

Statement of Common Ground between:

- (i) **Dover District Council (DDC); and**
- (ii) **The Promoters – Axis Land Partnerships for the Trustees of the Lord Fitzwalter (1988) Settlement**

Local Plan Site Name	SAP 24 – Land to the South of Aylesham (AYL003)
Date	June 2023

This Statement of Common Ground has been prepared by the two parties to establish the main areas of agreement between the Council and the site promoter and to identify areas where further work is required to demonstrate deliverability to the Inspectors.

1. Description of the site	The site is approximately 62 hectares in size and located to the south of the existing settlement of Aylesham and is located adjacent to Dover District Council's boundary with Canterbury City Council ¹ . It includes land to the South of Spinney Lane and land to the east and west of Aylesham Road. Ackholt House is excluded from the site allocation. A site plan is included at Appendix 1.
2. Local Plan context	Land to the South of Aylesham is identified in Figures 4.5 and 4.6 of the Local Plan and under policy SAP24 – Land to the South of Aylesham (AYL003).
3. Relevant promoter representations	<p>Representation DLP1248 made by Carter Jonas LLP on behalf of for the Trustees of the Lord Fitzwalter (1988) Settlement in March 2021 to the Council's Regulation 18 consultation including additional working documents (high level Masterplanning documents, Movement Plan and Viability Assessment).</p> <p>Technical highways submissions were made directly to Kent County Council as follows:</p> <ul style="list-style-type: none"> • Land South of Spinney Lane, Aylesham Technical Note: Transport (issued February 2020) • Land South of Spinney Lane, Aylesham Technical Note: Transport Addendum (issued July 2020) • Land South of Spinney Lane, Aylesham Technical Note: Technical Note 4 (issued April 2021) <p>Axis Land Partnerships were appointed by the Trustees as land promoter for the site in October 2022. Representations SDLP59 and SDLP849² made by Carter Jonas in November 2022 to the Council's Regulation 19 consultation and included a site location plan and Vision Document.</p> <p>The representations relate to the extent of the land shown in red on the Site Location Plan at Appendix 1.</p>
4. Main areas of agreement	<u>Local Plan Policy SAP24 wording and Additional Modifications</u>

¹ Note the landownership extends west into Canterbury's administrative area including a further 69 hectares of land. This is not included in the site allocation or covered by this Statement of Common Ground. This is shown in blue on the plan in Appendix 1

² Note SDLP59 and SDLP849 are duplicated representations due to an administrative error during representation processing.

The promoters support the proposed Additional Modifications submitted by DDC [SD06 Schedule of Additional Modifications to the Regulation 19 Submission Plan March 2023](https://doverdistrictlocalplan.co.uk) (doverdistrictlocalplan.co.uk) in relation to Policy SAP24, namely:

- (i) AM51 which sets out how both parties will liaise with Canterbury City Council to ensure vehicular and ecological connectivity between this allocation and the potential adjacent allocation within Canterbury City Council, if their proposed allocations progress in their emerging Local Plan.;
- (ii) AM52 which makes clear that the employment allocation SAP25 is shown for information only on Figure 4.6. This resolves a matter raised in Regulation 19 representation from promoter;
- (iii) AM53 which amends the buffer zone to Ackholt woods from 15 to 20m and requires species and habitats surveys prior to application submission.

It is also agreed through this SoCG to propose a further additional modification to Policy SAP24 wording in relation to Criterion Q which contained an administrative error in relation to policy references and is proposed to be amended as follows:

d Formal and informal open spaces for leisure and recreation, including play areas, sports fields, allotments, in accordance with Policies PM3 and PM4 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;

q Financial contributions towards the delivery of required off-site infrastructure including, but not limited to, strategic highways mitigation, ~~pre-school, primary, 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 & 11 and the Infrastructure Delivery Plan. Contributions will be directed towards the upgrade of existing facilities within Aylesham village where these are currently available.

Housing

Land to the South of Aylesham will deliver an estimated 640 new homes with a variety of house types, sizes and tenures, including affordable housing, housing for older people and serviced plots for self-build and custom housebuilding as set out in criterion a) of Policy SAP24.

The site will deliver 30% affordable housing in accordance with Policy SP5.

Environmental

Protection and enhancement of Ackholt Wood including a buffer zone of 20m. Submission of all relevant surveys and reports to

demonstrate environmental impacts and mitigation. Wording of SAP24 as agreed through proposed AM53 above.

Infrastructure

Highways and transport

Suitable access arrangements will be provided from Spinney Lane and Aylesham Road. In accordance with criteria in SAP24, in terms of wider strategic and local highway mitigation measures, improvements will be made to:

- the Spinney Lane/ Adisham Road/Pond Lane Junction; and
- the Holt Street/Aylesham Road Junction;
- The promoters will assess and identify impacts of the development on the strategic road network, in particular the access to the A2 from the B2046, and deliver any required mitigation.
- On and off-site sustainable transport measures including new and improved pedestrian links and cycle paths
- Improvements to the Public Right of Way network.

On-site Open space and Sports

Delivery of on-site formal and informal open space and sports facilities in accordance with Local Plan Policies PM3 and PM4. This is expected to include:

- Provision for children and young people in the form of 2 NEAPs and 1 LAP*
- Amenity greenspace of 3.23ha*
- Allotments and community orchards

*or an alternative proposal of the same total sizes, to be agreed through the masterplanning process.

There may also be an opportunity to provide on-site playing pitches and/or Sports Halls within this development as part of the open space / community provision, which would remove the off-site financial requirements for Playing Pitches and/or sports halls listed in Table 1 below. This will be determined through the masterplanning process.

On site Community Facilities

A community facility and convenience store will be provided on site - details tbc. The provision of on-site community facilities may also remove some of the off-site financial requirements for community/youth listed in Table 1 below.

Off-site Infrastructure financial contributions

Table 1: Estimated off-site contributions³

Infrastructure Type	Estimated per dwelling costs	Estimated Total Costs
SP12 - Strategic Highway Tariff	£1,200	£768,000

³Total cost calculations are rounded and based on a mix of house types and sizes. KCC contributions based on per dwelling rates from [KCC Developers Contribution Guide 2023 \(Draft\) \(amazonaws.com\)](https://www.amazonaws.com). DDC and other contributions based on latest IDP/evidence of need, SE calculator and/or evidence from recently signed S106 agreements. The results are considered to be the likely maximum costs based on current evidence.

	Sustainable Travel	£500	£320,000
	Indoor Sports (Swimming)	£233	£150,000
	Indoor Sports (Bowls)	£9.17	£5,869
	Sports Halls	£212	£136,000
	Playing Pitches ⁴	£362	£232,000
	Education ⁵ (Primary and secondary)	£9,753	£6,242,000
	Education (SEN and Disabilities)	£497	£318,000
	Community Learning and Skills	£34.21	£22,000
	Libraries, Registration & Archives	£62.63	40,000
	Integrated Children's Services – Youth and Early Help Services	£74.05	£47,000
	Adult Social Care	£180.88	£116,000
	Waste	£54.47	£35,000
	TOTAL	£13,172	£8,432,000
	<u>Other Local Plan (LP) Policy requirements</u>		
	It is agreed that all other policy requirements from SAP24 / LP topic policies such as, SUDS/flooding, tree planting and biodiversity net gain requirements will be delivered.		
5. Main areas of disagreement/areas requiring further work	<p><u>Wingham Junction</u></p> <p>Modelling has been undertaken on behalf of the promoters to demonstrate potential improvements to the A257/B2046 Wingham High Street Junction. Kent County Council (KCC) Highways and Transportation have not agreed that the proposed mitigation would be deliverable.</p> <p>Both DDC and the promoters are continuing to work alongside KCC to review transport modelling data in relation to impacts on this junction from this site allocation and identify a potential solution, starting with the provision of sustainable transport infrastructure to provide modal shift and reduce impacts at this junction.</p> <p><u>Infrastructure</u></p>		

⁴ This is the likely maximum potential cost based on an indicative SE calculator report. Playing pitches costs vary significantly between Natural Grass and Artificial Grass Pitches and include some 'lifecycle' maintenance costs and changing room costs which may not be required in all instances. Final costs will be based on local needs/evidence at the time of application, using the Sport England Calculator and/or whether need can be met on-site or by enhancement to an existing local facility.

⁵ Assumed as 15% flats and 85% houses for purposes of this analysis and based on primary and secondary extensions only, not new builds or land. Need is based on IDP information that for Aylesham area, Aylesham Primary School will be needed to expand to 3FE and St Josephs by an additional 1FE. A small increase would also be required at Nonington CEPS.

	<p>Both parties to continue to work together to agree the final level of on-site and off-site financial contributions towards the relevant categories identified in the Infrastructure Delivery Plan (Indicative contributions are shown in Section 4 above), some matters will need be determined through the masterplanning process and based on discussions with other stakeholders/infrastructure providers.</p>												
<p>6. The promoter's anticipated programme and build out rates</p>	<ul style="list-style-type: none"> • Submission of outline planning application: April 2024 • Determination of outline planning application: October 2024 • Submission of reserved matters: April 2025 • Approval of reserved matters: July 2025 • Commencement: September 2025 • Ground preparation/ initial infrastructure works completed: September 2026. • First residential occupations 18 months from completion of ground/ infrastructure works: February 2028. • Residential completions are expected in 4 phases over 6 years: <ul style="list-style-type: none"> ○ Phase 1: 230 homes (115 homes in 2028 and 115 homes in 2029). ○ Phase 2a: 110 homes (110 homes in September 2030). ○ Phase 2b: 65 homes (65 homes in September 2031). ○ Phase 3: 235 homes (120 homes in September 2032 and 115 homes in September 2033). <table border="1" data-bbox="584 1093 1169 1189"> <tr> <td>2027-2028</td> <td>2028-2029</td> <td>2029-2030</td> <td>2030-2031</td> <td>2031-2032</td> <td>2032-2033</td> </tr> <tr> <td>115</td> <td>115</td> <td>110</td> <td>65</td> <td>120</td> <td>115</td> </tr> </table>	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	115	115	110	65	120	115
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<p>7. Promoters' Deliverability/Viability Statement</p>	<p>The site is located to the south of the existing settlement of Aylesham and is viable and deliverable proposition given prevailing residential values in the area and the site's position on the edge of an existing settlement (limiting the scale of upfront infrastructure provision).</p> <p>Wider surrounding infrastructure and services are already in place and the development will benefit from being able to connect into these existing services; contributing to their enhancement and expansion. As set out above, the development is not subject to complex infrastructure provision (at scale) that can be the case for the scheme of this size which are located in more isolated locations. There is therefore the opportunity to contribute towards existing identified projects yet to be completed from the first Phase of Aylesham development, such as sports/community facilities.</p> <p>This allows a land value to be generated which incentivises the landowner (i.e., in excess of 'benchmark' allowances) and the developer.</p>												

Signed on behalf of Dover District Council	Signed of behalf of the promoters - Axis Land Partnerships for the Trustees of the Lord Fitzwalter (1988) Settlement
Date: 18/10/2023	Date: 18/10/2023

Name: Sarah Platts
Position: Head of Planning and Development
Signature:



Name: Phil Grant
Position: Director
Signature:



Appendix 1 – Site Plan

SAP24 Site Boundary

