

Dover District Local Plan Examination in Public

Week 2 - Thursday 23rd November

Policy SAP42 – Wingham Small Housing Sites

Site – WIN003, Land adjacent to Staple Road, Wingham

Hearing Statement

Finn's, on behalf of Messers Upton

1.0 Introduction

1.1 Finn's is submitting this Hearing Statement to support the allocation of land adjacent to Staple Road, Wingham, on behalf of Messrs Upton, Policy SAP42, Wingham Small Housing Sites in support of WIN003, which proposes allocation of the land on the southern side of Staple Road, Wingham for 20 dwellings. Finn's are acting on behalf of the Landowners. Within this Statement we will address the Inspectors' questions set out on page 26 of the Matters, Issues and Questions published 30th August 2023.

2.0 Background Information

2.1 Land south of Staple Road, Wingham was submitted to the Council's Call for Sites for residential development. The Council reviewed the land within their Housing and Economic Land Availability Assessment (HELAA) where it was identified by the LPA as being suitable for the provision of 24 dwellings based on 30 dwellings per hectare. The site was proposed for allocation for 20 units at Regulation 18 stage, being found suitable for development.

2.2 It was put to the Council within the responses to the Regulation 18 Consultation that the number of dwellings that could be accommodated within the site should be increased to 24, based on the HELAA findings that the site could accommodate this number. The site is in single family ownership and is available and deliverable within the first five years of the Plan. No changes to the Emerging Policy were made.

2.3 At Regulation 19 stage, it was again requested that the allocation be increased to 24 dwellings, in line with the HELAA findings and in the interests of achieving the best use of this land, as required by the National Planning Policy Framework.

3.0 Changes to the Plan Sought

3.1 We are seeking changes to the site allocation under the Policy to increase the number of units to 24.

Q1 What is the justification for requiring speed surveys for site WIN003? Is it clear to users of the Plan what is required from development proposals?

3.2 Since the site was submitted to the Call for Sites and post Regulation 18 but prior to Regulation 19 submission, the speed of Staple Road outside the site frontage has been reduced to 30 mph by Kent County Council. In view of this, it is considered that the requirement for a speed survey as regards WIN003 to be provided as set out within Policy SAP42 is no longer necessary and this should be removed from the Policy wording.

Q2 Are the Wingham Small Housing Sites justified, effective and consistent with national policy?

3.3 Site WIN003 a site smaller than 1 hectare in size, its allocation is supported by paragraph 69 of the National Planning Policy Framework 2023 which recognises the important contribution small sites can make to meeting the housing requirements of an area and requires Local Planning Authorities to accommodate at least 10% of their housing requirement on sites less than 1 hectare in size. This site allocation supports these national planning policy objectives, with the LPA confirming that they have proposed allocation of 11.4% of sites within the Emerging Plan as 'small sites' of 1 hectare or less (Reg 19, paragraph 3.52).

3.4 The National Planning Policy Framework 2023 requires sites to be justified, effective and consistent with national planning policy. We support the LPA's allocation of WIN003, that when taking into account other sites submitted in the Wingham area at Call for Sites stage, WIN003 was locationally most suitable and is in a good sustainable location for the settlement for future occupiers to access a good range of services and facilities. Bus stops are located directly outside the site on Staple Road providing good access to public transport.

3.5 The 30 mph speed limit maintains reduced traffic speeds outside the site frontage and provision of a footpath along the site frontage will provide improved linkages to the rest of the settlement at this end of Wingham. WIN003 offers an effective response to provision of a small new housing site to provide a mix of housing and affordable provision to support the housing needs of Wingham through the Plan period. It is considered that the proposed allocation of WIN003 is consistent with National Planning Policy.