

Examination of the Dover Local Plan

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Inspectors appointed by the Secretary of State

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Hearing Programme

Published v1

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
- TBC

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
- TBC

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
- TBC

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
- TBC

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: Dover Housing Sites

Policies: SAP1 (Whitfield Urban Expansion), 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)

Afternoon Session – 14:00 – 17:30

2) Matter 3 continued... – Housing Allocations

Issues: Dover Housing Sites continued...

Participants:

- Dover District Council
- TBC

Note to Participants – Hearing Day 3 will consider residential site allocations in Dover. Once the total number of participants is finalised, a further Hearing Programme will be published and will identify morning and afternoon slots for individual sites. At this stage, it is expected that Policy SAP1 (Whitfield Urban Extension) will be discussed during the morning session, with the remaining Dover site allocations during the afternoon session.

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
- TBC

Note to Participants – Site SAP25 (Aylesham Development Area) will be considered on Hearing Day 6 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
- TBC

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
- TBC

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: Aylesham Housing Sites

Policies: SAP24 (Land south of Aylesham), SAP25 (Aylesham Development Area) and SAP27 (Land at Dorman Avenue)

Participants:

- Dover District Council
- TBC

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
- TBC

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
- TBC

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
- TBC

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
- TBC

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
- TBC

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
- TBC

Note to Participants – Hearing Day 9 will consider residential site allocations in the Larger Villages, Smaller Villages and Hamlets. Once the total number of participants is finalised, the Hearing Programme will be updated and will identify precisely which sites will be heard in the morning and afternoon sessions.

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
- TBC

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
- TBC

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
- TBC

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
- TBC

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
- TBC

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
- TBC

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
- TBC

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
- TBC

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