

Dover Local Plan Examination
Inspectors: Matthew Birkinshaw BA(Hons) Msc MRTPI
and
Clive Coyne BA (Hons) Dip TP MRTP!
Hearing Sessions Week 3 Day 9
Tuesday 5 December 2023

Morning Session
09.30 hrs start

Matter 3 - Housing Allocations

Issues: Larger Villages, Smaller Villages and Hamlets (Alkham, Capel-le-Ferne, East Langdon, Lydden, Preston, Worth, Chilenden, Coldred, Nonington, Ringwould, Staple and Woodnesborough)

Policies: SAP43 (Land at Short Lane), SAP44 (Land East of Great Cauldham Farm), SAP45 (Capel-le-Ferne Small Housing Sites), SAP46 (Land adjacent to Langdon Court Bungalow, East Langdon), SAP47 (Land adjacent to Lydden Court Farm, Lydden) and SAP48 (Apple Tree Farm, Stourmouth Road, Preston)

PARTICIPANTS

Council
(Main Speakers names are in bold)

Ms. Ashley Taylor	Planning Policy & Projects Manager
Ms. Jillian Barr	Senior Policy Officer
Mr. Karen Evans	Senior Planning Officer
Ms. Nicola Kingsford	Principal Planning Officer (DM)
Ms. Rachel Morgan	Senior Planning Officer
Mr. Alex Newson	Planning Policy Officer
Ms. Lucinda Roach	Development Management Team Leader
Ms. Jenny Suttle	Senior Planning Officer

Representors

Alkham Parish Council (SAP43)	Ms. Irene Bowie, Clerk to Arkham Parish Council
Alkham Valley Society	Mr. Trevor Johns, Alkham Valley Society
Mr. James Blomfield (SAP44)	Mr. James Blomfield
Capel-le-Ferne Parish Council (SAP44 and SAP45)	Cllr. Keith Pilcher
Esquire Developments (SAP46)	Mr. Andy Wilford, Esquire Developments
Gladman (SAP46).	Mr. John Mackenzie, Gladman
Guardian Parks Ltd (DHA Planning) (SAP45)	Nr. Chris Hawkins, DHA Planning

Participants continued overleaf:-

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Afternoon Session
14.00 hrs

Matter 3 - Housing Allocations

Issues: Larger Villages, Smaller Villages and Hamlets (continued) (Alkham, Capel-le-Ferne, East Langdon, Lydden, Preston, Worth, Chilenden, Coldred, Nonington, Ringwold, Staple and Woodnesborough)

Policies: SAP49 (Worth Small Housing Sites), SAP50 (Land adjacent to Short Street, Chillenden), SAP51 (Land opposite The Conifers, Coldred), SAP52 (Prima Windows, Nonington), SAP53 (Land at Ringwold, Dover Road), SAP54 (Land at Durlock Road, Staple), and SAP55 (Small sites at Woodnesborough)

PARTICIPANTS

Council
(Main Speakers names are in bold)

Ms. Ashley Taylor	Planning Policy & Projects Manager
Mr. Alex Newson	Senior Planning Officer
Ms. Carly Pettit	Principal Policy & Projects Manager
Mr. Karen Evans	Senior Planning Officer
Ms. Nicola Kingsford	Principal Planning Officer (DM)
Ms. Rachel Morgan	Senior Planning Officer
Ms. Lucinda Roach	Development Management Team Leader

Representors

Dover & Deal Green Party (SAP53)	Ms. Sarah Waite-Gleave, Dover & Deal Green Party
Ms. Rosalind Beeching (SAP50)	Ms. Rosalind Beeching
Mr. John Garcia-Rodriques (SAP52)	Mr. John Garcia-Rodriques
Mr. Kenny Ingram + Residents (SAP50) and Mr. Paul Allen (SAP50)	Mr. Kenny Ingram Mr. Paul Allen

Participants continued overleaf:-

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Matter 3.9 Participants continued:-

Mr. Peter Jull (SAP53)	Mr. Peter Jull
Mr. John Stevens & Ms. Susan Morgan (Finns) (SAP49)	Ms. Jane Scott, Finns
Ringwould & Kingsdown Parish Council (SAP53)	Cllr. Sarah Hogben
Shepherdswell and Coldred Parish Council (SAP51)	Cllr. John Bulaitis, Shepherdswell & Coldred Parish Council
Quinn Estates (Iceni) (SAP53)	Mr. James Waterhouse, Iceni Mr. Ben Gearing, Quinn Estates

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Hearing Sessions Week 3 Day 10
Wednesday 6 December 2023

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09.30 hrs start

Matter 4 - Meeting Housing Needs
Issues: Total Supply and 5 Year Housing Land Supply
Policies: NA - Tables 3.1 and 3.2

PARTICIPANTS

Council
(Main Speakers names are in bold)

Ms. Carly Pettit	Principal Policy & Projects Manager
Ms. Ashley Taylor	Planning Policy & Projects Manager
Ms. Katie Janman	Planning and S106 Monitoring Officer
Mr. Alex Newson	Planning Policy Officer

Representors

Dean Lewis Estates Ltd	Mr. Tim Dean, Dean Lewis Estates
Halsbury Homes (Quod)	Mr. Christopher Young KC, Counsel - No 5 Chambers Mr. Matthew Sherwood, Quod
Quinn Estates (Iceni)	Mr. Ben Gearing, Quinn Estates

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Matter 5 - Type & Mix of Housing

Issues: Affordable Housing, Type and Mix of Housing, Rural Local Needs Housing, Meeting the Needs of Gypsies and Travellers, Self-Build and Custom Housebuilding, Residential Extensions and Annexes and Homes in Multiple Occupation

Policies: SP3, SP5, H1, H2, H3, H4, H5, H6 and H7

Council

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Ms. Jillian Barr	Senior Policy Officer
Ms. Carly Pettit	Principal Policy & Projects Manager
Ms. Ashley Taylor	Planning Policy & Projects Manager
Mr. Simon Drummond-Hays	HDH Planning & Development
Mr. Alex Newson	Planning Policy Officer

Representors

Alkham Parish Council	Ms. Irene Bowie, Clerk to Arkham Parish Council
Cllr. David Beaney	Cllr. David Beaney
Dover & Deal Green Party	Ms. Sarah Waite-Gleave, Dover & Deal Green Party
Halsbury Home (Quod)	Mr. Christophe KC, Counsel No 5 Chambers Mr. Matthew Sherwood, Quod
Home Builders' Federation	Mr. Mark Behrendt, Home Builders' Federation
Kent SME Network (Esquire Developments)	Mr. Andy Wilford, Esquire Developments
McCarthy & Stone (The Planning Bureau Ltd)	Ms. Natasha Styles, The Planning Bureau Ltd
Quinn Estates (Iceni)	Mr. Ben Gearing, Quinn Estates

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Hearing Sessions Week 3 Day 11
Thursday 7 December 2023

Morning Sessions
09.30 hrs start

Matter 7 - Infrastructure & Transport.
Issues: Infrastructure Provision, Strategic Transport Infrastructure, Sustainable Travel and Parking Provision and Overnight Lorry Parking Facilities
Policies: SP11, SP12, TI1, TI2, TI3, TI4 and TI5

PARTICIPANTS

Council
(Main Speakers names are in bold)

Ms. Carly Pettit	Principal Policy & Infrastructure Planner
Ms. Ashley Taylor	Planning Policy & Projects Manager
Mr. Conor Fegan	Counsel, FTB Chambers
Ms. Sarah Platts	Head of Planning & Development

Representors

Alkham Speedwatch	Mr. Glyn Jones, Alkham Speed Watch
Alkham Valley Society	Mr. Trevor Johns, Alkham Valley Society
Dover & Deal Green Party	Ms. Sarah Waite-Gleave, Dover & Deal Green Party
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. Ben Fairgrieve, Mode Transport
Kent County Council	Ms. Sally Beige, Kent County Council
Mr. Peter Jull	Mr. Peter Jull
Mr. Mark Norcliffe	Mr. Mark Norcliffe
Mr. John Townsend	Mr. John Townsend
National Highways	Mr. Kevin Bown, National Highways Mr. Scott Cooper, Jacobs Systra Joint Venture
Nonington Parish Council	Mr Jonathan Simmons Cllr Louisa Jarred

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Matter 8. - Retail, Town Centres and Tourism
Issues: Dover, Deal and Sandwich Town Centres, Primary Shopping Areas and Retail and Tourism and Homeworking
Policies: SP7, SP8, SP9, SP10, R1, R2, R3, R4, E3 and E4

Council
(Main Speakers names are in bold)

Mr. Peter Martin	Senior Policy Officer
Ms. Ashley Taylor	Planning Policy & Projects Manager
Mr. Alex Newson	Planning Policy Officer

Representors

Alkham Valley Society	Mr. Trevor Johns, Alkham Valley Society
Dover & Deal Green Party (R2)	Ms. Sarah Waite-Gleave, Dover & Deal Green Party
Sandwich Town Council	Cllr. Colin Wiles
The Seahive and Betteshanger Country Park (Iceni) (E4)	Mr. Ben Gearing, Quinn Estates
Ms. Debbie Turner (E4)	Ms. Debbie Turner

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Hearing Sessions Week 3 Day 12
Friday 8 December 2023

Morning and Afternoon Sessions

Reserves