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# **Examination of the Dover Local Plan**

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Inspectors appointed by the Secretary of State

## **Hearing Programme and Participants (V.5) 1.12.23**

## Introduction

This document sets out the programme of hearing sessions as part of the examination of the Dover District Local Plan.

Further information about the examination, hearings and format of written statements is provided in the accompanying Examination Guidance Note, which should be read alongside the programme.

As set out in the examination Guidance Note, only those people seeking to change the Plan, and have duly made representations, have a right to participate in the hearing sessions. However, all sessions will be streamed online for people to observe. Relevant links will be made available from the examination website prior to the hearings starting.

The programme sets out which topics will be discussed on each day. If you wish to be heard at the hearings, you must confirm this in writing with the Programme Officer no later than **Wednesday 20 September 2023**, even if you indicated in your original Regulation 19 representation that you wished to participate. If the Programme Officer does not receive written confirmation, it will be assumed that you do not wish to participate and that you will be relying on written submissions. You should only request to attend a session if you have made a representation seeking a change to the Plan relating to that topic.

Each session will be arranged by topic, not necessarily by policy number. It is therefore important that representors check that they have been allocated to the correct session, contacting the Programme Officer if unsure.

WEEK 1

**Hearing Day 1: Tuesday 14 November 2023**

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

**Morning Session – 10:00 – 13:00**

- 1) Introduction and Inspectors' Opening Announcements
- 2) Opening Statement on behalf of Dover District Council
- 3) 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:**

*Dover District Council*

*CPRE Kent*

*Deal Town Council*

*Dover Harbour Board (Strutt & Parker)*

*Halsbury Homes (Quod)*

*Home Builders' Federation (NE1)*

*Quinn Estates (Iceni)*

*Mr. Gerald Irvine and STM010 Residents Group (SAP40 (STM01))*

*Mr. Peter Jull*

**Afternoon Session – 14:00 – 17:30**

- 4) Matter 1 continued... – 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:**

*Dover District Council*

*CPRE Kent*

*Deal Town Council*

*Dover Harbour Board (Strutt & Parker)*

*Halsbury Homes (Quod)*

*Home Builders' Federation (NE1)*

*Quinn Estates (Iceni)*

*Mr. Gerald Irvine and STM010 Residents Group (SAP40 (STM01))*

*Mr. Peter Jull*

WEEK 1

**Hearing Day 2: Wednesday 15 November 2023**

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

**Morning Session – 10:00 – 13:00**

1) 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:**

*Dover District Council*

*Barratt David Wilson Homes (Savills)*

*Dean Lewis Estates Ltd*

*Dover and Deal Green Party*

*Emmanuel College (Bidwells)*

*Esquire Developments and Kent SME Network (Esquire Developments)*

*Fernham Homes & Walker Residential Land (SAP22)*

*Gladman*

*Glen Virtue Properties (Bloomfields)*

*Halsbury Homes (Quod)*

*Home Builders' Federation*

*Mr. Kevin Holyer*

*Mr. Gerald Irvine*

*Mr. Peter Jull*

*Nonington Parish Council*

*Mr. Mark Norcliffe*

*Mr. Alan Steggall (HELAA assessment)*

*Mr. David Woodward (Patricia Martin Consultants)*

*Northbourne Estate (Ceres Property)*

*Pentland Homes (Ian Bull Consulting)*

*Persimmon Homes South East (DHA Planning)*

*Quinn Estates (Iceni)*

*St. Margaret's at Cliffe Parish Council*

*TG Designer Homes (Hobbs Parker)*

**Afternoon Session – 14:00 – 17:30**

2) Matter 2 Continued... – 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:**

*Dover District Council*

*Barratt David Wilson Homes (Savills)*

**Participants continued on following page:-**

## **Matter 2: Housing Growth & Residential Windfall Development**

### **Participants continued:-**

*Dean Lewis Estates Ltd*

*Dover and Deal Green Party*

*Emmanuel College (Bidwells)*

*Esquire Developments and Kent SME Network (Esquire Developments)*

*Fernham Homes & Walker Residential Land (Fernham Homes) (SAP22)*

*Gladman*

*Glen Virtue Properties (Bloomfields)*

*Halsbury Homes (Quod)*

*Home Builders' Federation*

*Mr. Kevin Holyer*

*Mr. Gerald Irvine*

*Mr. Peter Jull*

*Nonington Parish Council*

*Mr. Mark Norcliffe*

*Mr. Alan Steggall (HELAA assessment)*

*Mr. David Woodward (Patricia Martin Consultants)*

*Northbourne Estate (Ceres Property)*

*Pentland Homes (Ian Bull Consulting*

*Persimmon Homes South East (DHA Planning)*

*St. Margaret's at Cliffe Parish Council*

*Quinn Estates (Iceni)*

*TG Designer Homes (Hobbs Parker)*

WEEK 1

**Hearing Day 3: Thursday 16 November 2023**

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

**Morning Session – 09:30 – 13:00**

1) 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:**

*Dover District Council*

*Axis (Carter Jonas) (SAP24)*

*Aylesham Parish Council*

*Dover & Deal Green Party (SAP24)*

*Ms. Sara Garrity (SAP27)*

*Kent County Council (Transport)*

*Mr. Peter Jull (SAP24 and 27)*

*Nonington Parish Council*

**Afternoon Session – 14:00 – 17:30**

2) 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:**

*Dover District Council*

*Dover and Deal Green Party*

WEEK 1

**Hearing Day 4: Friday 17 November 2023**

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

**Morning Session – 09:30 – 13:00**

1) 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).

**Participants:**

*Dover District Council*

*Dover & Deal Green Party (SP6, SAP2, E1, E2)*

*Friends of Betteshanger*

*Guildcrest Commercial (Rebus Planning Solutions)*

*Mr. Peter Jull (SAP2)*

**Note to Participants – Site SAP25 (Aylesham Development Area) will be considered on Hearing Day 3 alongside the proposed allocation on land South of Aylesham (SAP24).**

**Afternoon Session – 14:00 – 17:30**

2) **RESERVE SESSION**

WEEK 2

**Hearing Day 5: Tuesday 21 November 2023**

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

**Morning Session – 09:30 – 13:00**

1) Matter 3 – Housing Allocations

**Issues:** Deal Housing Sites

**Policies:** SAP14 (Land off Cross Road), SAP15 (Land at Rays Bottom) and SAP16 (Deal Small Sites)

**Participants:**

*Dover District Council*

*Dover & Deal Green Party (SAP14, 15, 16)*

*Mr. Lance Austin (SAP15)*

*Mr. Peter Jull (SAP14 and SAP16)*

*Ms. Sarah Waite-Gleave (SAP15)*

*Mr. Aaron Snow (SAP15)*

**Afternoon Session – 14:00 – 17:30**

2) Matter 3 continued...– Housing Allocations

**Issues:** Sandwich Housing Sites

**Policies:** SAP17 (Stonar Lake/Gardens), SAP18 (Sandwich Highway Depot), SAP19 (Land at Poplar Meadow), SAP20 (Wood's Yard, rear of Woodnesborough Road), SAP21 (Land adjacent to Sandwich Technology School), SAP22 (Land at Archers Low Farm) and SAP23 (Sydney Nursery)

**Participants:**

*Dover District Council*

*Bean Family\* (Hume Planning) (SAP21)*

*Dover & Deal Green Party (SAP22)*

*Fernham Homes & Walker Residential Land (Fernham Homes) (SAP22)*

*Mr. Ian Black (SAP21)*

*Mr. John Elvidge (John Elvidge Planning Consultancy) (SAP20)*

*Mr. Richard Parkinson (SAP22)*

*Sandwich Town Council (SAP21)*

*Mr. Constantinos Sarafoglou (SAP22)*

*The Roses Beneficiaries Association (Finns) (SAP23)*

- Landowners previously represented by Catesby Estates



WEEK 2

**Hearing Day 6: Wednesday 22 November 2023**

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

**Morning Session – 09:30 – 13:00**

1) Matter 3 – Housing Allocations

**Issues:** Dover Housing Sites

**Policies:** SAP1 (Whitfield Urban Expansion),

**Participants:**

*Dover District Council*

*Dover and Deal Green Party*

*Emmanuel College, Cambridge (Bidwells)*

*Kent County Council (Transport)*

*Halsbury Homes (Quod)*

*National Highways*

**Afternoon Session – 14:00 – 17:30**

2) Matter 3 continued...– Housing Allocations

**Issues:** Eastry and Shepherdswell Housing Sites

**Policies:** SAP32 (Land at Buttsole Pond), SAP33 (Eastry Small Sites), SAP36 (Land North and East of St Andrews Gardens) and SAP37 (Shepherdswell Small Housing Sites)

**Participants:**

*Dover District Council*

*Church Commissioners of England (Savills) (SAP37)*

*Dover & Deal Green Party (SAP32)*

*Ms. Patricia Goddard (SAP36).*

*Mr. Peter Jull (SAP36)*

*Mr. Mark Norcliffe (SAP36)*

*Mr. Shaun Williams (SAP36)*

*Sherpherdswell against Development (Cllr John Bulaitis) (SAP36).*

*Woodchurch Property (SAP36)*

*Shepherdswell and Coldred Parish Council (SAP36 and SAP37)*

WEEK 2

**Hearing Day 7: Thursday 23 November 2023**

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

**Morning Session – 09:30 – 13:00**

1) Matter 3 – Housing Allocations

**Issues:** Eythorne and Elvington and Wingham Housing Sites

**Policies:** SAP28 (Land between Eythorne and Elvington), SAP29 (Land South East of Roman Way), SAP30 (Chapel Hill), SAP41 (Footpath Field, Staple Road) and SAP42 (Wingham Small Sites)

**Participants:**

*Dover District Council*

*CPRE Kent (SAP28)*

*Dandara (SAP41)*

*Dover & Deal Green Party (SAP28)*

*Catesby Estates (SAP28)*

*Emmanuel College, Cambridge (Bidwells) (SAP28)*

*Mr. Peter Jull (SAP28)*

*Mr. Richard Ledger (Finns) (SAP29)*

*Mr. Mark Norcliffe (SAP28 and 29)*

*Upton (Finns) SAP42)*

**Afternoon Session – 14:00 – 17:30**

2) Matter 3 continued...– Housing Allocations

**Issues:** St Margaret's at Cliffe Housing Sites

**Policies:** SAP38 (Reach Court Farm/Roman Way), SAP39 (West of Townsend Farm Road) and SAP40 (St Margaret's at Cliffe Small Housing Sites),

**Participants:**

*Dover District Council*

*Esquire Developments (SAP40)*

*Kent Downs (SAP40)*

*Mr. Neil Buckley (SAP40) (STM010)*

*Mr. Gerald Irvine and STM010 Residents Group (SAP40)*

*Ms. Lynda Jill Keohane (SAP40)*

*Mr. Gary Muirhead (SAP40)*

*Mr. Julian Thorn (Diane Baines) (SAP40)*

*Ms. Sandra Upton (SAP38)*

*Salisbury Road Residents' Association (SAP40)*

*St Margaret's at Cliffe Parish Council (SAP40)*

WEEK 2

**Hearing Day 8: Friday 24 November 2023**  
Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

**Morning Session – 09:30 – 13:00**

1) Matter 3 – Housing Allocations

**Issues:** Kingsdown Sites

**Policies:** SAP34 (Land at Woodhill Farm, Kingsdown) and SAP35 (Land adjacent to Courtlands)

**Participants:**

*Dover District Council*

*Dover & Deal Green Party (SAP34)*

*Kitewood (DHA Planning) (SAP34)*

*Mr. Peter Cross (SAP35)*

*Mr. Maxwell McDowall (SAP34 and SAP35)*

*Mr. Alan Nash (SAP34 and SAP35)*

*Ms. Barbara Ridout (SAP35)*

*Ms. Catherine Taylor (SAP34)*

*Ms. Sandra Upton (SAP34)*

*Ms. Sarah Waite-Gleave (SAP34)*

*Ringwould & Kingsdown Parish Council (SAP34 and SAP35)*

**Afternoon Session – 14:00 – 17:30**

**2) RESERVE SESSION**

WEEK 3

**Hearing Day 9: Tuesday 5 December 2023**

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

**Morning Session – 09:30 – 13:00**

1) 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:**

*Dover District Council*

*Alkham Parish Council (SAP43)*

*Alkham Valley Society (SAP43)*

*Mr. James Blomfield (SAP44)*

*Capel-le-Ferne Parish Council (SAP44 and SAP45)*

*Esquire Developments (SAP46)*

*Gladman (SAP46)*

*Guardian Parks Ltd (DHA Planning) (SAP45)*

*Kent Downs (SAP45)*

*Lydden Parish Council (SAP47)*

*Mr. Owen Wilson (SAP44)*

*Quinn Estates (Iceni) (SAP44, SAP47 and SAP48)*

**Afternoon Session – 14:00 – 17:30**

2) Matter 3 continued...– 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) continued...

**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 Ringwould, Dover Road), SAP54 (Land at Durlock Road, Staple), and SAP55 (Small sites at Woodnesborough)

**Participants:**

*Dover District Council*

*Dover & Deal Green Party (SAP53)*

*Ms. Rosalind Beeching (SAP50)*

*Mr. John Garcia-Rodrigues (SAP52)*

***Participants continued on following page:-***

### **Matter 3.9 - Larger villages, smaller villages and hamlets**

#### **Participants continued:**

*Mr. Kenny Ingram + Residents (SAP50) and Mr. Paul Allen (SAP50)*

*Mr. Peter Jull (SAP53)*

*Mr. John Stevens & Ms. Susan Morgan (Finns) (SAP49)*

*Ringwould & Kingsdown Parish Council (SAP53)*

*Shepherdswell and Coldred Parish Council (SAP51)*

*Quinn Estates (Iceni) (SAP53)*

WEEK 3

**Hearing Day 10: Wednesday 6 December 2023**

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

**Morning Session – 09:30 – 13:00**

1) Matter 4 – Meeting Housing Needs

**Issues:** Total Supply and 5 Year Housing Land Supply

**Policies:** NA – Tables 3.1 and 3.2

**Participants:**

*Dover District Council*

*Dean Lewis Estates Ltd*

*Halsbury Homes (Quod)*

*Quinn Estates (Iceni)*

**Afternoon Session – 14:00 – 17:30**

2) Matter 5 – Type and 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

**Participants:**

*Dover District Council*

*Alkham Parish Council (H3)*

*Cllr. David Beaney (H3)*

*Dover & Deal Green Party*

*Halsbury Homes (Quod)*

*Home Builders' Federation*

*Kent SME Network (Esquire Developments)*

*McCarthy & Stone Retirement Lifestyles Ltd (The Planning Bureau Ltd.) (H1, SP5)*

*Quinn Estates (Iceni)*

WEEK 3

**Hearing Day 11: Thursday 7 December 2023**

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

**Morning Session – 09:30 – 13:00**

1) Matter 7 – Infrastructure and 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:**

*Dover District Council*

*Alkham Speedwatch (Mr. Glyn Jones) (TI1)*

*Alkham Valley Society*

*Dover & Deal Green Party*

*Dover Harbour Board (Strutt & Parker)*

*Halsbury Homes (Quod)*

*Kent County Council (Transport)*

*Mr. Peter Jull*

*Mr. Mark Norcliffe*

*Mr. John Townsend (SP11)*

*National Highways*

*Nonington Parish Council*

**Afternoon Session – 14:00 – 17:30**

2) 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

**Participants:**

*Dover District Council*

*Alkham Valley Society (E4)*

*Dover & Deal Green Party (R2)*

*The Seahive and Betteshanger Country Park (Iceni) (E4)*

*Ms. Debbie Turner (E4)*

WEEK 3

**Hearing Day 12: Friday 8 December 2023**

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

**Morning Session – 09:30 – 13:00**

1) RESERVE SESSION

**Afternoon Session – 14:00 – 17:30**

2) RESERVE SESSION



WEEK 4  
**Hearing Day 13: Tuesday 12 December 2023**  
Virtual – MS Teams/Zoom

**Morning Session – 10:00 – 13:00**

1) Matter 9 – Place Making

**Issues:** Achieving High Quality Design and Quality of Development, Open Space and Sports Provision, Protection of Open Space and Local Green Space and Community Facilities

**Policies:** SP2, PM1, PM2, PM3, PM4, PM5 and PM6

**Participants:**

*Dover District Council*

*Deal Town Council*

*Dover & Deal Green Party*

*Friends of Betteshanger*

*Mr. Beat Hochstrasser (PM5)*

**Afternoon Session – 14:00 – 17:30**

2) Matter 10 – Climate Change

**Issues:** Climate Change Policies and Development Requirements

**Policies:** CC1, CC2, CC3, CC4, CC5, CC6, CC7 and CC8

**Participants:**

*Dover District Council*

*Deal Town Council*

*Dover & Deal Green Party*

*Home Builders' Federation (CC1)*

WEEK 4  
**Hearing Day 14: Wednesday 13 December 2023**  
Virtual – MS Teams/Zoom

**Morning Session – 10:00 – 13:00**

1) Matter 11 – Natural and Historic Environment

**Issues:** The Natural Environment and the Historic Environment

**Policies:** SP13, SP14, SP15, NE2, NE4, NE5, NE6, HE1, HE2, HE3 and HE4

**Participants:**

*Dover District Council*  
*Alkham Valley Society (SP15)*  
*Dover & Deal Green Party*  
*Friends of Betteshanger*  
*Halsbury Homes (Quod)*  
*Mr. John Townsend (NE4)*

**Afternoon Session – 14:00 – 17:30**

2) Matter 11 continued... – Natural and Historic Environment

**Issues:** The Natural Environment and the Historic Environment continued...

**Policies:** SP13, SP14, SP15, NE2, NE4, NE5, NE6, HE1, HE2, HE3 and HE4

**Participants:**

*Dover District Council*  
*Alkham Valley Society (SP15)*  
*Dover & Deal Green Party*  
*Friends of Betteshanger*  
*Halsbury Homes (Quod)*  
*Mr. John Townsend (NE4)*

WEEK 4  
Hearing Day 15: Thursday 14 December 2023  
Virtual – MS Teams/Zoom

**Morning Session – 09:30 – 13:00**

1) RESERVE SESSION

**Afternoon Session – 14:00 – 17:30**

2) RESERVE SESSION

WEEK 4  
**Hearing Day 16: Friday 15 December 2023**  
Virtual – MS Teams/Zoom

**Morning Session – 09:30 – 13:00**

1) RESERVE SESSION

**Afternoon Session – 14:00 – 17:30**

2) RESERVE SESSION