

May 2024 Annual Council Meeting Agenda Item 23.2

Following the recent meeting of the Planning, Environment and Transport Committee on April 23rd, 2024, I am writing to present the recommendations derived from the discussions held therein. These recommendations pertain to the Dover District Council New Local Plan, specifically focusing on the Schedule of Main Modifications (ED48)

Reference MM72:

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM72	156	SAP24 - Land to the South of Aylesham (AYL003) – Supporting Text Paragraph 4.200 & 4.201	<p><i>Amend paragraphs 4.200 – 4.201 and add new paragraphs:</i></p> <p>4.200 Through the Housing and Economic Land Availability Assessment work the Council has identified a strategic development site to the south of Aylesham (HELAA Ref: AYL003) for the delivery of approximately 640 new homes. The site sits adjacent to the existing settlement boundary and offers a logical extension to the south of Aylesham in line with the original Abercrombie masterplan. <i>(insert paragraph break)</i></p> <p>The site is well connected and located within 10 minute's walk from both Aylesham and Snowdown Train Stations and Aylesham Centre. The site slopes from west to east and towards the centre with the highest point at the north western corner and the lowest point around the existing Ackholt House to the east. The AONB and Womenswold Conservation Area are to the west and there is a block of Ancient Woodland (Ackholt Wood) in the centre of the site, with strong lines of hedgerows to the boundary of the site. The site also lies in a Groundwater Protection Zone.</p> <p>4.201 Strategic Site Allocations Policy 24 allocates this site for development in accordance with the growth and settlement strategy set out in the Plan.</p> <p><u>Due to the strategic nature of the proposals, a masterplan for the site is required to set out the quantum and distribution of land uses, access, sustainable design and layout principles. This should be prepared by the landowner/developer, working jointly with the Council and key stakeholders. The policy below sets out the detailed requirements for this masterplan.</u></p> <p>An indicative site plan is provided below for context.</p>	Effectiveness

Questions:

- **Legal compliance:** Do you consider the main modification to be legally compliant?
Answer: Yes
- **Soundness:** Do you consider the Main Modification to the Local Plan is sound?
Answer: No

Committee Supporting Comments: Amend the time frame reference to Aylesham and Snowdown Train stations to be a 20–30-minute walk.

Reference MM74:

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM74	158	Policy SAP24 - Land to the South of Aylesham (AYL003)	<p><i>Amend criteria c, d, g, h, k, m, o and q as follows:</i></p> <p>SAP24 - Land to the South of Aylesham (AYL003)</p> <p>An extension is planned to the South of the Rural Service Centre of Aylesham to create a new neighbourhood, incorporating garden village principles.</p> <p>Land to the South of Aylesham is allocated to deliver an estimated 640 new homes over the Plan period.</p> <p>A masterplan is required to set out the quantum and distribution of land uses, access, sustainable design and layout principles. This should be prepared by the landowner/developer, working jointly with the Council and key stakeholders. The masterplan shall be subject to a design review in accordance with Policy PM1. Any application for development should be preceded by, and consistent with, the agreed Masterplan.</p> <p>In accordance with the relevant Local Plan policies, the masterplan and development of the site should be informed by and/or provide:</p> <ul style="list-style-type: none"> a A wide mix of housing types, sizes and tenures, including affordable housing, housing for older people (with and without care provision), and serviced plots of land to contribute towards meeting evidenced demand for self-build and custom housebuilding; b Design codes shall be developed as part of or to supplement the masterplan for the site in accordance with Policy PM1; c Employment opportunities, community facilities and a new small <u>convenience shopping provision</u> in an accessible location to meet the day-to-day convenience shopping needs of new residents; 	<p><i>For effectiveness, to reflect the evidence base and to ensure that the policy is justified</i></p>

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<ul style="list-style-type: none"> d Formal and informal open spaces for leisure and recreation, including play areas, sports fields, allotments, <u>in accordance with Policies PM3 and PM4</u> and community orchards to meet the needs of the development. Where possible open spaces should be multi-functional contributing to wider ecological networks and the provision of sustainable drainage, and should be: accessible to new and existing communities; provide upgraded routes for walkers and cyclists; improve connections between and enhancements to existing habitats; provide safe routes for wildlife, protecting and enhancing wildlife assets; e Development on the site should be well related to the existing settlement of Aylesham and respect the residential amenity of adjoining properties. Development should be located within the District boundary, to the north and east of Ackholt wood, along the Aylesham Road towards Snowdown Village and on the parcel of land to the east of the Aylesham Road; f Suitable access arrangements will be provided from Spinney Lane and Aylesham Road; g The following will be required in relation to wider strategic and local highway mitigation measures, to be informed by a Transport Assessment in accordance with Policy T12: <ul style="list-style-type: none"> i Improvements to the Spinney Lane/ Adisham Road/ Pond Lane Junction; ii Improvements to the Holt Street/ Aylesham Road Junction; iii Investigate, and deliver if feasible, improvements to the A257/B2046 Wingham High Street Junction; <u>iii Proportionate financial contributions towards Whitfield and Duke of York roundabouts mitigation identified within Policy SP12;</u> iv Assess and identify impacts of the development on the strategic road network, in particular the access to the A2 from the B2046 <u>and the A256/A257 Junction identified within Policy SP12</u>, and deliver <u>or contribute proportionately towards any required mitigation.</u> 	

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>v. An assessment of the impacts of the proposed development on the surrounding rural road network, identifying any mitigation as required.</u></p> <p>h On and off-site sustainable transport measures including new and improved pedestrian links and cycle paths to connect the site with Snowdown Station and the services and facilities in Aylesham; and public transport provision <u>which should include Thanet and Sandwich as destinations</u>, informed by a Travel Plan which will be required in accordance with Policy T12. <u>The Travel Plan for the site should include targets and measures to achieve a modal shift from private car to sustainable travel modes of a minimum 10%, with opportunities for feedback and incentives for use for an initial period, to be agreed with the Local Highway Authority.</u></p> <p>i Improvements to the Public Right of Way network to increase connectivity in the area;</p> <p>j Protection and enhancement of heritage assets and their settings through appropriate mitigation measures, to be informed by a <u>Heritage Assessment Statement</u> and Archaeological Assessment;</p> <p>k Protection and enhancement of the area of ancient woodland identified onsite (Ackholt Woods). This should include at least a <u>15 20</u> metre buffer zone around the wood to avoid root damage and protect the ancient woodland. The buffer zone should consist of semi-natural habitat such as woodland, be planted with local and appropriate native species, contribute to wider ecological networks and form part of the green infrastructure provision on the site. A tree survey and ecological survey must be carried out in advance of a planning application on the site;</p> <p>l The layout of the development should be informed by a Landscape and Visual Impact Assessment, which should also inform the detailed provision of a generous landscape buffer to the south and west of the site to minimise visual impact on the surrounding landscape and mitigate impact on the AONB and appropriate structural</p>	

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			<p>and internal landscaping. Existing landscape features such as hedgerows, trees and field boundaries shall be maintained and incorporated into the design and layout of the development;</p> <p>m Ensure appropriate species and habitat surveys are carried out prior to <u>application submission</u> determination. Survey results will inform layout and design to avoid ecological impacts in accordance with the mitigation hierarchy and to inform on site ecological mitigation, compensation and enhancement measures and proposals for effective implementation, management and monitoring of all such measures.</p> <p>n A site-specific Flood Risk Assessment, including a comprehensive investigation into surface water flood risk, must be carried out in accordance with Policy CC5. This shall inform the application of the Sequential Approach to the layout of the site by locating the most vulnerable elements in the lowest risk areas;</p> <p>o In accordance with Policy SP13 a wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site;</p> <p>p Necessary utilities, including integrated communications infrastructure to facilitate home-working. The developer should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. The occupation of the development should be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. The site layout should be planned to ensure future access to existing water and wastewater infrastructure for maintenance and upsizing purposes; and</p> <p>q Financial contributions towards the delivery of required off-site infrastructure including, but not limited to, <u>strategic highways mitigation, pre school, primary,</u></p>	

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			<p>secondary and SEN education provision, libraries, sports, social and community facilities, youth services, social care, waste provision and local bus services in accordance with Strategic Policy 8.11, having regard to the Infrastructure Delivery Plan. Contributions will be directed towards the upgrade of existing facilities within Aylesham village, where these are currently available.</p> <p>In order to ensure that the site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the masterplan, and will not prejudice the implementation of the site as a whole.</p>	

Questions:

- **Legal compliance:** Do you consider the main modification to be legally compliant?
Proposed answer: Yes
- **Soundness:** Do you consider the Main Modification to the Local Plan is sound?
Proposed answer: No

Committee Supporting Comments:

Paragraph (a): Include additional wording to cater to the needs of young disabled people in accordance with the accessible home standard.

Paragraph (c): Incorporate language addressing adequate shopping provisions for both new and existing residents of Aylesham, Snowdown, and surrounding villages.

Paragraph (G): Remove contributions from Aylesham and Snowdown for the A256/A257 Junction and redirect focus on enhancing the local network, considering concerns raised about significant developments in Thanet and Dover leading to increased traffic at the Whitfield roundabout.

Paragraph (Q): Retain proposed deleted text concerning financial contributions, specifying provisions for pre-school, primary, secondary, and SEN education, libraries, youth services, social care, and waste provision. Redirect contributions towards the upgrade of existing facilities within Aylesham village.

Conclusion:

The rationale behind these recommendations stems from a thorough consideration of the implications of the proposed modifications on the local community and infrastructure. By implementing these adjustments, we aim to better address the needs of residents while ensuring the sustainability and functionality of the local area. The committee's response to whether the main modification to the Local Plan is sound is "No, which indicates that while the modification may meet legal requirements, it doesn't fully meet the standards set out in terms of its preparation, justification, effectiveness, and alignment with national policy.

Resolved: It was proposed by S. Bott and seconded by G. Armstrong to recommend to full council the comments as detailed above.

Outcome: All in favour, motion carried.

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Schedule of policies Map Modifications arising from Main Modifications (ED51)

Resolved: Recommend to full council to submit no comments. Proposed by J. Flaig seconded by G. Armstong.

Outcome: All in Favour.

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Sustainability appraisal Addendum Main Modifications (ED52)

Resolved: Recommend to full council to submit no comments. Proposed by G. Armstong, Seconded by J. Flaig

Outcome: All in Favour motion carried.

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Habitats Regulation assessment- Regulation 19 HRA updated 2024 (ED53)

Resolved: Recommend to full council to submit no comments. Proposed by G. Armstong, Seconded by J. Flaig.

Outcome: All in Favour motion carried.

Additional point for council to note:

The Planning Environment and Transport Committee is seeking clarification on the changes regarding HP52 and The Mains Modifications to the Former Snowdown Colliery Heritage Regeneration Opportunity Site in Aylesham. They want to understand the shift from an allocated 'employment development site' to a 'heritage regeneration opportunity site'. The Committee are interested in the implications of this change and how it aligns with the council's objectives for the area. Meeting with the relevant officer at Dover District Council would provide them with the opportunity to discuss these matters in detail and gain a better understanding of the reasoning behind the modifications, so the committee are seeking to action a meeting soon.

Report by N. Purcell – Administration Officer