

Dover Local Plan Examination
Inspectors: Matthew Birkinshaw BA(Hons) Msc MRTPI
and
Clive Coyne BA (Hons) Dip TP MRTP!
Hearing Sessions Week 1 Day 1
Tuesday 14 November 2023

Morning and Afternoon Sessions
10.00 hrs start

Introduction & Inspectors' Opening Announcements

Matter 1- Legal Compliance

Issues: Duty to Cooperate, Public Consultation, Sustainability Appraisal, Climate Change, Strategic Flood Risk Assessment, Public Sector Equality Duty, Habitats Regulations Assessment and Other Matters
Policies: SP1, SP13, NE1 and NE3

PARTICIPANTS

Council
(Main Speakers names are in bold)

Mr. Josh Allen	LUC , SA Consultants
Ms. Jillian Barr	Senior Policy Officer
Ms. Suzanne Ornsby KC	FTB Chambers
Ms. Ashley Taylor	Planning Policy & Projects Manager
Ms. Stefanie Bramley	Senior Environmental Officer
Mr. Conor Fegan	FTB Chambers
Mr. David Green	LUC, HRA Consultants
Mr. Peter Martin	Senior Policy Officer
Mr. Alex Newson	Planning Policy Officer
Ms. Carly Pettit	Principal Policy & Infrastructure Planner
Ms. Sarah Platts	Head of Planning
Ms. Sarah Temple	LUC, SA Consultant
Ms. Rebecca Turner	LUC, HRA Consultants

Representors

CPRE Kent	Ms. Julie Davies, CPRE Kent
Deal Town Council	Cllr. Oliver Richardson, Deal Town Council

Participants continued overleaf:-

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<i>Matter 1 Participants continued:-</i>	
Dover Harbour Board (Strutt & Parker)	Mr. Paul Carnell, Strutt & Parker (plus 1 behind)
Halsbury Homes (Quod)	Mr. Christopher Young KC, Counsel No 5 Chambers Mr. Sean Bashforth, Quod
Home Builders' Federation	Mr. Mark Behrendt, Home Builders' Federation
Quinn Estates (Iceni)	Mr. James Waterhouse, Iceni Mr. Ben Gearing, Quinn Estates
Mr. Gerald Irvine STM010 Residents' Group	Mr. Gerald Irvine
Mr. Peter Jull	Mr. Peter Jull

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10.00 hrs start

Matter 2 – Housing Growth and Residential Windfall Development
Issues: Local Housing Need, Settlement Hierarchy, Housing Distribution, Site Selection Methodology and Residential Windfall Development
Policies: SP3 and SP4

PARTICIPANTS

Council
(Main Speakers names are in bold)

Mr. Alex Newson	Planning Policy Officer
Ms. Carly Pettit	Principal Policy & Infrastructure Planner
Ms. Ashley Taylor	Planning Policy & Projects Manager
Ms. Jillian Barr	Senior Policy Officer
Mr. Peter Martin	Senior Policy Officer
Ms. Sarah Platts	Head of Planning

Representors

Barratt David Wilson Homes (Savills)	Mr. Andrew Watson, Savills
Dean Lewis Estates	Mr. Tim Dean, Dean Lewis Estates
Dover and Deal Green Party	Ms. Sarah Waite-Gleave, Dover & Deal Green Party
Emmanuel College (Bidwells)	Mr. Ben Pridgeon, Bidwells
Esquire Developments Kent SME Networks (Esquire Developments)	Mr. Andy Wilford, Esquire Developments
Fernham Homes & Walker Residential Land	Mr. Steve Baughen, Fernham Homes
Gladman	Mr. Josh Plant, Gladman
Glen Virtue Properties (Bloomfields)	Ms. Danielle Dunn, Bloomfields
Halsbury Homes (Quod)	Mr. Christopher Young KC, Counsel No 5 Chambers Mr. Sean Bashforth, Quod
Home Builders' Federation	Mr. Mark Behrendt, Home Builders' Federation

Participants continued overleaf:-

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<i>Matter 2 Participants continued:-</i>	
Mr. Kevin Holder	Mr. Kevin Holder
Mr. Gerald Irvine	Mr. Gerald Irvine
Mr. Peter Jull	Mr. Peter Jull
Nonington Parish Council	
Mr. Mark Norcliffe	Mr. Mark Norcliffe
Mr. Alan Steggall	Mr. Alan Steggall
Mr. David Woodward (Field Martin Consultants)	Ms. Patricia Martin, Field Martin Consultants
Northbourne Estate (Ceres Property)	Mr. Rory Baker, Ceres Property
Pentland Homes (Ian Bull Consulting)	Mr. Ian Bull, Ian Bull Consulting Mr. Arno Louw, Knapp Hicks & Partners
Persimmon Homes South East (DHA Planning)	Mr. Matthew Porter, DHA Planning
Quinn Estates (Iceni)	Mr. James Waterhouse, Iceni Mr. Ben Gearing, Quinn Estates
St Margaret's at Cliffe Parish Council	Cllr. Tony Fielding
T G Designer Homes (Hobbs Parker)	Ms. Elizabeth Welch, Hobbs Parker

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Hearing Sessions Week 1 Day 3
Thursday 16 November 2023

Morning and Afternoon Sessions
09.30 hrs start

Matter 3 - Housing Allocations
Issues: Aylesham Housing Sites
Policies: SAP24 (Land South of Aylesham), SAP25 (Aylesham Development Area) and SAP27 (Land at Dorman Avenue)

PARTICIPANTS

Council
(Main Speakers names are in bold)

Ms. Carly Pettit	Principal Policy & Infrastructure Planner
Ms. Sarah Platts	Head of Planning
Mr. Peter Martin	Senior Policy Officer
Ms. Jillian Barr	Senior Policy Officer
Ms. Christine Elphicke	WSP
Mr. Alex Newson	Planning Policy Officer

Representors

Axis (Carter Jonas) (SAP24)	Ms. Jessica McSweeney, Carter Jonas Mr. Tony Wares, Velocity Transport Planning
Aylesham Parish Council (SAP24, SAP 25 and SAP27)	Cllr. David Fleck, Aylesham Parish Council
Dover & Deal Green Party (SAP24)	Ms. Sarah Waite-Gleave, Dover & Deal Green Party
Emmanuel College, Cambridge (Bidwells) (SAP24)	Mr. Ben Pridgeon, Bidwells
Ms. Sara Garrity	Mr. Jamie Pout
Kent County Council (Transport)	Ms. Sally Bengel, Kent County Council
Mr. Peter Jull (SAP24 and SAP27)	Mr. Peter Jull
Nonington Parish Council	

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Afternoon Session
14.00 hrs start

Matter 3 – Housing Allocations
Issues: Dover Housing Sites
Policies: SAP3 (Dover Waterfront), SAP4 (Dover Western Heights), SAP6 (Dover Mid Town), SAP7 (Bench Street), SAP8 (Coombe Valley Road), SAP9 (Barwick Road Industrial Estate), SAP10 (Buckland Paper Mill), SAP11 (Westmount College), SAP12 (Charlton Shopping Centre) and SAP13 (Dover Small Housing Sites)

PARTICIPANTS

Council
(Main Speakers names are in bold)

Ms. Alison Cummings	Principal Heritage Officer
Mr. Peter Martin	Senior Policy Officer
Mr. Alex Newson	Planning Policy Officer
Ms. Carly Pettit	Principal Policy & Infrastructure Planner
Ms. Sarah Platts	Head of Planning
Mr. Luke Blaskett	Team Leader Strategic Sites
Ms. Kelly Green	Economic Development and Town Centre Manager
Ms. Jayne Miles	Strategic Place Tourism and Town Centre Manager
Ms. Jenny Suttle	Senior Planning Officer

Representors

Dover and Deal Green Party	Ms. Sarah Waite-Gleave, Dover & Deal Green Party

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Hearing Sessions Week 1 Day 4
Friday 17 November 2023

Morning Session
09.30 hrs start

Matter 6 – Employment and Economic Development Matter 6 – Employment and Economic Development
Issues: Employment Land Requirement, New Employment Development, Loss of Employment Sites and Employment Site Allocations
Policies: SP6, E1, E2, SAP2 (White Cliffs Business Park), SAP5 (Fort Burgoyne), SP6 (Discovery Park, Sandwich), SAP26 (Former Snowdon Colliery, Aylesham) and SAP31 (Statenborough Farm).

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Ms. Alison Cummings	Principal Heritage Officer
Mr. Peter Martin	Senior Policy Officer
Ms. Ashley Taylor	Planning Policy & Projects Manager
Mr. Alex Newson	Planning Policy Officer
Ms. Carly Pettit	Principal Policy & Infrastructure Planner
Ms. Sarah Platts	Head of Planning

Representors

Dover & Deal Green Party	Ms. Sarah Waite-Gleave, Dover & Deal Green Party
Friends of Betteshanger	Ms. Susan Sullivan, friends of Betteshanger
Guildcrest Commercial (Rebus Planning Solutions)	Ms. Karen Banks, Rebus Planning Solutions
Mr. Peter Jull (SAP2)	Mr. Peter Jull

Afternoon Sessions
14.00 hrs

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Reserve Session

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