



P L A N N I N G
C O N S U L T A N C Y

Statement of Common Ground

Dover District Council and Dover District Council Estate (Landowner) and Catesby Estates (promoter for Ledger family as landowners) for Policy SAP28

Prepared by Hume Planning Consultancy Ltd

Date October 2023

This Statement of Common Ground (SOCG) reflects the agreed position between the parties. The purpose of the SOCG is to set out clear areas of agreement between the parties in the following 3 main areas;

1. Power Line Undergrounding (criterion P of Policy SAP28 + MIQ Issue 6 Question 5).

It is agreed that it is not necessary to place the existing overhead power cables underground because of the cost and the evidence of early master planning that demonstrates the proposed housing can be planned whilst providing a suitable separation distance from the overhead lines without compromising the overall development yield of the allocation (a totality of 300 dwellings). This point was raised at Question 5 of Issue 6 in the Inspector's MIQ's and it is agreed between the parties that the referencing to the undergrounding of existing power cables should be deleted from the policy.

2. Investigation of Wigmore Lane Access (criterion f of Policy SAP28 and MIQ Issue 6 Question 4).

It is agreed between the parties that there is no realistic opportunity for a suitable technical access for the allocation to be served from Wigmore Lane and on this basis the reference to investigate the opportunity to provide access from Wigmore Lane, should be deleted from criterion f of Policy SAP28 to provide greater clarity. This is agreed by all parties to this SOCG.

3. The justification for seeking improvement to infrastructure (Policy SAP28q Issue 6 Question 3).

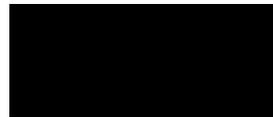
It is agreed between the parties that KCC as a statutory consultee, applies tariff based financial contribution requests for upgrading existing libraries, adult care, education, youth services and waste for each planning application when submitted. These contribution requests will be met by this development following an assessment of existing capacity and are allowed for within the site specific Viability Report undertaken by Strutt and Parker (Appendix 2). KCC as Highway Authority and statutory consultee will respond following their assessment of the supporting Transport Assessment of the later planning application, which is likely to include offsite improvements and contributions to public transport usage where this is considered justified. NHS Trust will also be consulted on future planning

applications and subject to local capacity, may request financial contributions or on-site provision to address any localised provision shortfalls.

Agreement can be reached with infrastructure providers because either financial contributions will be sought, or on site provision will be accepted by these consultees. It is recognised between the parties that engagement with the community will shape the mix of uses and in turn the masterplanning process and there is flexibility within criterion c of Policy SAP28 to offer the preferred “on site” provision of infrastructure that will promote community integration, enhance placemaking and improve the sustainability of Elvington/Eythorne with the SAP28 allocation, creating a focal point and link for the existing communities. All parties agree that the provision of necessary infrastructure to support the development is justified and this objective is safeguarded by the policy wording.



Sarah Platts
Head of Planning and Development
17th October 2023



Alister Hume
Hume Planning Consultancy Ltd
18 October 2023