



PLANNING
CONSULTANCY

Statement of Common Ground

Dover District Council and Bean Family (landowner) with respect to Policy SAP21

Lane at Stone Cross, (Land Adjacent to Sandwich Technology School), Sandwich

Prepared by Hume Planning Consultancy Limited

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 the clear areas of agreement between the parties on the following matters;

1 Educational Land Take and Use

It is agreed following discussion with KCC Education that the SAP21 allocation policy wording should be adjusted to include the provision for a 0.8ha area of land for educational use (adjacent to the western allocation boundary) which will be safeguarded for use as a school playing field/football pitch to facilitate additional floorspace provision within the Sandwich Technology School grounds.


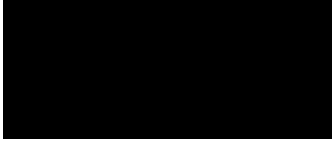
2 Transfer of Educational Land

It is agreed that the 0.8ha area of safeguarded educational land will be transferred to the Sandwich Technology School at nil cost, conditionally, subject to the landowner/applicant for residential development upon SAP21 not being the subject of a KCC financial contribution request for secondary school provision to meet the housing. This land transfer mechanism will be secured via the Section 106 agreement linked to the future planning application for residential development in line with Policy SAP21.

3 Capacity

Following the deduction of the 0.8ha educational land from the total area of the SAP21 allocation a gross residual area of 2.63ha within the allocation will remain for the delivery of the residential development. It is agreed that any future planning application should be informed by appropriate flood risk and surface water storage attenuation (although only a proportion of the allocation lies in the Strategic Flood Risk Assessment Level 2 designated area). It is also agreed that any residential application will be required to satisfy other policy criteria which will influence the housing yield. Notwithstanding these factors (which are safeguarded by modified policy criteria), it is proposed by the landowner that the anticipated housing capacity yield (at Reg 19 Submission) should be increased from 40 to 60 dwellings. This is concluded to be justified because of the area quantification of the educational land that has been established by KCC Education (post dating the Reg19 Submission) and the parties to this Agreement, and also because the 60 dwellings would still equate to a low to moderate density of 23 dwellings per hectare. A reduction in a target capacity below 60 dwellings is not justified at this stage of plan preparation and given the position of Sandwich within the Settlement Hierarchy would not serve to make efficient use of this land opportunity and on this basis would not be consistent with national guidance. The council agrees that capacity higher than the 'indicative' 40 dwellings currently proposed within the policy is likely to be achievable and would not object to a change to the policy to reflect the latest estimate of capacity.

5. Signatories

<p>Signed on behalf of Dover District Council:</p>  <p>Name: Sarah Platts Position: Head of Planning and Development Date: 18th October 2023</p>	<p>Signed on behalf of Landowner:</p>  <p>Name: Alister Hume Position: Principal Hume Planning Consultancy Ltd Date: 18 October 2023</p>
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