouse, which fronts Mill Lane, is supported from a historic environment perspective as potentially there could be less damage to the internal layout.</p> <p>In recognition that the demand for specific B1 (business) uses has historically been low, the District Council will be supportive of other employment generating uses, wider than the B1 use classification, providing that they are compatible with the residential element of the development.</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>Development must preserve the listed building, its setting and features of architectural and historic interest and preserve or enhance the character or appearance of the Eastry Conservation Area. Repairs to the listed building should be undertaken in the early phases of construction. Provision must also be made for an archaeological evaluation in advance of any planning decision and for the consequent appropriate level of archaeological mitigation. Appendix 3 of the Heritage Strategy has identified five historic 'Themes' that should be considered as a starting point for any proposals. These Themes are 'Settlement', 'Archaeology', 'Listed Buildings', 'Undesignated Buildings' and 'Conservation Areas'.</p> <p>Along the northern frontage, any development needs to respond positively to the prominent position in village and the historic nature of the site as the site is a dominant feature in the street scene and is within the Eastry Conservation Area. The site is also highly visible in the wider landscape when viewed from the south. Development along the southern boundary should ensure that there is a soft edge, such as through the use of landscaping and sensitive design.</p> <p>Early discussions should take place with Southern Water regarding connection to the wider water supply infrastructure, which would need to be taken into account as part of any planning application.</p> <p>A combination of the scale of the development and the proximity of the site to European designated nature conservation sites means that any planning application will have to develop a strategy with a range of measures and initiatives such as the provision of informal open space or walking routes (leading to wider PROWs) within the development. The existing PROW should be retained and enhanced.</p> <p>In order to improve connectivity for pedestrians, any scheme should include a pedestrian connection between the existing Public Right of Way that is located along the southern boundary of the site and the Mill Lane.</p> <p><b>Policy LA26 Eastry Hospital</b></p> <p>The site is allocated for a mixed use scheme including residential, community and compatible employment generating uses with an estimated capacity of 80 dwellings. Planning Permission will be permitted provided that:</p> <ul style="list-style-type: none"> <li>i. any proposals ensure that repairs to the external envelope of the listed workhouse building are prioritised;</li> </ul>

Mod No	Pg No	Policy/Site	Main Modification												
			<ul style="list-style-type: none"> <li>ii. any proposals ensure that visual interest is not harmed, and provide for a soft loose knit interface between the site boundary and adjacent countryside and, in particular, provide for structural landscaping along the southern boundary of the site;</li> <li>iii. any road improvements arising from the development are funded by the developer and limited to works which are compatible with the historic environment;</li> <li>iv. the traffic and highways issues can be satisfactorily addressed; and</li> <li>v. redevelopment of the Range building reflects the height, scale and massing of the fire damaged building and include a porte-cochere (a covered entrance large enough for vehicles to pass through);</li> <li>vi. the development should provide a connection to the water supply infrastructure at the nearest point of adequate capacity; and</li> <li>vii. a mitigation strategy to address any impact on the Thanet Coast and Sandwich Bay Ramsar and SPA sites and Sandwich Bay SAC site is developed. The strategy should consider a range of measures and initiatives</li> <li>viii. the Public Right of Way (EE256) is retained and enhanced</li> </ul>												
MM38	Pg 97	Policy LA27	<p>Policy LA27</p> <p>Residential Development</p> <table border="1" data-bbox="600 868 1771 1278"> <thead> <tr> <th colspan="4" data-bbox="600 868 1771 903">Land Allocated for Development at Eastry</th> </tr> <tr> <th data-bbox="600 903 790 970">Site /Ref No.</th> <th data-bbox="790 903 1055 970">Design Guidelines</th> <th data-bbox="1055 903 1245 970">Approx no. Dwellings</th> <th data-bbox="1245 903 1771 970">Issues</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 970 790 1278">Site The Old Chalk Pitt, Heronden Road (SHL025)</td> <td data-bbox="790 970 1055 1278">Opportunity to provide family homes at a higher density reflecting scale and character of adjacent residential development.</td> <td data-bbox="1055 970 1245 1278">20</td> <td data-bbox="1245 970 1771 1278">Existing business use Connection to sewerage system at nearest point of adequate supply. Connection to water supply. Ensure future access for maintenance and upsizing</td> </tr> </tbody> </table>	Land Allocated for Development at Eastry				Site /Ref No.	Design Guidelines	Approx no. Dwellings	Issues	Site The Old Chalk Pitt, Heronden Road (SHL025)	Opportunity to provide family homes at a higher density reflecting scale and character of adjacent residential development.	20	Existing business use Connection to sewerage system at nearest point of adequate supply. Connection to water supply. Ensure future access for maintenance and upsizing
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MM39	Pg 98		Amend paragraph 3.321 as follows:												



Mod No	Pg No	Policy/Site	Main Modification												
			To help sustain and strengthen Shepherdswell's role in the settlement hierarchy, it is considered that additional housing will be required over the lifespan of this Plan. <del>Two</del> <b>One</b> sites <del>have</del> <b>has</b> been identified for residential development, which will provide approximately <del>30</del> <b>10</b> dwellings. There is also one change to the Shepherdswell Settlement Confines and any proposed development on this site would need to take account of its Conservation Area setting. The allocated sites and the change to the confines are identified on the diagrammatic plan below.												
MM40	Pg 99 and 100	Policy LA29/Land to the west of Coxhill, Sheperdswell	Delete Policy LA29 (the allocation of Land to the West of Coxhill, Shepherdswell), supporting text and location map (See Map A.11 in Appendix A for location of deleted site:												
MM41	Pg 107	Policy LA33/Residential Development in East Studdal	<p>Addition of new 'Issues':</p> <table border="1" data-bbox="613 667 1751 1359"> <thead> <tr> <th colspan="4">Land Allocated for Residential Development at East Studdal</th> </tr> <tr> <th>Site Ref/No</th> <th>Design Guidelines</th> <th>Approx No. Of Dwellings</th> <th>Issues</th> </tr> </thead> <tbody> <tr> <td>Site: East Studdal Nursery, Downs Road (LDF041)</td> <td>To create a mix of housing type and density. Higher density to the south of the site, progressively reducing northwards towards the boundary with the open</td> <td>30</td> <td>Retention of Hedgerows Thanet Coast SPA mitigation contribution Connection to water supply and sewerage system at nearest point of adequate capacity.</td> </tr> </tbody> </table>	Land Allocated for Residential Development at East Studdal				Site Ref/No	Design Guidelines	Approx No. Of Dwellings	Issues	Site: East Studdal Nursery, Downs Road (LDF041)	To create a mix of housing type and density. Higher density to the south of the site, progressively reducing northwards towards the boundary with the open	30	Retention of Hedgerows Thanet Coast SPA mitigation contribution Connection to water supply and sewerage system at nearest point of adequate capacity.
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Mod No	Pg No	Policy/Site	Main Modification			
			Site: Homestead Lane  (NS03SUT)	A change to the Settlement Confines will enable a small scheme to	Change to settlement confines	Biodiversity survey required
MM42	Pg 109	Policy LA34/ Residential Development at Elvington and Eythorne	Addition of new 'Issues' and site (See Map A.12 in Appendix A for location of new site):			
<p><b>Land Allocated for Residential Development at Elvington and Eythorne</b></p>			<b>Site / Ref No.</b>	<b>Design Guidelines</b>	<b>Approx No. Of Dwellings</b>	<b>Issues</b>

Mod No	Pg No	Policy/Site	Main Modification			
			Site: Sweetbriar Lane, Elvington  (SHL063)	To create a mix of housing type and density. Higher density to the west of the site, progressively reducing eastwards towards the boundary with the open countryside	50	Connection to sewerage system at nearest point of adequate capacity. Ensure future access to existing sewerage infrastructure for maintenance and upsizing Thanet Coast SPA mitigation contribution Retain/enhance PROW EE337
			Site: Land to east of Adelaide Road, Eythorne  (SHL031)	A change to the Settlement Confines will enable a small scheme to come forward reflective of its surroundings	Change to settlement confines	Retention of trees  Biodiversity survey

Mod No	Pg No	Policy/Site	Main Modification															
			Site: Land at Homeside, Eythorne  (LDF01)	Central village location that lends itself to higher density development reflecting the neighbouring residential built form	25	Ownership of access Thanet Coast SPA mitigation contribution Connection to sewerage at nearest point of adequate capacity.												
			Site: Land adjacent to 2 Shepherdswell Road, Eythorne  (SHL036)	The site functions as the main built-up part of the village. A change to the settlement confines reflects this position.	Change to settlement Confines	Access  Protected Trees  Setting of Listed Building												
MM43	Pg 111	Policy LA35/Residential Development at Great Mongeham	Addition of new 'Issues' and site (See Map A.13 in Appendix A for location of new site): <table border="1" data-bbox="613 1163 1977 1401" style="margin-left: 20px;"> <thead> <tr> <th colspan="4">Land Allocated for Residential Development at Great Mongeham</th> </tr> <tr> <th>Site / Ref No.</th> <th>Design Guidelines</th> <th>Approx No. Of Dwellings</th> <th>Issues</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Land Allocated for Residential Development at Great Mongeham				Site / Ref No.	Design Guidelines	Approx No. Of Dwellings	Issues				
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Mod No	Pg No	Policy/Site	Main Modification				
			Site: Land at Northbourne Road  (MON01C)	The location on the edge of the village provides an opportunity for lower density development reflecting the characteristics of the surrounding built form.	10	Frontage Development Only  Retention of Hedgerows  Creation of boundary to north west and north east  Provision of new footway fronting the site and connecting with existing footway on Northbourne Road	
			Site: Great Mongeham Farm, Cherry Lane  (MON02C)	Proposals limited to footprint and scale of existing farm buildings.	Change to Settlement Confines	Adjacent Listed Building	
			Site: Mongeham Farm, Mongeham Road  (MON04C)	Proposals limited to footprint and scale of existing farm buildings.	Change to Settlement Confines	Access  Adjacent Listed Buildings  Conservation Area	

Mod No	Pg No	Policy/Site	Main Modification																
			<table border="1"> <tr> <td>Site: Land between Alice Cottage and Walstead, Great Mongeham (LDF05 - part)</td> <td>Low density development reflecting rural character</td> <td>Change to settlement Confines</td> <td></td> </tr> </table>	Site: Land between Alice Cottage and Walstead, Great Mongeham (LDF05 - part)	Low density development reflecting rural character	Change to settlement Confines													
Site: Land between Alice Cottage and Walstead, Great Mongeham (LDF05 - part)	Low density development reflecting rural character	Change to settlement Confines																	
MM44	Pg 112	Kingsdown and Ringwold	<p>Amend paragraph and insert new text:</p> <p>To help sustain and strengthen Kingsdown's role in the Settlement Hierarchy, it is considered that additional housing will be required over the lifespan of this Plan. Two sites have been identified for residential development, which will provide approximately 15 dwellings. There is <del>also</del> one change to the Kingsdown Settlement Confines and any proposed development on this site would need to incorporate sufficient landscaping due to its visible location. <del>The allocated sites and the change to the confines are identified on the diagrammatic plan below.</del></p> <p><del>There is also one change to the Ringwold Settlement Confines and any proposed development on this site would need to satisfy the requirements of relevant development management policies. The allocated sites and the change to the confines are identified on the diagrammatic plan below.</del></p>																
MM45	Pg 115	Policy LA37/Residential Development at Kingsdown and Ringwold	<p>Addition of new 'Issues' and site (See Map A.14 and A.15 in Appendix A):</p> <table border="1"> <thead> <tr> <th colspan="4">Land Allocated for Residential Development at Kingsdown and Ringwold</th> </tr> <tr> <th>Site / Ref No.</th> <th>Design Guidelines</th> <th>Approx No. Of Dwellings</th> <th>Issues</th> </tr> </thead> <tbody> <tr> <td>Site: Garage Site, Kingsdown Road (SAD26)</td> <td>The site <del>has full planning permission and in 2012 was under construction</del> is developed. A change to the settlement confines reflects this position.</td> <td>7</td> <td>The site <del>has full planning permission and in 2012 was under construction</del> is developed. A change to the settlement confines reflects this position.</td> </tr> <tr> <td>Site: Land</td> <td>A change to the Settlement</td> <td>Change to</td> <td>Landscaping</td> </tr> </tbody> </table>	Land Allocated for Residential Development at Kingsdown and Ringwold				Site / Ref No.	Design Guidelines	Approx No. Of Dwellings	Issues	Site: Garage Site, Kingsdown Road (SAD26)	The site <del>has full planning permission and in 2012 was under construction</del> is developed. A change to the settlement confines reflects this position.	7	The site <del>has full planning permission and in 2012 was under construction</del> is developed. A change to the settlement confines reflects this position.	Site: Land	A change to the Settlement	Change to	Landscaping
Land Allocated for Residential Development at Kingsdown and Ringwold																			
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Site: Land	A change to the Settlement	Change to	Landscaping																

Mod No	Pg No	Policy/Site	Main Modification			
			between Innisfree and Glen Lodge, Glen Road  (KIN03C)	Confines will enable a small scheme to come forward reflective of its surroundings	Settlement Confine to reflect irregular shape	
			Site: Land adjacent to Box Tree Cottage, Hangmans Lane, Ringwould  (LAPRIN01)	Low density development reflecting rural character	Change to settlement Confines	Conservation Area  Access
MM46	Pg 116 and 117	Policy LA38/Land at Canterbury Road, Lydden	<p>Amend policy LA38 and supporting text as follows:</p> <p><b>Land at Canterbury Road, Lydden</b></p> <p><b>Site Location and Characteristics</b></p> <p>The 1.45 ha site is located within the settlement confines. Previously used for the storage and services of plant hire equipment and associated activities, the site comprises rough grassland, with areas of concrete hard standing and spoil heaps. An escarpment lies at the northern end of the site which borders the adjacent agricultural land, this is heavily treed; there is also substantial planting to other boundaries. The land falls away to both the north and east.</p> <p>The site has the benefit of an existing access road, located on Canterbury Road, which was built to serve the GP surgery, located to the west of the access road. The initial outline planning consent also included planning permission for 24 residential units, although this permission has now lapsed and a new planning application would be required. The site includes an additional area of land, extending east of the land covered by the original outline permission. Southern Water has advised that there is insufficient sewerage (underground) capacity directly available to serve this site.</p> <p><b>Site Context</b></p>			

Mod No	Pg No	Policy/Site	Main Modification
			<p>Open countryside lies to the north and east, and the primary school and its playing fields are located to the west. Existing residential properties, which front Canterbury Road, are located to the south.</p> <p><b>Proposed Development</b></p> <p>The western portion of the site contains an undevelopable woodland bank that should be maintained and enhanced for screening purposes and for biodiversity enhancement. There is potential for incorporating multifunctional SUDs within any proposed development. The trees on the eastern boundary provide screening from views on Stonehall Road, and should be retained and incorporated into the design and layout.</p> <p>The site lies adjacent to the Primary School and enhancements should be made to pedestrian and cycle connectivity to the existing network and if achievable to the Primary School.</p> <p>Early discussions should take place with Southern Water regarding connection to the wider sewerage and water distribution systems, which would need to be taken into account in the layout proposal of any planning application.</p> <p>In line with guidance contained in Annex 1 of this Plan (paragraphs 1.20 - to 1.23) a financial contribution is sought to address the cumulative 'in combination' impact of developments of greater than 15 dwellings on European designated nature conservation sites.</p> <p><b>Policy LA38 Land at Canterbury Road, Lydden</b></p> <p>The site is allocated for residential development with an estimated capacity of 40 dwellings. Planning permission will be permitted provided that:</p> <ul style="list-style-type: none"> <li>i. Development proposals are sensitively designed in terms of height and massing in order to ensure the development does not have an adverse impact on the AONB and countryside;</li> <li>ii. The woodland bank to the north is maintained and enhanced;</li> <li>iii. Trees on the eastern boundary retained and incorporated into the design and layout; and</li> <li>iv. Cycle and footway connections are established to connect to the existing network and if achievable to the Primary School;</li> <li>v. A financial contribution is secured to mitigate the impact on the Thanet Coast and sandwich Bay SPA;</li> <li>vi. Development should provide a connection to the sewerage system at the nearest point of adequate</li> </ul>



Mod No	Pg No	Policy/Site	Main Modification
			<p>vii. capacity; and If street lighting is required this should be designed to minimise the impact of light pollution and conserve the dark night skies of the AONB.</p>
MM47	Pg 119	Policy LA39/Prima Windows, Easole Street, Sandwich Road, Nonnington	<p>Amend text as follows:</p> <p><b>Site Location and Characteristics</b></p> <p>The 1.14ha site is located on the eastern edge of Nonington and is occupied by a manufacturing company. It is rectangular in shape and consists of two large industrial buildings which are located on the north western half of the site and open space at the south eastern half. The site is screened from the open countryside by a line of mature trees along the north eastern boundary. There is an existing vehicular access from Easole Street. The current site provides off street parking at the eastern corner of the site for workers. This is for approximately 20 to 25 cars but is not sufficient for the business and vehicles park along Easole Street which is at the entrance to the site. Southern Water has advised there is insufficient sewerage (underground) capacity directly available to serve this site.</p> <p><b>Site Context</b></p> <p>The site is on the edge of Nonington and the adjacent land uses reflect this with residential development to the south and east and open countryside to the north and west. The site is adjacent to a Conservation Area and four listed buildings; one which is located adjacent to the main entrance of the site.</p> <p>The company operating here has indicated that they are looking to relocate so that they can expand their business and the development of the site would enable this move.</p> <p><b>Proposed Development</b></p> <p>The design of the proposed development should be guided by its location on the edge of the countryside and the neighbouring heritage assets. It is considered that development of this site could enhance the setting of the Listed Buildings and Conservation Area with removal of industrial buildings. The parking issues along Sandwich Road should be also be alleviated through the change of use. Any development would, however, have to reflect current grain and density of existing development in the village. Appendix 3 of the Heritage Strategy has indicated that there are four Heritage 'Themes' that should be considered as a starting point for any development</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>proposals. These are 'Settlement', 'Archaeology', 'Listed Buildings' and 'Conservation Areas'.</p> <p>The line of mature trees along the north eastern boundary must be retained to reduce the impact of the built form on the wider landscape and to retain a soft edge to the village.</p> <p>Early discussions should take place with Southern Water, as part of any planning application process, regarding connecting this site to the sewerage network at the nearest point of adequate capacity.</p> <p><b>Policy LA39</b></p> <p><b>Prima Windows, Easole Street/Sandwich Road, Nonington</b></p> <p>The site is allocated for residential development with an estimated capacity of 35 dwellings. Planning permission will be permitted provided that:</p> <ul style="list-style-type: none"> <li>i. the existing boundary hedgerows and vegetation is retained along the north eastern boundary;</li> <li>ii. development reflects the spatial character of the surrounding development; and</li> <li>iii. due regard is made to the topography of the landscape;</li> <li>iv. The development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes.</li> </ul>
MM48	Pg 120		<p>Amend paragraph 3.382 as follows:</p> <p><del>A site at Court Lane has been identified for residential development which, based on its location and characteristics, could provide approximately 25 dwellings. It has not been possible through the Land Allocations Local Plan process to identify a suitable site for new residential development that would not cause a harmful impact on the character and appearance of the area or is easily accessible to the local services and facilities on foot.</del></p>
MM49	Pages 121 - 124	Policy LA41/Land at Court Lane, Preston	Delete Policy LA41 (Land at Court Lane, Preston), supporting text, location map (See Map A.16 in Appendix A for location of deleted site) and reference to Preston in Table 1.1 (Pg 5)

Mod No	Pg No	Policy/Site	Main Modification
MM50	Pg 125, 126 and 127	Policy LA42/The Paddock, Townsend Farm, St Margaret's at Cliffe	<p>Amend Policy as follows:</p> <p><b>Policy LA 42</b></p> <p><b>The Paddock, Townsend Farm Road, St Margaret's at Cliffe</b></p> <p>The site is allocated for residential development with an estimated capacity of 7 dwellings. Planning permission will be permitted provided that:</p> <ul style="list-style-type: none"> <li>i. Development proposals are sensitively designed in terms of height and massing in order to ensure the development does not have an adverse impact on the AONB and countryside;</li> <li>ii. the raised land to the south east and south west is left undeveloped;</li> <li>iii. the existing trees along the south west boundary are retained; and</li> <li>iv. If street lighting is required this should be designed to minimise the impact of light pollution and conserve the dark night skies of the AONB.</li> </ul>
MM51	Pages 131 – 132	Policy LA46/land between Stoneleigh and Nine Acres, The Street, Woodnesborough	<p>Amend supporting text and the Policy as follows:</p> <p><b>Site Location and Characteristics</b></p> <p>The 1ha site is centrally located in the village on land to the south of The Street, which separates the two parts of the village. The site is irregular in shape and is long and narrow. It consists of agricultural land contained by a hedgerows and trees located along the length of The Street and the rear of the site that screen the site. There is also a bank along the frontage with The Street. The existing field access is onto The Street at the northern end of the site. Southern Water has advised that a sewer crosses this site.</p> <p><b>Site Context</b></p> <p>The site is located on land separating the two distinct parts of the village and the surrounding land uses reflect this with open countryside to the south east and residential to the north, north east and to the south west. St Mary's Church, a Grade II listed building, is located to the south. The existing village hall, which is also Grade II listed, is located on the opposite side of The Street, to the north. The Parish Council has indicated that this hall</p>

Mod No	Pg No	Policy/Site	Main Modification
			<p>is now no longer fit for purpose and a site for a new multipurpose hall is required.</p> <p><b>Proposed Development</b></p> <p>The design of the proposed development should be guided by its location on the edge of the countryside and the neighbouring heritage assets.</p> <p>The hedgerows and trees that are on the south east and north west boundaries of the site are considered important for retaining the rural character and reducing any detrimental impact on the wider landscape. These should be retained as part of any proposed development unless removal of part of the hedge is required for vehicle or pedestrian access.</p> <p>The design and layout of any proposals should consider the setting of the village hall, a Grade II Listed Building, and the density and scale of the existing built form. This is to ensure that the rural character of the village is maintained. In particular, the access point onto the site and associated visibility splays, should be located to minimise impact on the village hall. The District Council will expect applications to be submitted by a Heritage Statement relating to Appendix 3 of the Heritage Strategy, which has identified six heritage 'Themes' of outstanding significance, including 'Churches' and 'Listed Buildings', that should be considered for any development proposals.</p> <p>Development would also need to provide a public footway along The Street which should connect to the existing footway which is located on Fir Tree Hill. The footway should be set back within the site in order to avoid the loss of the existing hedgerow and trees along the road frontage and creating a detrimental impact on the rural character of the road.</p> <p>The development of this site creates an opportunity for the provision of a replacement village hall and recreation ground on land adjacent to the site. This would be in a central location easily accessible to the local community and is an integral part of releasing this site for development. Proposals for the allocated site will need to demonstrate that they will not prejudice the implementation of any community facility.</p> <p>Early discussions should take place with Southern Water regarding the sewer that crosses the site, which would need to be taken into account as part of any planning application.</p> <p>The location of the site on land separating the two distinct parts of the village, in the countryside, means that this</p>

Mod No	Pg No	Policy/Site	Main Modification												
			<p>development proposal should reflect the spatial character of the neighbouring built form. The configuration and the size of the site would lend itself to larger family dwellings set back to the rear of the site, overlooking the new access road and footway. The site was granted planning permission in 2014 for 24 dwellings.</p> <p><b>Policy LA44 LA45</b></p> <p><b>Land between Stoneleigh and Nine Acres, The Street, Woodnesborough</b></p> <p>The site is allocated for residential development with an estimated capacity of 30 dwellings. Planning permission will be permitted provided that:</p> <ol style="list-style-type: none"> <li>i. a tree survey is undertaken and agreed with the Council that assesses the importance and identifies which trees on the site need to be retained ;</li> <li>ii. the development includes the creation of a public footway which is set back within the site that must connect to the existing footway that is located at Fir Tree Hill;</li> <li>iii. development reflects the spatial character of the existing built form; and</li> <li>iv. it can be demonstrated that proposals will not prejudice the implementation of a community facility on land adjacent to the site; and</li> <li>v. The development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes.</li> </ol>												
MM52	Pg 132	Policy LA46/Residential Development at Woodnesborough	<p>Amend Policy as follows:</p> <table border="1" data-bbox="613 1094 1939 1327"> <thead> <tr> <th colspan="4" data-bbox="613 1094 1939 1182"><b>Land Allocated for Residential Development at Woodnesborough</b></th> </tr> <tr> <th data-bbox="613 1182 790 1327"><b>Site / Ref No.</b></th> <th data-bbox="790 1182 1167 1327"><b>Design Guidelines</b></th> <th data-bbox="1167 1182 1451 1327"><b>Approx No. Of Dwellings</b></th> <th data-bbox="1451 1182 1939 1327"><b>Issues</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="613 1327 790 1327"> </td> <td data-bbox="790 1327 1167 1327"> </td> <td data-bbox="1167 1327 1451 1327"> </td> <td data-bbox="1451 1327 1939 1327"> </td> </tr> </tbody> </table>	<b>Land Allocated for Residential Development at Woodnesborough</b>				<b>Site / Ref No.</b>	<b>Design Guidelines</b>	<b>Approx No. Of Dwellings</b>	<b>Issues</b>				
<b>Land Allocated for Residential Development at Woodnesborough</b>															
<b>Site / Ref No.</b>	<b>Design Guidelines</b>	<b>Approx No. Of Dwellings</b>	<b>Issues</b>												

Mod No	Pg No	Policy/Site	Main Modification				
			Site: Land at Laslett's Yard and adjacent land	Located on the edge of the built form on a site currently consisting of a large shed and small scale cropping. This provides an opportunity for a mix density development with higher density, smaller dwellings on the footprint of the shed and lower density dwellings on the remainder. <del>The mix of dwelling type should start</del>	13	Retention of Hedgerows  The Improvement of footways & PROW to the site will be investigated and implemented if found to be appropriate	
MM53	Pg 133	Phasing, Delivery and Monitoring	<p>Insert additional paragraph as follows:</p> <p>There is a formal requirement for the Council to produce an Annual Monitoring Report. Copies of the Council's Annual Monitoring Report can be downloaded from the Council's website.</p> <p>Chapter 5 of the Adopted Core Strategy identifies the Council's strategic delivery framework and sets out the critical relationship between core policies and development proposals and examines who does what to deliver the Core Strategy's aims and objectives. Whilst the Delivery Framework was prepared to support the Core Strategy the Council will apply this programme management, monitoring and review process to the Land Allocations Local Plan.</p> <p>The Council will consider the outcomes of the Annual Monitoring Report and whether this indicates the need to review existing plans, or to produce any additional ones. Any such changes have to be set out in the Council's Local Development Scheme. Should monitoring find that progress is insufficient to meet targets it does not automatically mean that a review of a Plan should take place. Where targets are not being met the Council will identify the relevant issues, analyse the problem and propose remedial action if necessary.</p>				
MM54	Pg 135	Annex 1/New Comparison	Insert reference to NPPG in the following paragraph:				

Mod No	Pg No	Policy/Site	Main Modification
		Provision	<p><b>New Comparison Provision</b></p> <p>As outlined in Chapter 2 (Overarching Policies) the Dover District Retail Update (2012) has identified a need for comparison floorspace in Deal. This amounts to a requirement for 7,700 square metres of gross floorspace by 2026. The NPPF and NPPG recognises that town centres are at the heart of communities and that Plans should allocate suitable site(s) for main town centre uses to meet the scale and type of retail development that is needed. If sufficient town centre or edge of centre sites cannot be identified or viable town centre sites are not available, the Council should set policies for meeting the identified need in other accessible locations that are well connected to the town centre. For further details please see Table 2.1 and paragraphs 2.11 to 2.19.</p>
MM55	Pg 139 and 140	Annex 1/Guidance on Coastal Change Management Areas	<p>Amend text as follows:</p> <p>With regard to future planning applications and assessment against the CCMA's it is not proposed to include a policy in this Plan as the NPPF and the accompanying Practice Guide sets out the planning considerations for Coastal Change Management Areas (CCMA).</p> <p>Development proposals falling within the Coastal Change Management Areas, as defined on the Policies Map, will have to be accompanied by an assessment of the vulnerability of the proposed development to coastal change and whether there is any impact on coastal change.</p> <p>Paragraphs 106 to 108 in the NPPF and, in particular, <del>Section 6 of the Practice Guide</del> the Planning Practice Guidance provide clear guidance as to what is, and what is not, suitable for new development and this will be the initial policy stance of the District. <del>Section 6</del> The Planning Practice Guidance is summarised below:</p> <ul style="list-style-type: none"> <li>• <del>Development would only be permitted in a CCMA if it requires a coastal location and provides substantial economic and social benefits;</del></li> <li>• Essential infrastructure may be permitted in a CCMA provided there are clear plans to manage the impacts of coastal change on it, and it will not have an adverse impact on rates of coastal change;</li> <li>• MoD installations that require a coastal location can be permitted within a CCMA provided there are clear plans to manage the impacts of coastal change;</li> <li>• For all other development, within short-term risk areas (i.e. 20 years time horizon) only a limited range of types of development directly linked to the coastal strip such as beach huts, café/tea rooms, car parks and holiday short-let caravans and camping, might be permitted;</li> <li>• Within medium to long term risk areas (i.e. 50 to 100 years time horizon) a wider range of time-limited</li> </ul>

Mod No	Pg No	Policy/Site	Main Modification
			<p>development might be permitted such as hotels, shops, offices or leisure activities requiring a coastal location and providing substantial economic and social benefit;</p> <ul style="list-style-type: none"> <li>• Permanent new residential development would not be appropriate.</li> </ul> <p>Where extensions and alterations permitted under the General Permitted Development Order are likely to result in an increase in the scale of property and number of occupants at risk from coastal change in the short-term (i.e. next 20 years), the District Council will consider whether to make greater use of an Article 4 Direction under the Town and Country Planning (General Development Procedure) Order 1995 to require planning permission to be sought.</p> <p>Development proposals that fall within the Kent Downs Areas of Outstanding Natural Beauty and Heritage Coast would also be restricted by those designations so the above examples may not be acceptable for reasons other than vulnerability to coastal erosion.</p>
MM56	Pg 141	Annex 1/Thanet Coast and Sandwich Bay SPA and Ramsar Mitigation Strategy	<p>Insert new text:</p> <p>The mitigation strategy comprises four elements:</p> <ol style="list-style-type: none"> <li>1. The ability, if necessary, to draw on funding, via a bond, to support wardening at Sandwich Bay for a period up to 10 years.</li> <li>2. Monitoring of potential impacts associated with Dover development to identify if and when such wardening (1) or other mitigation (4) is required;</li> <li>3. Contribution to the Pegwell Bay and Sandwich Bay Disturbance Study to complement (2), provide weighting for different forms of disturbance and thus direct the role of wardening (1).</li> <li>4. To use the monitoring (2) to identify lesser sources of development-related disturbance and to draw on the relevant development contributions for mitigation of such.</li> </ol> <p>Financial contributions will address the cumulative 'in combination' impact of the smaller developments of greater than 15 dwellings allocated for development in this Plan. For developments requiring EIA, project-level HRA will be required in order to confirm any site specific details that may trigger a requirement for additional measures, notwithstanding the requirement to contribute to the Strategic Mitigation Strategy.</p>



Mod No	Pg No	Policy/Site	Main Modification
			Guidance at 2013 values indicates that costs range from £16.50 for a 1 bed dwelling to £66 for a 4 bed dwelling.
MM57	Pg 144	Annex 1/Open Space and Play Space Standards Policy	<p>Amend policy as follows:</p> <p><b>Policy DM27</b></p> <p><b>Providing Open Space</b></p> <p>To meet any the additional need generated by development, planning applications for residential development of five or more dwellings will be required to provide or contribute towards provision of open space, unless existing provision within the relevant accessibility standard has sufficient capacity to accommodate the additional demand. This applies to accessible green space (<i>existing footnote</i>), outdoor sports facilities, children’s equipped play space and community gardens in accordance with the standards that are contained in Table 1.2. Applications will also be required to demonstrate a minimum of 15 years maintenance of facilities. The need arising for other types of open space (operational cemeteries, European site mitigation and landscape mitigation) will be assessed on a development specific basis.</p> <p><del>If Where</del> it is impractical to provide a new area of open space in the form of an on-site contribution or there are existing facilities within the access distances contained in Table 1.2 and the capacity of those facilities can be expanded to meet the additional demand, then the District Council will consider accepting a commuted payment for the purpose of funding quantitative or qualitative improvement to an existing publicly accessible open space. <del>the District Council will consider accepting a commuted payment for the purpose of funding quantitative or qualitative improvement to an existing publicly accessible open space.</del> Commuted sums will cover the cost of providing and maintaining the improvements.</p> <p>New text and tables to be inserted under the box containing Policy DM27:</p> <p>The additional need arising from residential developments will be calculated using estimated occupancy rates given in the KCC paper ‘Demographic Forecasts Dover District Council, April 2010’, or a subsequent document. A worked example is presented in Table 1.3 and 1.4, which calculates the open space needs arising from a hypothetical development of 100 units built to the Core Strategy housing mix. For very large applications, more detailed population modelling may be necessary to obtain predicted age structure, in order to utilise the Sport England Playing Pitch Model.</p> <p>Table 1.3 Example calculation of the population arising from a new development</p>

Mod No	Pg No	Policy/Site	Main Modification			
			Dwelling type	Occupancy rate	Number of units	Number of occupants
			1 bed flats	1.247	15	19
			2 bed houses	2.112	35	74
			3 bed houses	2.621	40	105
			4 bed houses	3.245	10	32
			Total			230
			Table 1.4 Example calculation of the open space need arising from a new development			
			Open Space Type	Quantitative Standard (ha per thousand population)	Number of new residents	Open space requirement (ha)
			Accessible green space	2.22	230	0.51
			Outdoor Sports Facilities	1.17	230	0.27
			Children's equipped play space	0.06	230	0.01
			Allotments/Community gardens	0.21	230	0.05
			Total			0.84
			<p>These open space needs may be met by new provision on-site. Alternatively, the standards will be applied to determine whether facilities already exist within an acceptable distance and whether sufficient capacity exists in them to accommodate the additional demand. In most cases it will be possible to provide at least some of the accessible green space within developments especially where fifteen or more houses are proposed. If the accessible green space is designed to be playable this would meet the need previously catered for by Local Areas for Play. Spare capacities and deficiencies of outdoor sports facilities within the district's three subareas will be discussed in the forthcoming updated 'Playing Pitch and Outdoor Sports Facilities Strategy', which will</p>			

Mod No	Pg No	Policy/Site	Main Modification
			<p>include an analysis of provision based on the Sport England Playing Pitch Model (PPM) that utilises supply and demand data. Demand for children’s equipped play areas is presumed to exist in all urban areas<sup>1</sup>, information on supply is presented in ‘Review of Play Area Provision 2012-2026. Open space projects are being delivered all the time, so it will be necessary to check if provision local to the development has changed since the most recent strategy was published.</p> <p>Amendments to existing paragraph as follows:</p> <p>In addition, off-site contributions may only service the additional need that arises from the new development; they cannot be used to put right existing deficiencies.</p> <p><del>The standards will be applied to determine whether existing provision within the relevant accessibility standard has sufficient capacity to accommodate the additional demand. In most instances, the population arising from the proposed developments will be estimated using occupancy rates given in the KCC paper ‘Demographic Forecasts Dover District Council, April 2010’ or a subsequent document. For large applications, more detailed population modelling may be necessary to obtain predicted age structures, so that the Sport England playing pitch calculator may be utilised.</del> Appropriate off site contributions will be calculated by working out the proportion of a complete facility required to meet the additional need. For example the need of 0.27 ha calculated in Table 1.4 equates to 23% of a standard senior football pitch<sup>2</sup>, therefore 23% of the cost of creating such a facility would be an appropriate contribution. Costing guidance is provided by Sport England, for example in the document ‘Life Cycle Costings, Natural Turf Pitches’. Due to the limit on pooling S106 payments to no more than five per project, contributions are unlikely to be sought where the need created forms less than one fifth of a facility. Allocation of any off-site monetary contributions to projects will be guided by the accessibility standards, to ensure the facilities provided are directly related to the development. The detailed arrangements for any on- or off-site provision will depend on the particular local conditions and issues, which may vary from site to site. In some cases improved access arrangements to an existing facility may be an appropriate use of off-site contributions.</p> <p>This policy will support the implementation of two open space related policies in the Dover District Core Strategy (adopted 2010). Policy DM25 protects existing open space, while CP7 protects the wider Green Infrastructure Network. The standards will help to protect and enhance the publicly accessible open space component of</p>

<sup>1</sup> See discussion at paragraph 8.18 of Open Space Policy and Standards Consultation (PS03)

<sup>2</sup> According to ‘Comparative Sizes of Sports Pitches & Courts’ a senior football pitch (including run offs) measures 1.2ha <https://www.sportengland.org/media/30685/Comparative-Sizes-Checklist-April-2011.pdf>

Mod No	Pg No	Policy/Site	Main Modification
			<p>existing green infrastructure by ensuring that proper consideration is given to needs arising from development. Provision of appropriate open space facilities has a valuable role in protecting the wider Green Infrastructure Network by significantly deflecting recreational pressures away from protected natural and semi-natural elements. Application of the standards will also provide a clearly defined approach for determining whether public open space provision is deficient in the vicinity of a proposed development on protected open space.</p>
MM58	Pg 146	Annex 1/Saved Local Plan Policies that are to be deleted	<p>Table 1.4 (Table of Saved Local Plan Policies that are to be deleted):</p> <p>Remove both 'Tilmanstone Spoil Tip (Policy LE10) and Dover Car Park (Policy LE24) from the above table.</p>
MM59	Pg 229	Appendix 4/Open Space Amendments	<p>Insert additional text</p> <p>The current version of the Proposals Map was adopted in February 2010, at the time the Core Strategy was adopted. A consultation was carried out in 2008 on the Core Strategy, Land Allocations and open space amendments. The Core Strategy was adopted in 2010 and results for the consultation on the Land Allocations and Open Space are now being dealt with. Most of the proposed changes were factual updates, and most of them were additions:</p> <p>Additions</p> <ul style="list-style-type: none"> <li>• School grounds that had previously been omitted in error - map numbers 4.7, 4.8, 4.10, 4.15, 4.22, 4.24, 4.25, 4.29, 4.37 and 4.39.</li> <li>• Accessible open space facilities that had previously been omitted in error <ul style="list-style-type: none"> <li>○ amenity green space - Whitfield 4.1 &amp; 4.2, Aycliffe 4.3, Western Heights 4.4, Burgoyne Heights 4.10, Deal 4.12, Walmer 4.13, Sandwich 4.18, Elvington 4.27 and West Langdon 4.32</li> <li>○ formal park – Russell Gardens 4.39</li> <li>○ children's play space - Whitfield 4.2, Ringwould 4.38, River 4.39</li> <li>○ closed churchyard - St Peters in Aylesham 4.22</li> <li>○ allotments - East Langdon 4.31 and Preston 4.37</li> <li>○ sports facilities – Kearsney Camping Ground (contains a rugby pitch) 4.39 and St</li> </ul> </li> </ul>

Mod No	Pg No	Policy/Site	Main Modification
			<p style="text-align: center;">Margaret's Bowling Green 4.41</p> <ul style="list-style-type: none"> <li>• Amendments to boundaries, that had been drawn incorrectly - 4.6, 4.12, 4.14, 4.17, 4.19, 4.20, 4.21, 4.23, 4.33, 4.35, 4.37, 4.38 and 4.40</li> <li>• Delineation of new open space facilities - public gardens on Barwick Road 4.12, Fowlmead Country Park 4.23 and land to the north of Old Dover Road, Capel le Ferne (Policy LA21) 4.50</li> <li>• Identification of a private closed cemetery on North Barrack Road 4.12</li> <li>• Common land and village greens that had previously been omitted in error</li> </ul>
MM60	Pg 230	Appendix 4/Open Space Amendments	<p>Delete the following text:</p> <p>Deletions</p> <ul style="list-style-type: none"> <li>• Removal of buildings within protected sites – at schools 4.9, 4.26, 4.31 and 4.40 and at the Aylesham and Colliery Welfare sports ground 4.22</li> <li>• Depiction of fact – where planning permission was granted on appeal 4.17, or was granted to allow creation of local employment opportunities 4.22 or, where planning permission was granted for residential development 4.51</li> <li>• Implementation of adopted open space policies - play equipment was removed from the non-strategic play area at Guilford Avenue 4.1</li> <li>• Improving consistency – beaches are linear features, cannot be mapped accurately as areas and are not under threat of development so the only section of beach previously designated as open space 4.13 has been removed</li> <li>• Amendments to boundaries, that had been drawn incorrectly - 4.11 and 4.30</li> <li>• <del>Commons - are protected by the Commons Act (2006), therefore protection on the Proposals Map would be superfluous 4.36 and 4.34</del></li> </ul>

Mod No	Pg No	Policy/Site	Main Modification
			<ul style="list-style-type: none"> <li>Removal of land that has no amenity value, visual benefit and no potential for improvement – 4.22 and 4.47</li> </ul>
MM61	Pg 240	Appendix 4/ Open Space Amendments Maps	<p>St Edmunds School, Dover</p> <p>Appendix 4 - Map 4.9 – Reduce the area of land to be deleted from protected open space (See Map A.26 in Appendix A)</p>
MM62	Pg 273	Appendix 4/ Open Space Amendments Maps	<p>St Margaret's at Cliffe Primary School</p> <p>Appendix 4 – Map 4.41 – Retain area of open space at St Margaret's at Cliffe Primary School (See Map A.27 in Appendix A)</p>
MM63	Pg 280	Appendix 4/ Open Space Amendments Maps	<p>Woodnesborough</p> <p>Appendix 4 – Map 4.48 – Delete Map showing open space at Woodnesborough (See Map A.28 in Appendix A)</p>
MM64		Amendment to Policies Map	<p>Rear gardens of properties at Queensdown Road, Kingsdown</p> <p>Amendment of settlement confines to exclude rear gardens of properties at Queensdown Road, Kingsdown (See Map A.29 in Appendix A for location)</p> <p>Exclude rear gardens from the village confines to protect the soft, green edge of the village. Development will not be permitted outside of the village confines.</p>

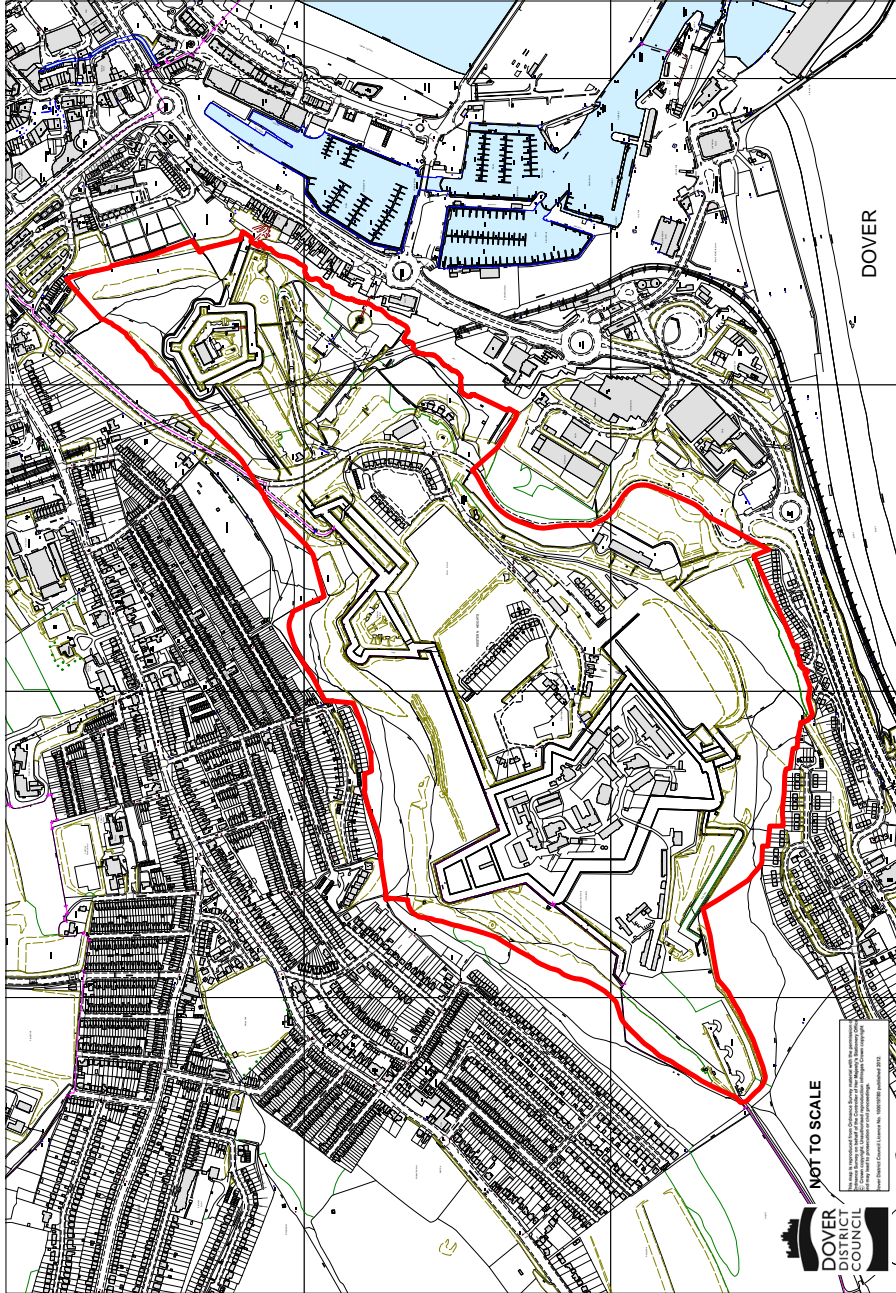
## **Appendix 2**

<b>Changes to the Policies Map arising from the Main Modifications .....</b>	<b>3</b>
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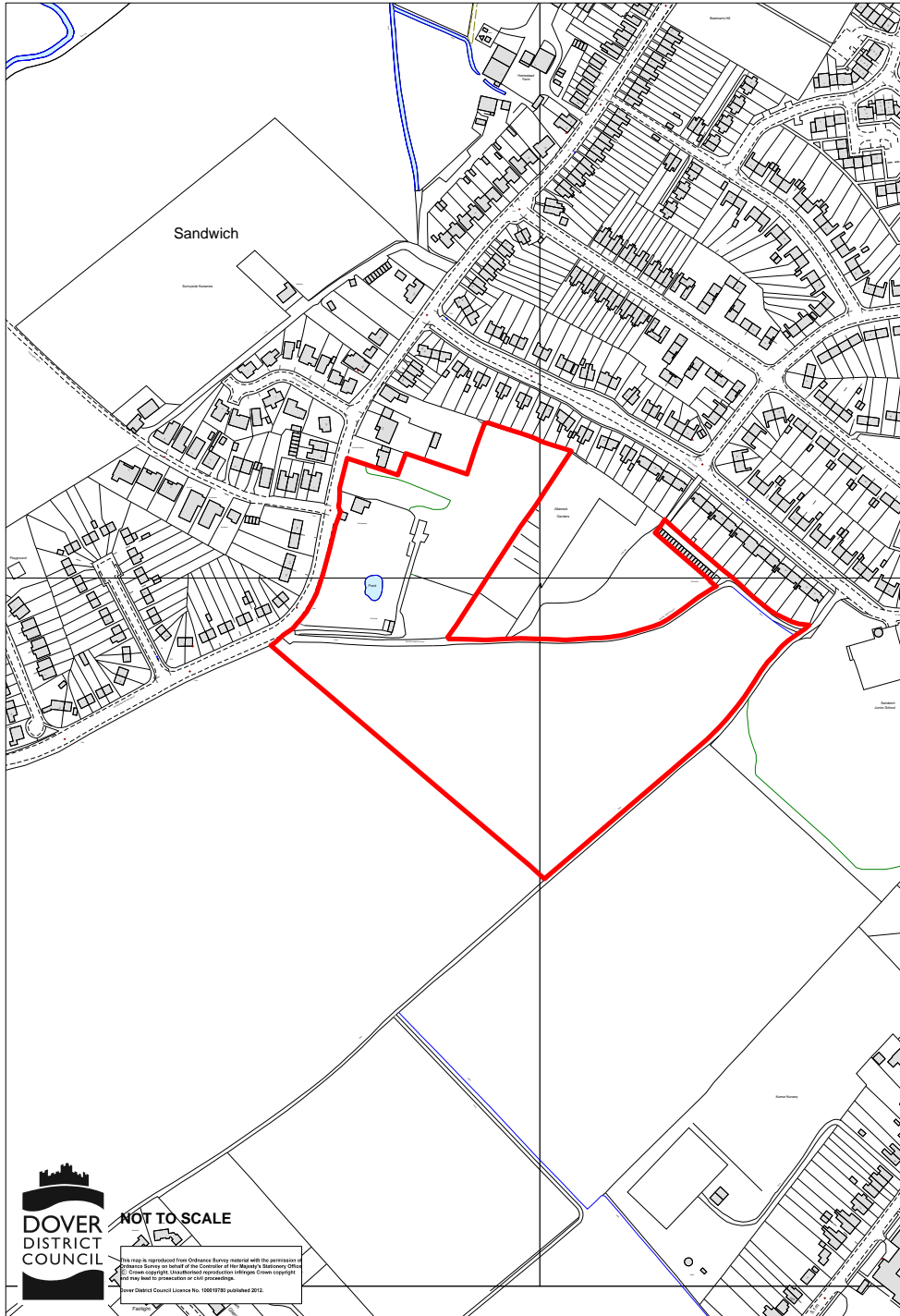




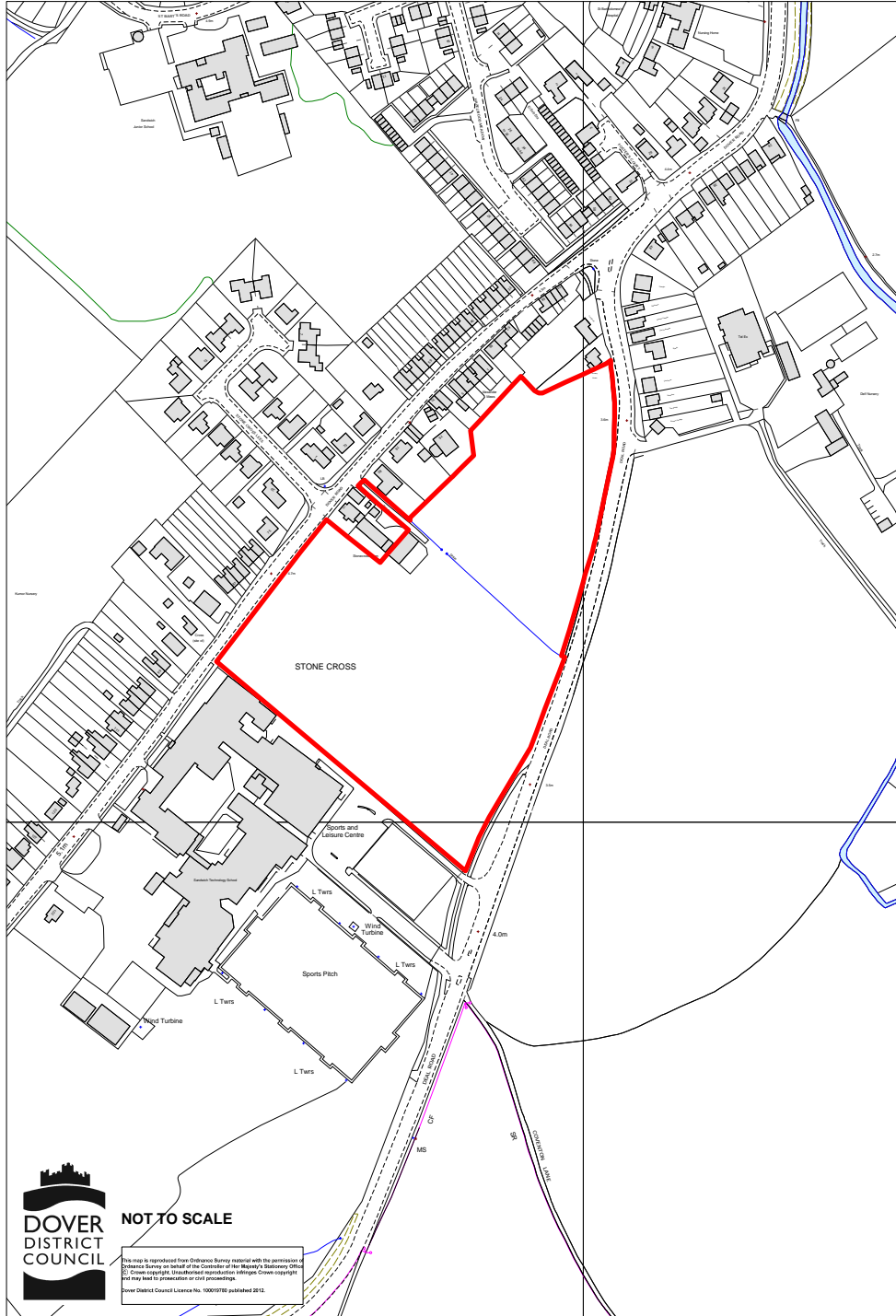
Changes to the Policies Map arising from the Main Modifications



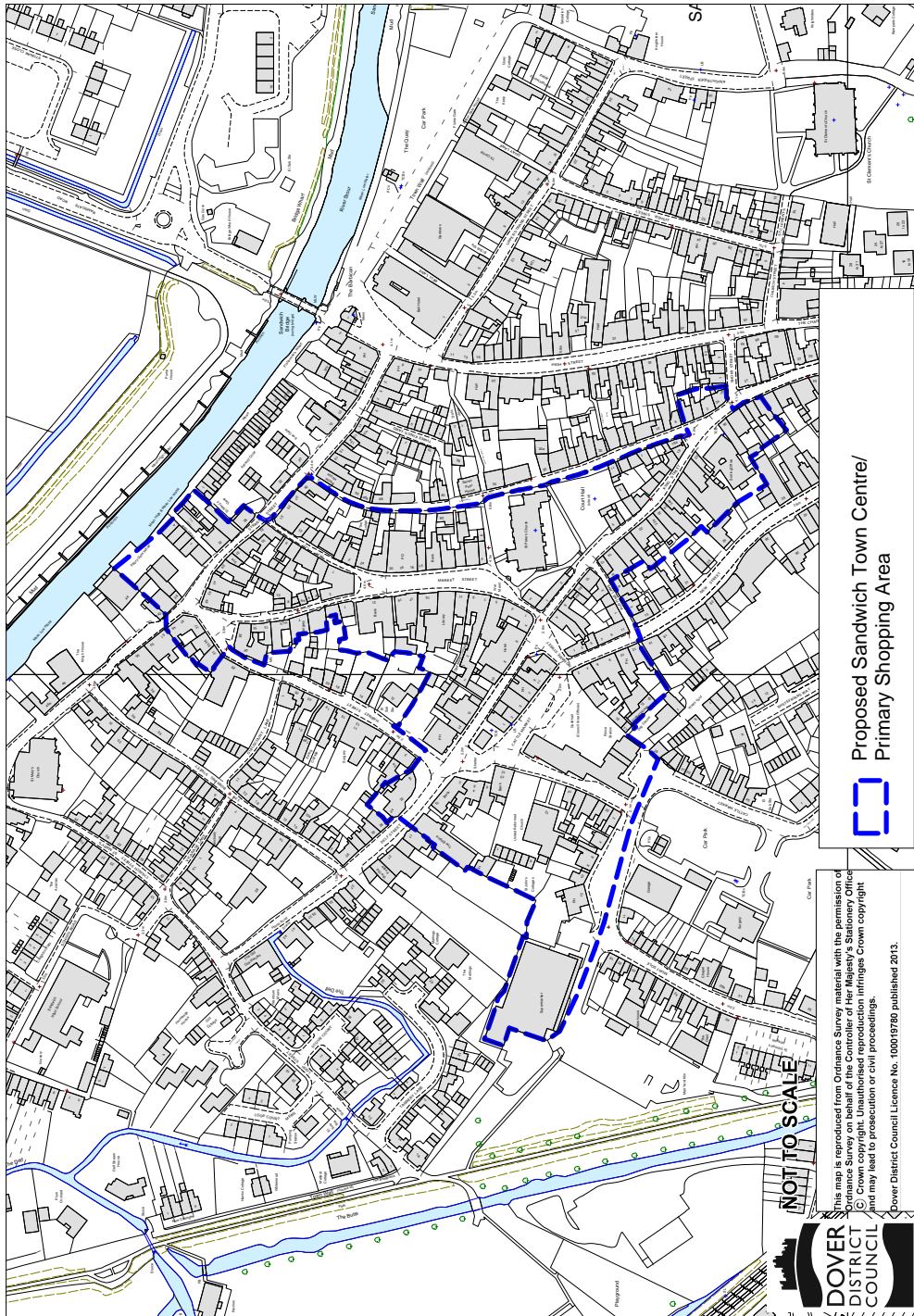
Western Heights, Dover



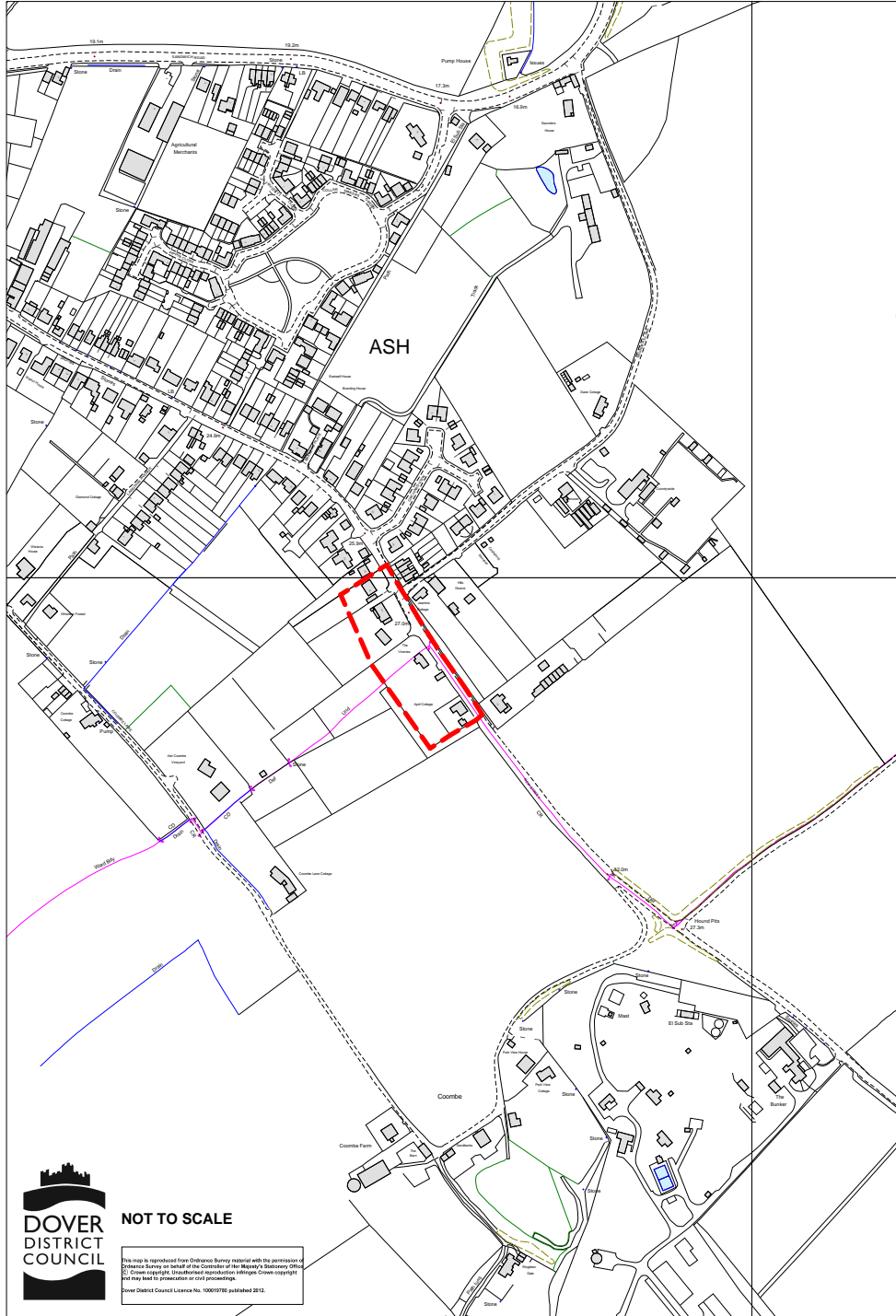
Land to the west of St Bart's Road, Sandwich



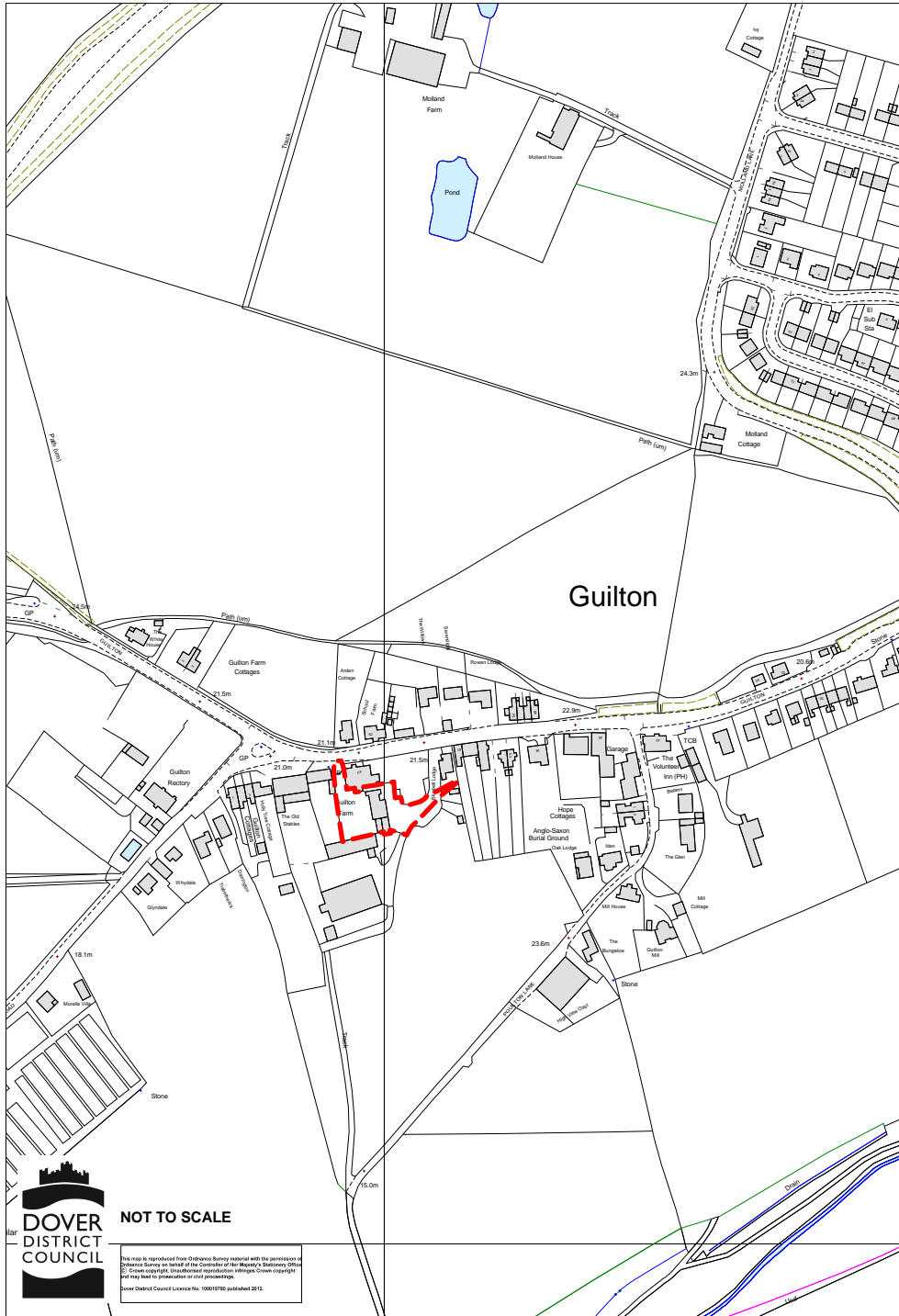
Land adjacent to Sandwich Technology School, Deal Road, Sandwich



Proposed Sandwich Town Centre/Primary Shopping Area

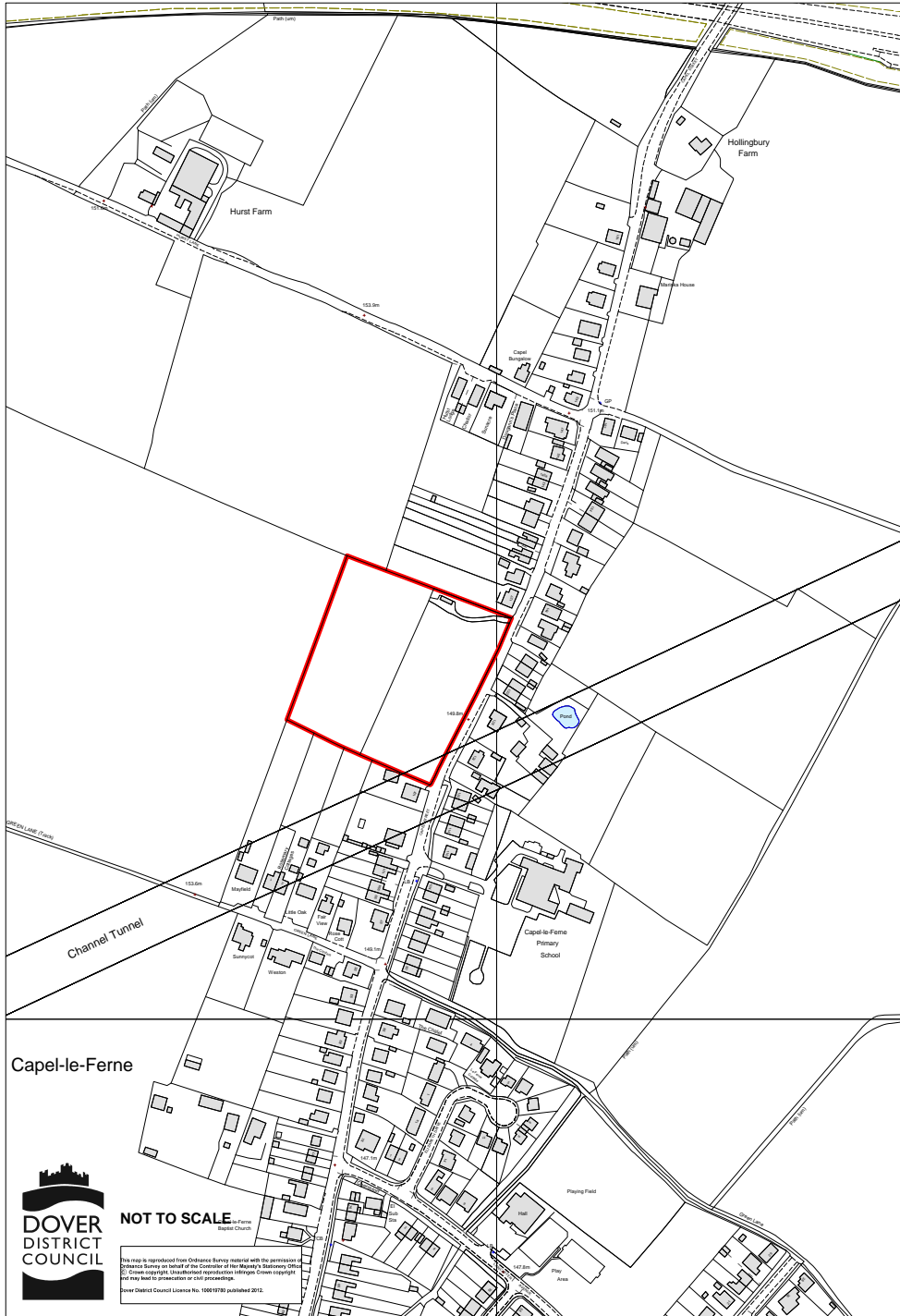


Land at The Vineries and 111 and 115 New Street, Ash



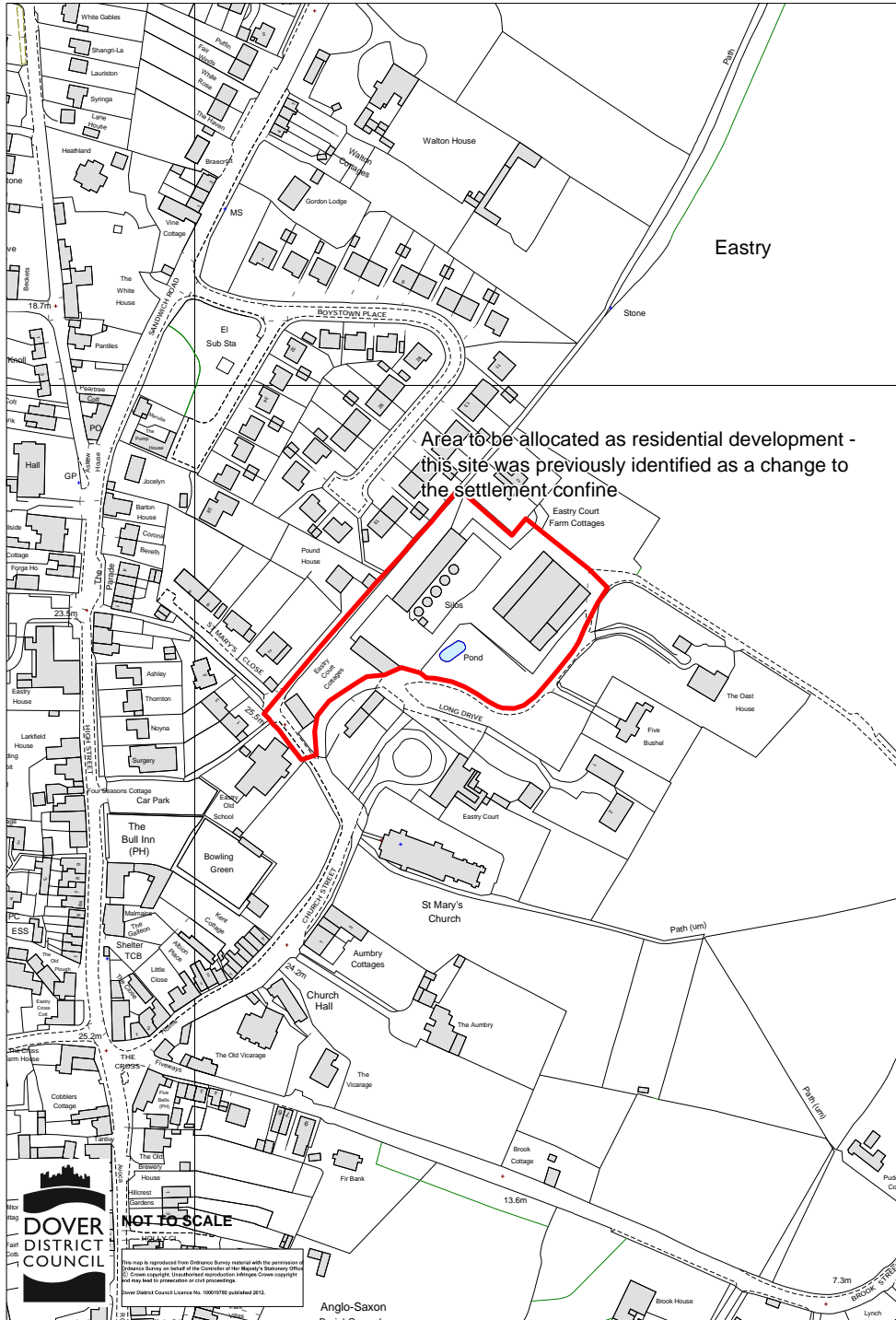
Gilton Farm, Gilton, Ash



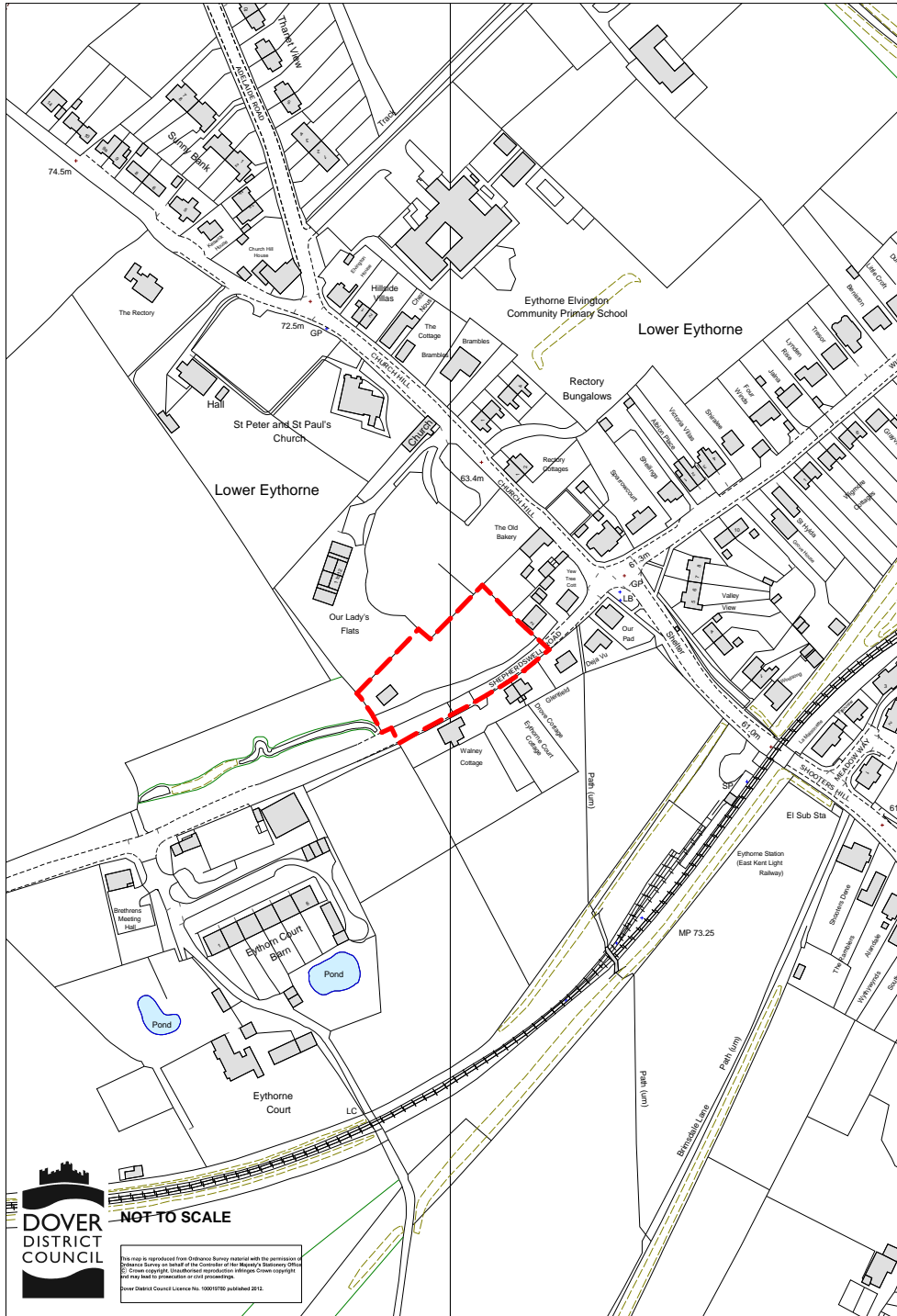


Land between 107 and 127 Capel Street, Capel le Ferne

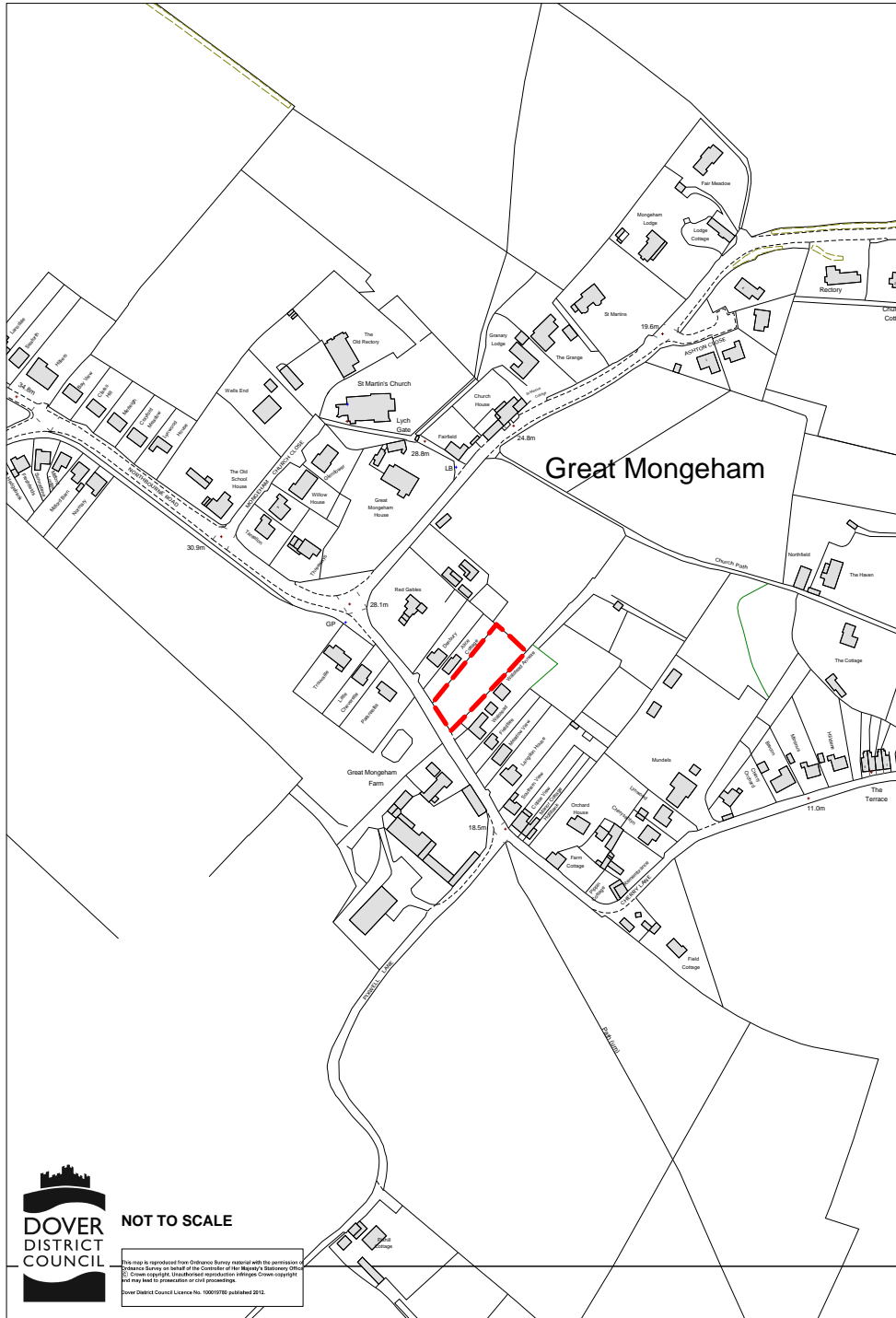




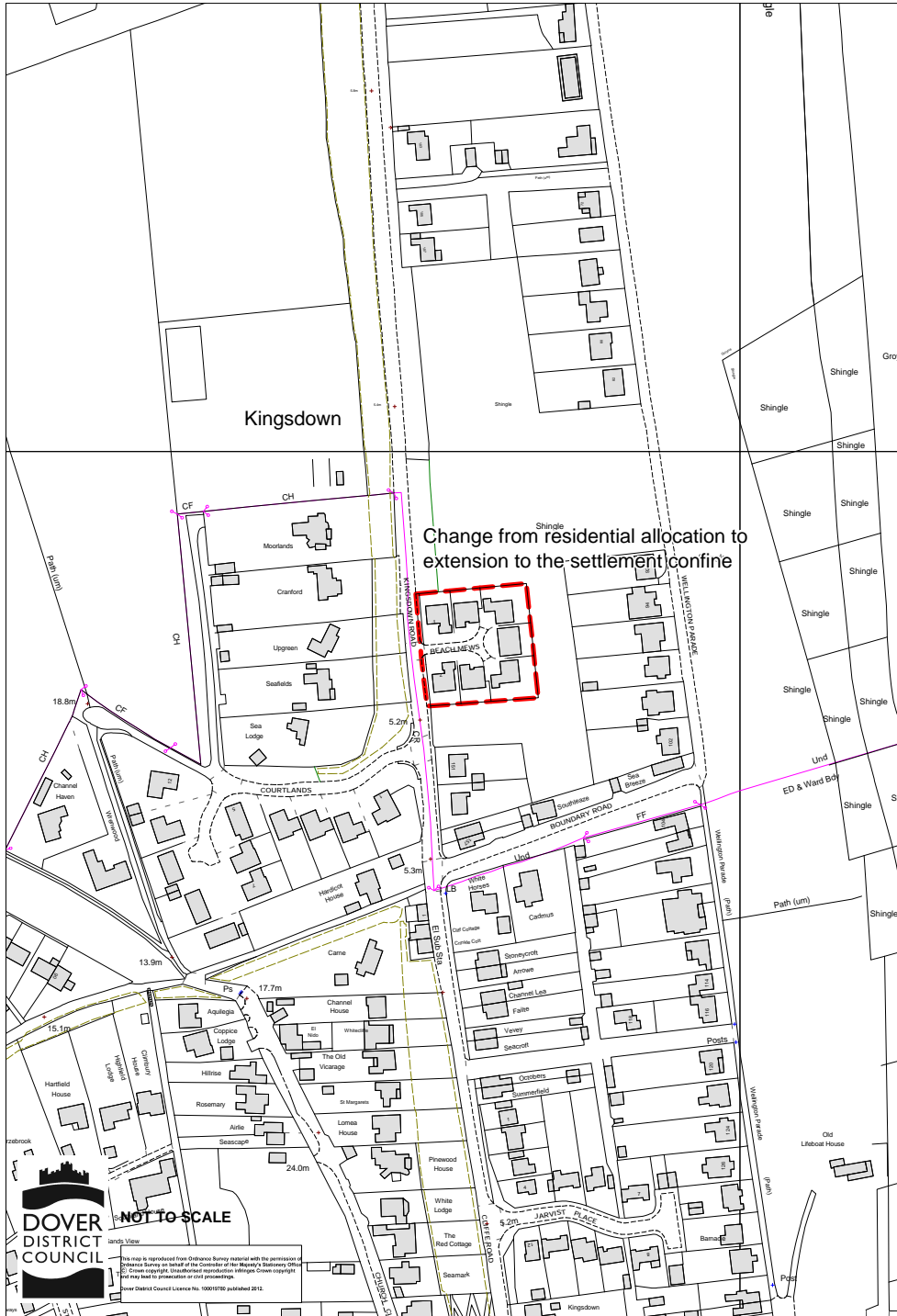
Eastry Court Farm



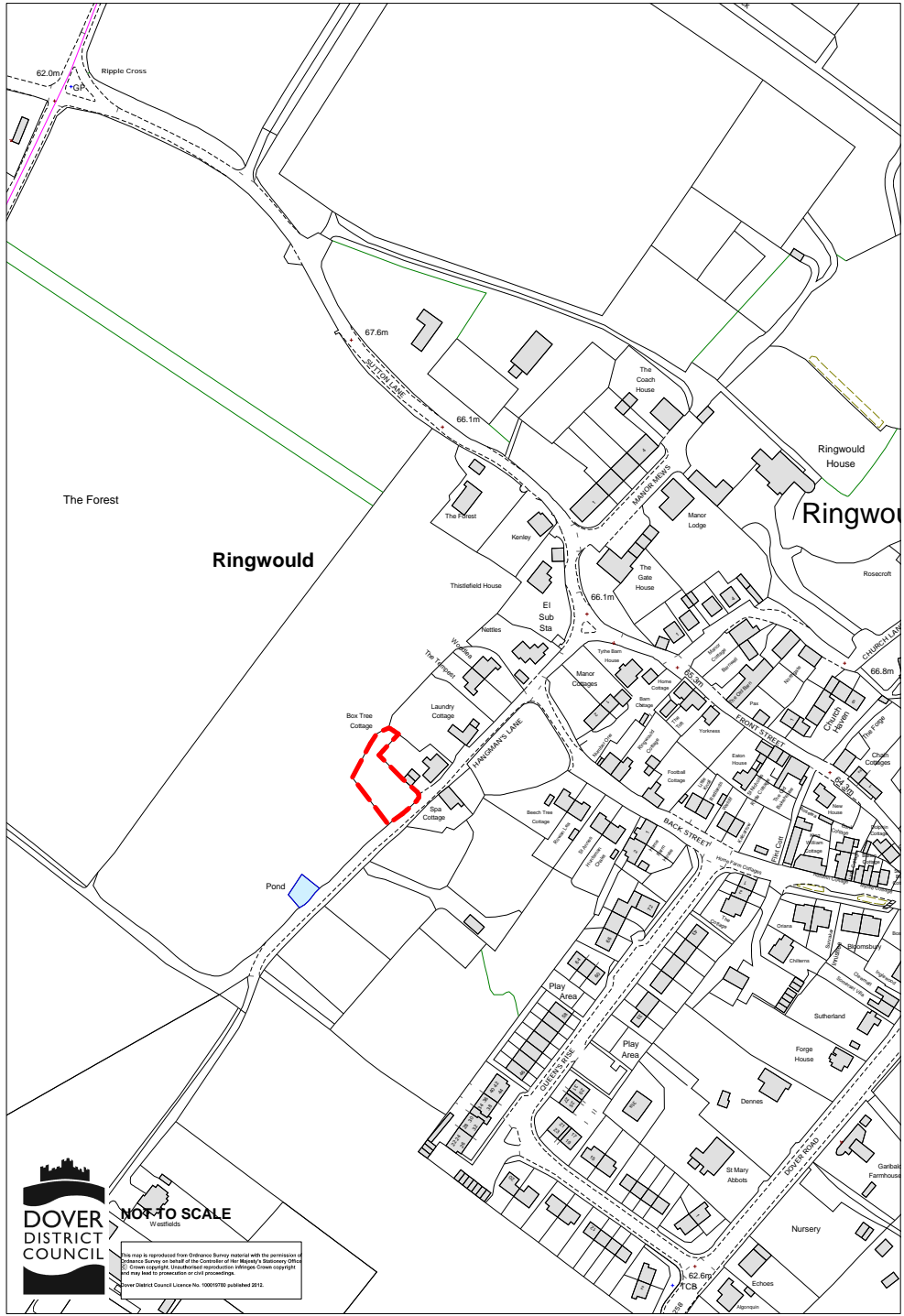
Land adjacent to 2 Shepherdswell Road, Eythorne



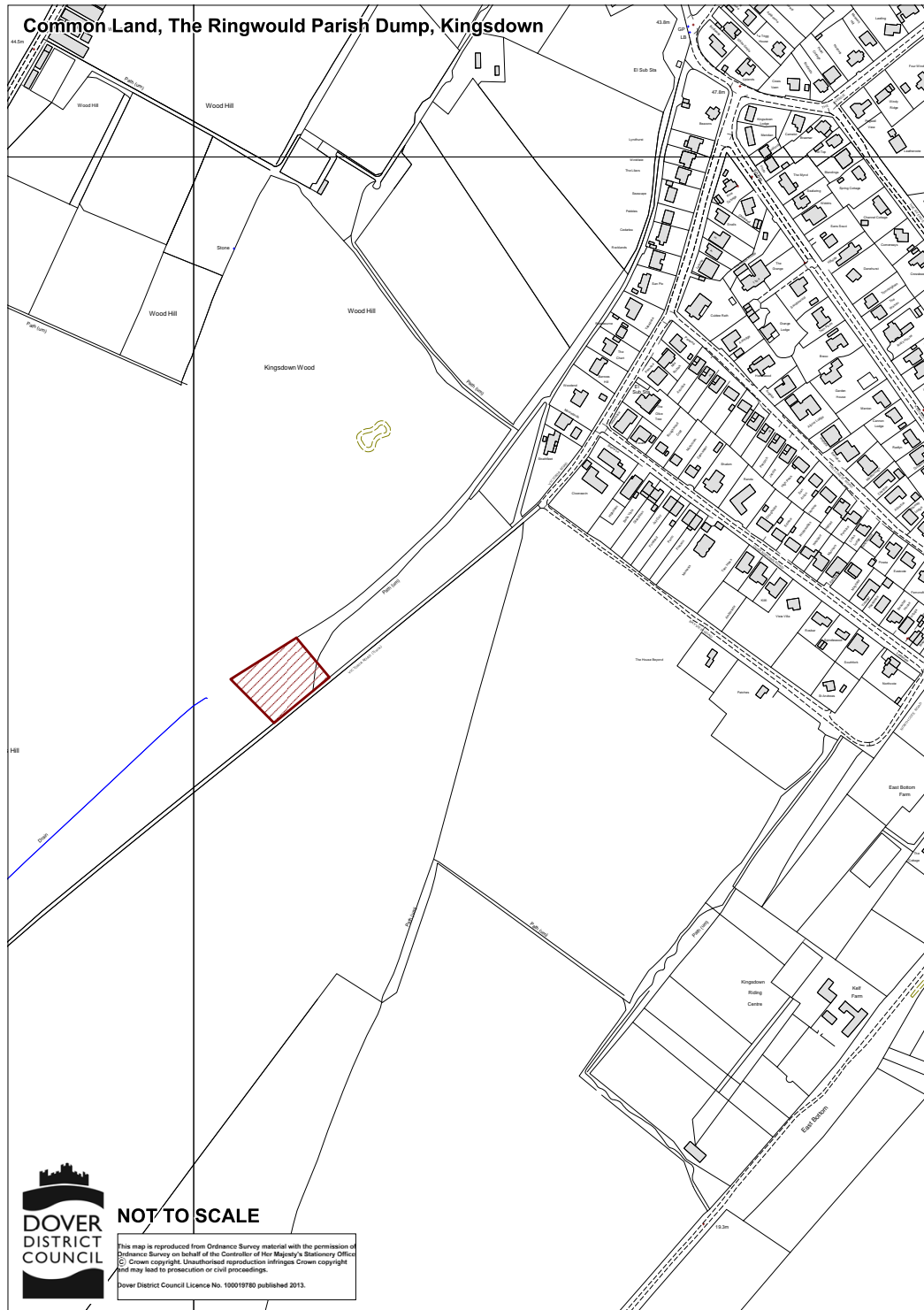
Land between Alice Cottage and Walstead, Great Mongeham



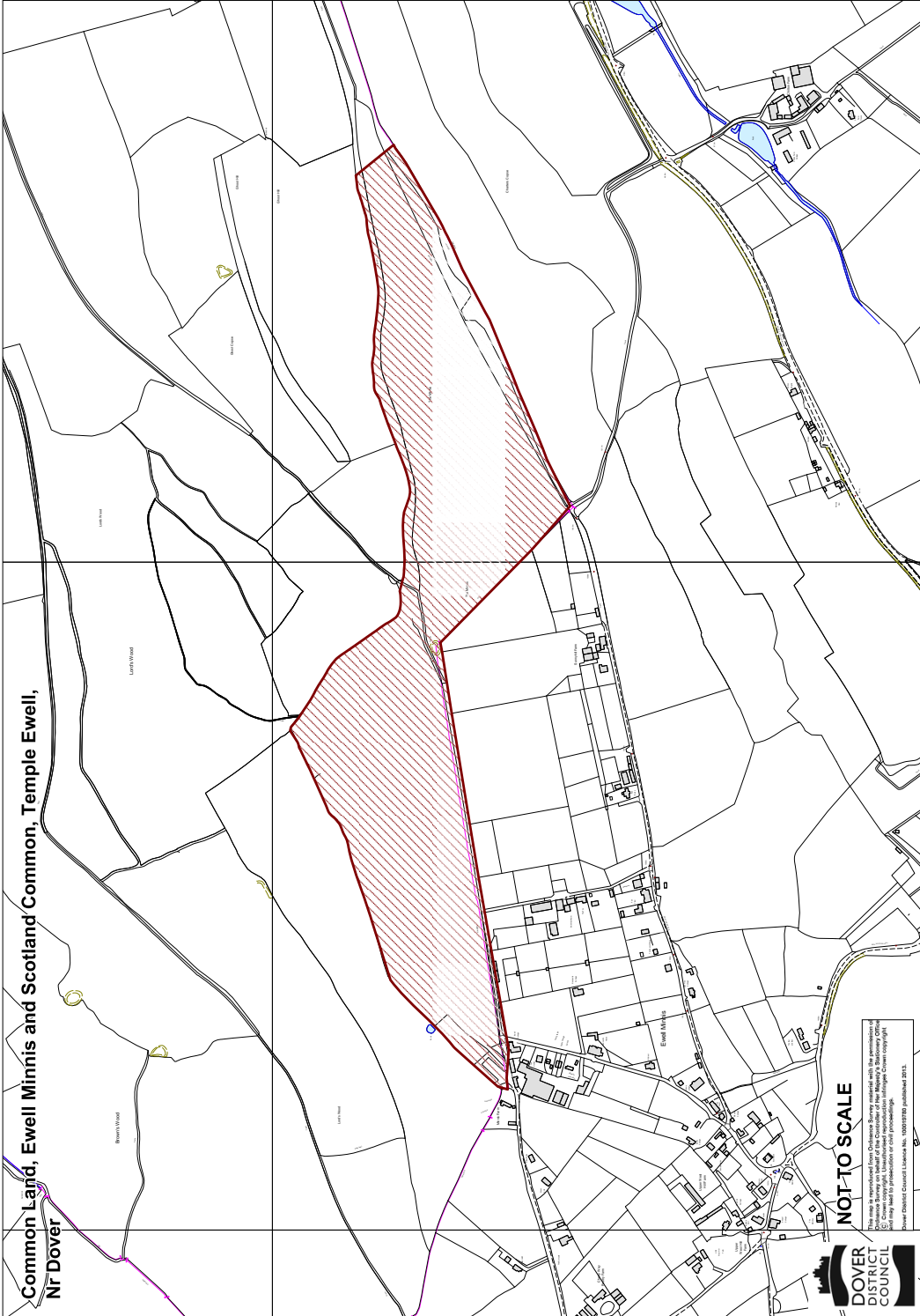
Garage Site, Kingsdown Road, Kingsdown



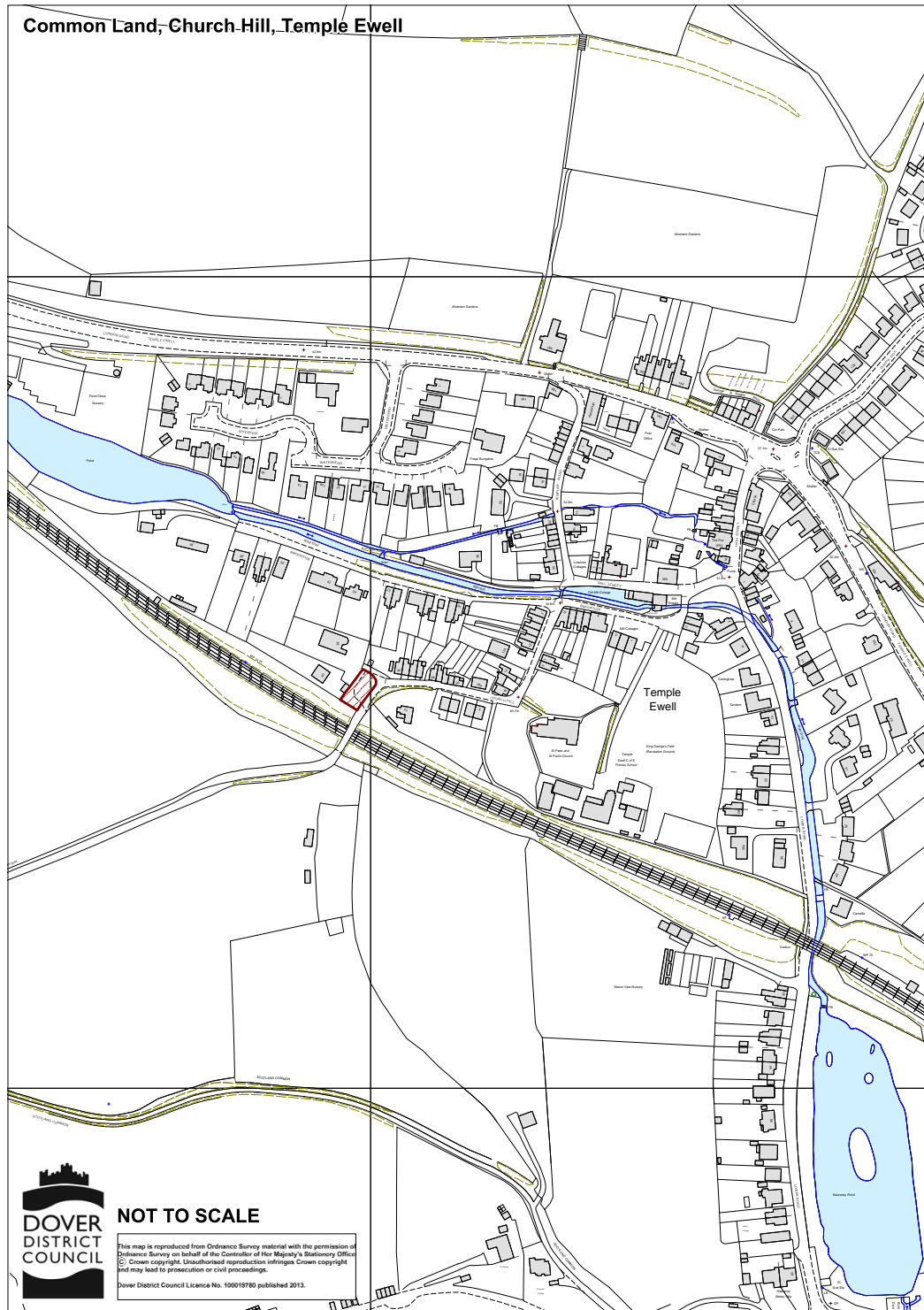
Land adjacent to Box Tree Cottage, Hangmans Lane, Ringwold



Map A.17 Common Land - Ringwoud Parish Dump



Map A.18 Common Land - Scotland Common, Temple Ewell

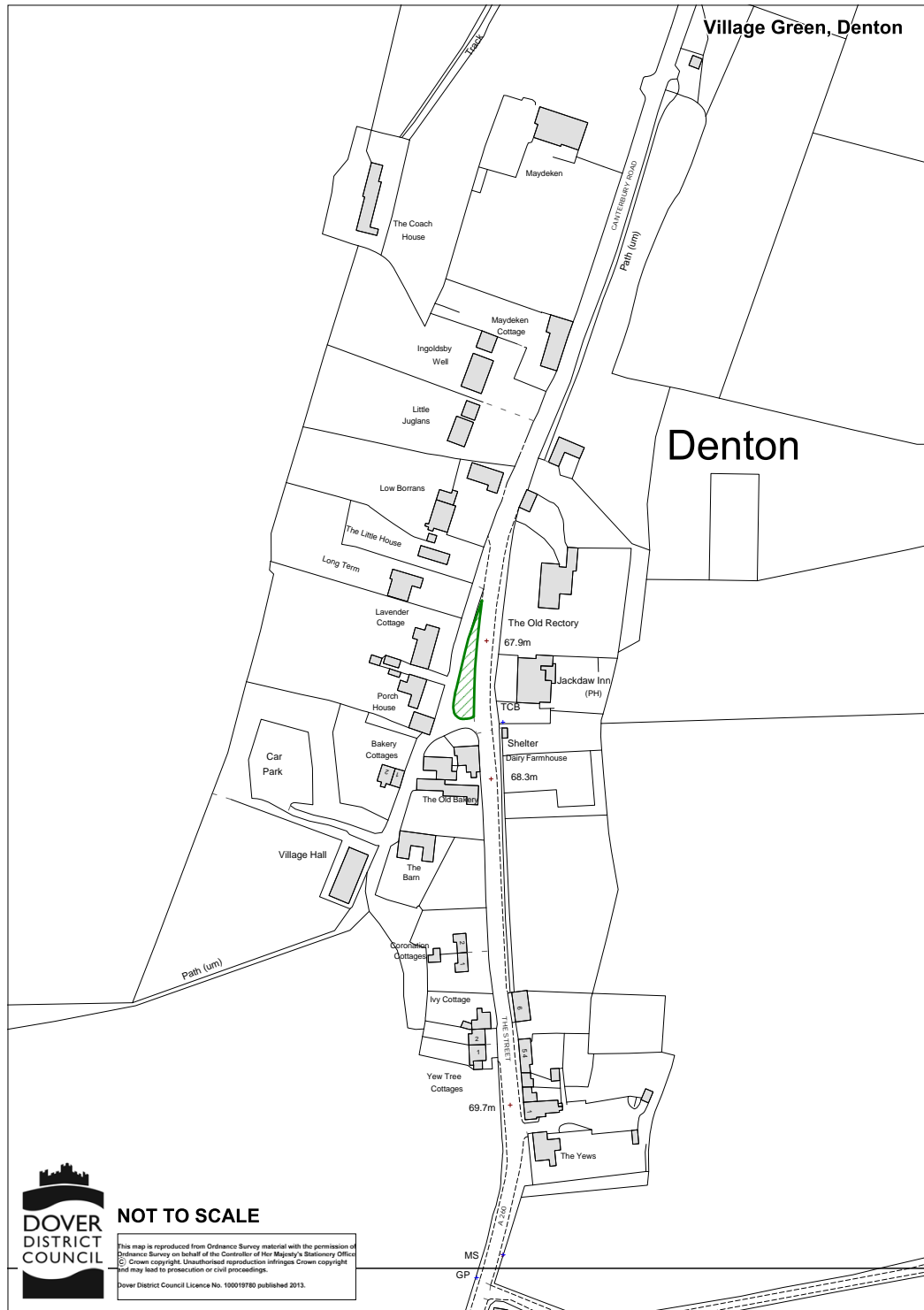


Map A.19 Common Land - Temple Ewell

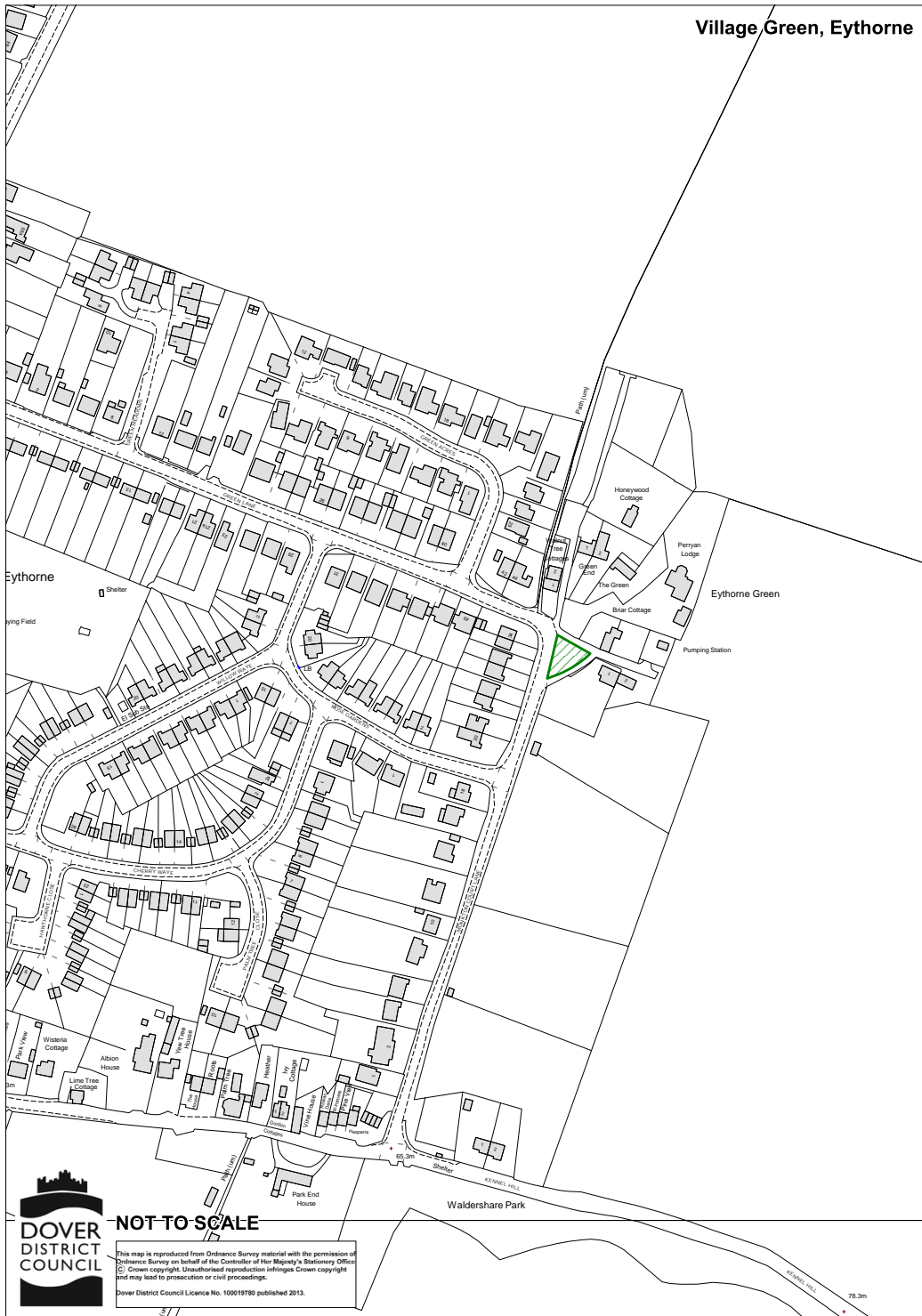




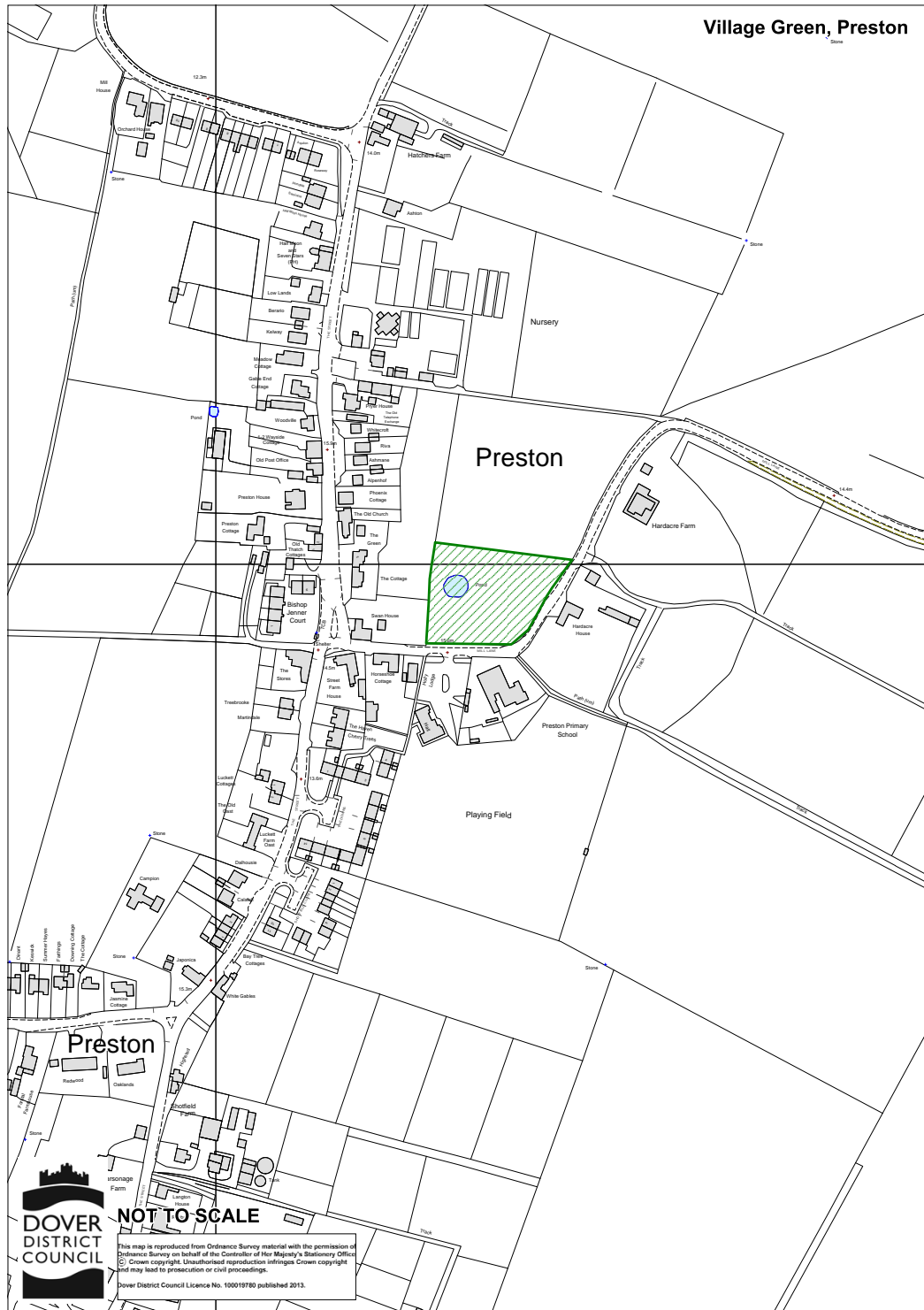
Map A.20 Village Green - Church Whitfield



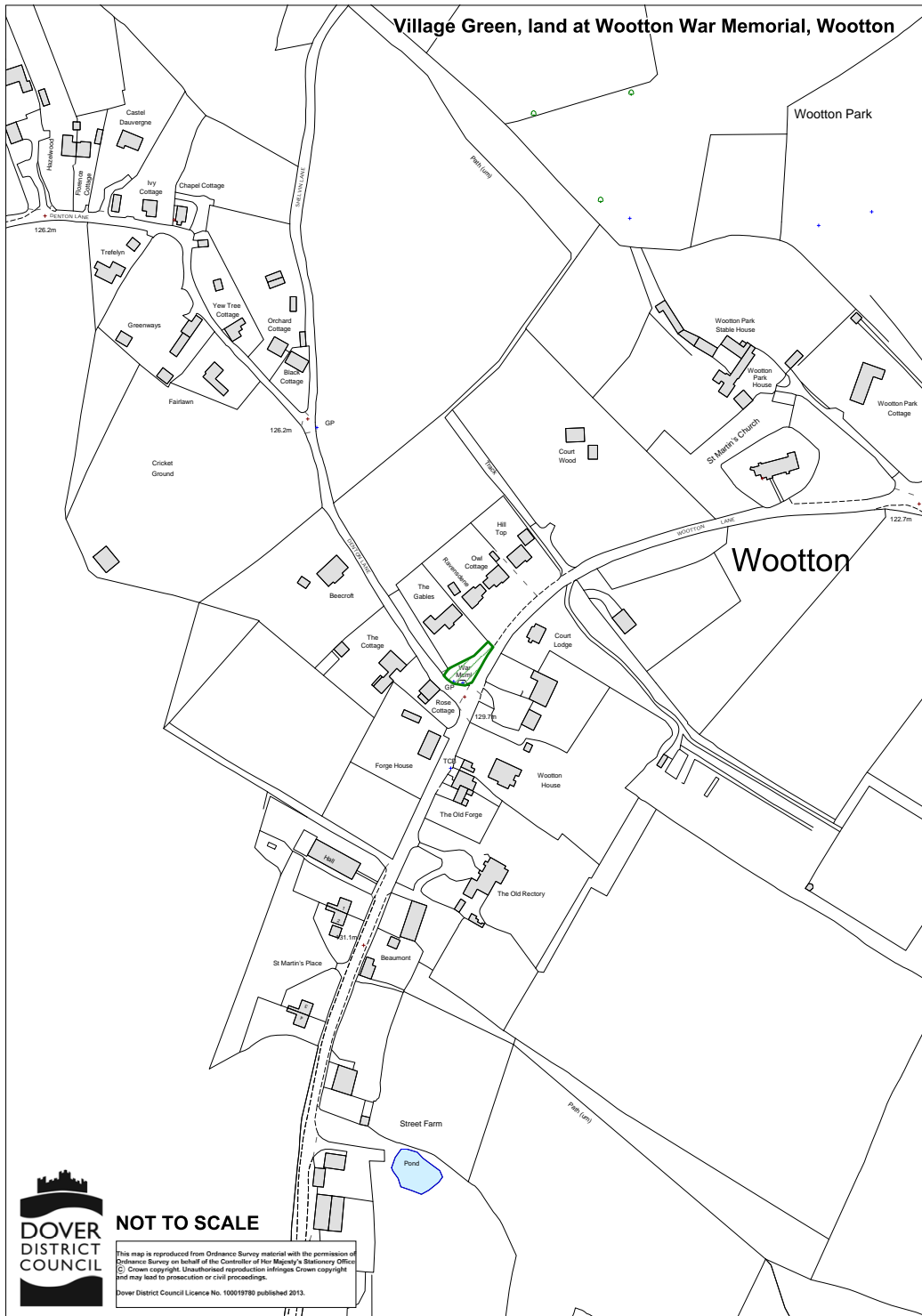
Map A.21 Village Green - Denton



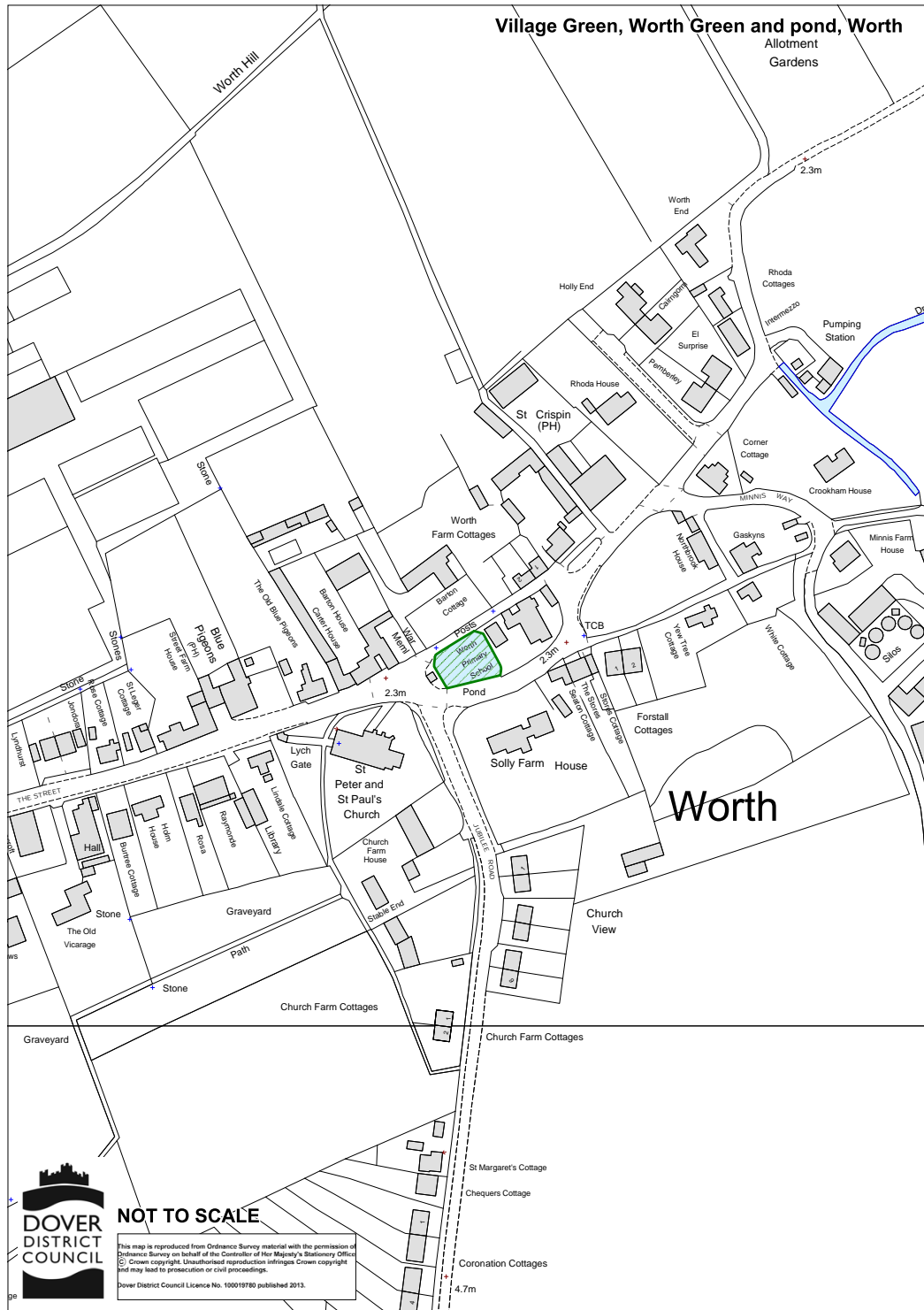
Map A.22 Village Green - Eythorne



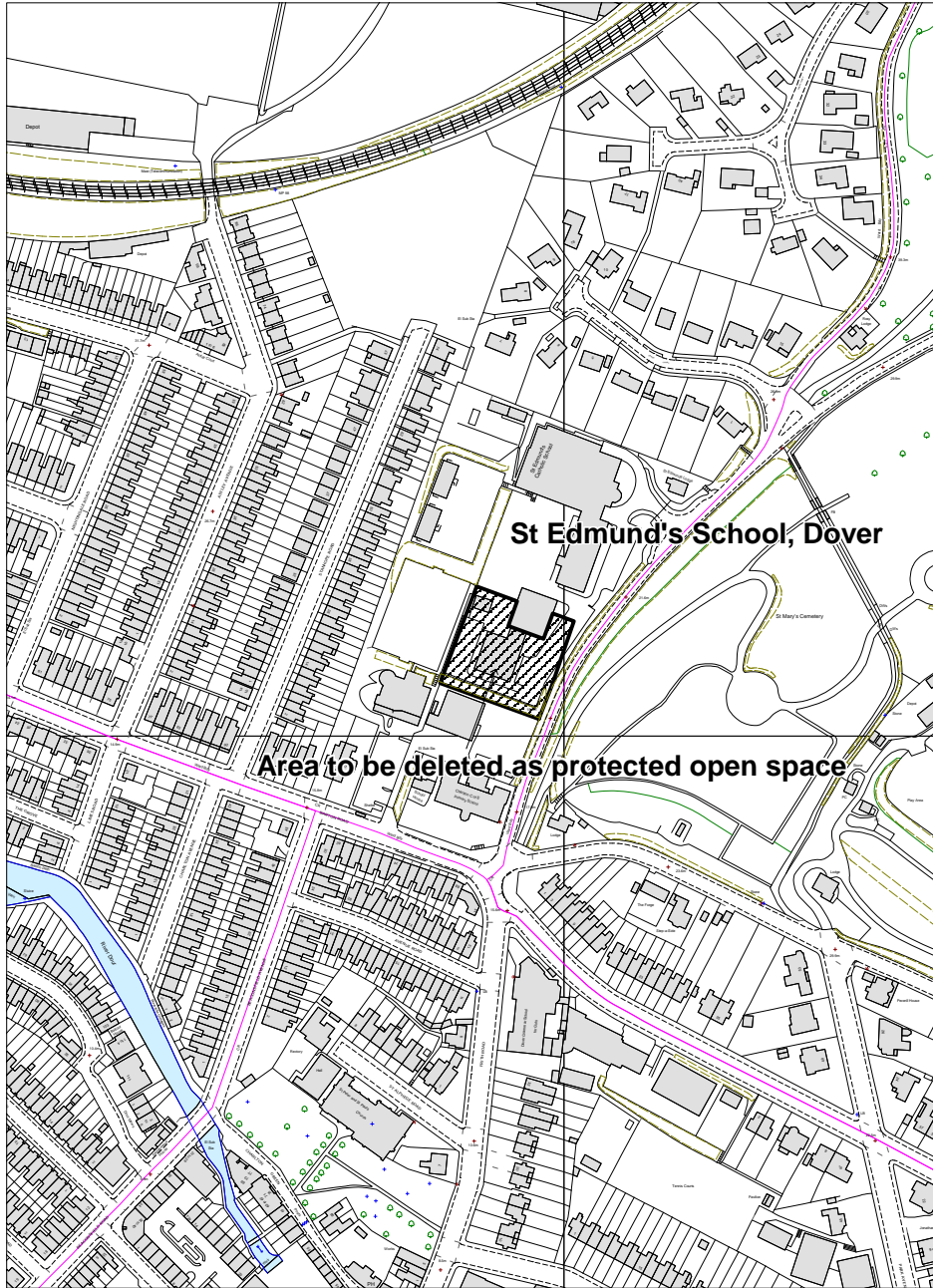
Map A.23 Village Green - Preston



Map A.24 Village Green - Wootton War Memorial



Map A.25 Village Green - Worth Pond

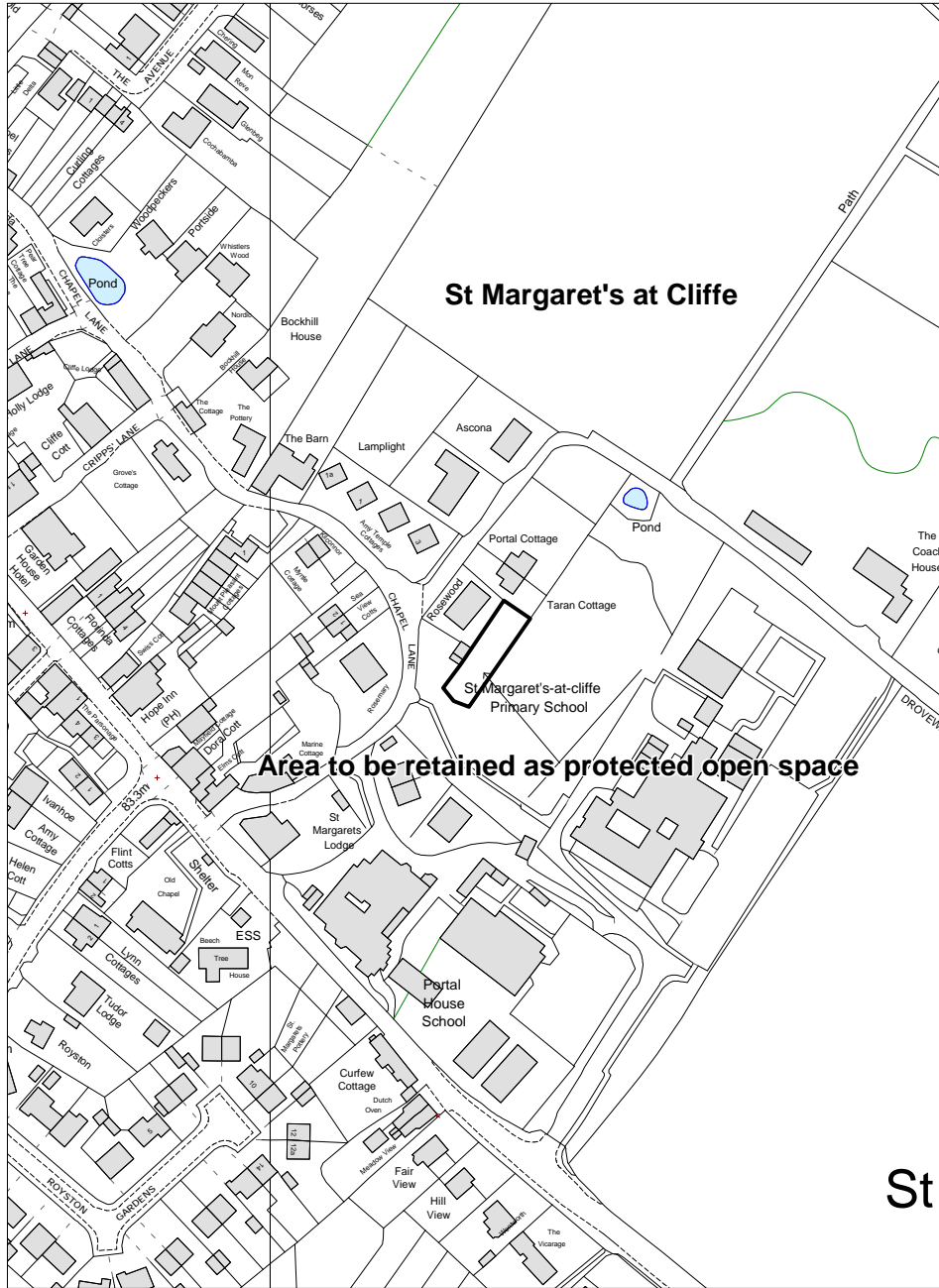


Scale 1:2500

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St Edmunds School, Barton Road, Dover



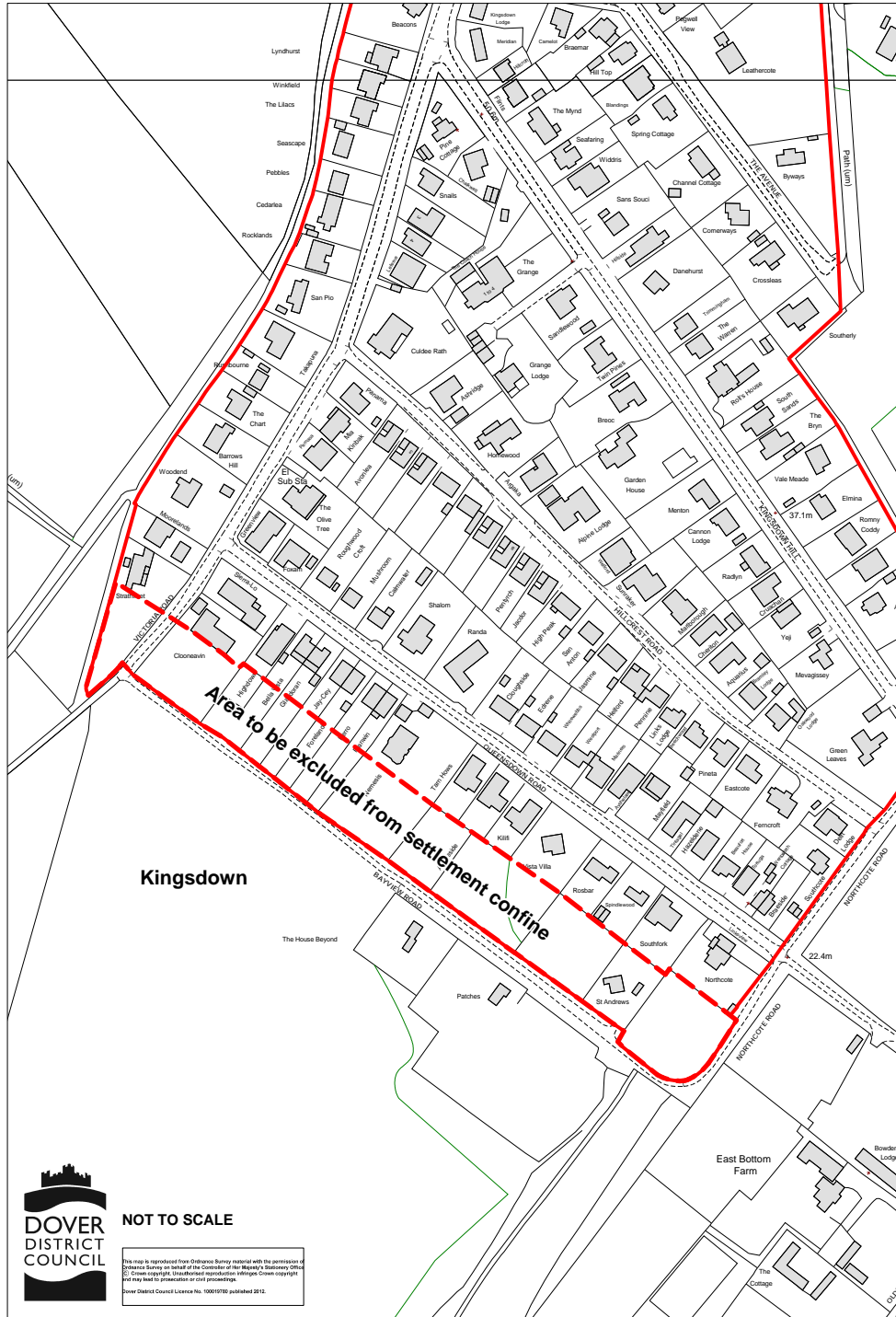
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St Margaret's at Cliffe Primary School





Change to Settlement Confines at Kingsdown to exclude rear gardens of properties at Queensdown Road

