



**Dover District Council
Local Plan Examination**

**Matters, Issues and
Questions**

HEARING STATEMENT

SUBMITTED BY

ESQUIRE DEVELOPMENTS

IN RELATION TO

**MATTER 3 – HOUSING
ALLOCATIONS**

OCTOBER 2023


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1.0 INTRODUCTION

1.1 This Hearing Statement has been prepared by Esquire Developments to respond to Matters, Issues and Questions (MIQs) raised for Matter 3 Housing Allocations and specifically Issue 7 – St Margaret’s at Cliffe and Issue 9 Housing Sites in Villages.

1.2 Esquire Developments has land interests in the following areas:

- Land at New Townsend Farm, St Margaret’s – Ref STM006b - Policy SAP40 : 10 Dwellings **(Appendix 1)**
- Land at Cauldham Lane, Capel-le-Ferne - Ref CAP013 - Policy SAP45 : 5 Dwellings **(Appendix 2)**
- Land at the Street, East Langdon – no allocation but subject to Policy SP4 : 9 dwellings **(Appendix 3)**
- Ringwould Nurseries, Ringwould – no allocation : circa 300 dwellings/extra care **(Appendix 4)**

1.3 This statement does not seek to repeat the representations made at the Regulation 19 stage but will draw reference to specific paragraphs / points in answering the relevant questions to the Examination.

1.4 Esquire Developments is due to appear at the St Margaret’s at Cliffe and Larger Villages Hearing Sessions.

2.0 MATTER 3: HOUSING ALLOCATIONS ST MARGARETS AT CLIFFE

1) *Issue 7 – St Margaret’s at Cliffe – Policy SAP40 – Small Housing Sites – STM006 Land at New Townend Farm*

Q1 Does the site allocation represent major development in the AONB, and if so, is it justified? How have the potential impacts of development on the character and appearance of the area, including the AONB been considered?

2.1 The site has been tested by both Dover District Council and the AONB Unit in assessing the suitability of the site and the impacts on the AONB. Furthermore, the site was subject to a pre-application meeting in May 2023.

2.2 The pre-application layout sought views on a development for up to 20 dwellings. The pre-application response issued by the Council considered the matter of whether the site was deemed to be major development in the AONB. The Council concluded that:

‘At present the allocation for an estimated 10 units and is considered to be minor development within the AONB. This proposal, as submitted for 20 dwellings is also considered to represent minor development within the AONB.’

2.3 It is therefore considered that the site does not represent major development in the AONB – even for a development twice the size of the allocation figure.

2.4 The specific number of dwellings able to be accommodated on site has been subject to further testing by Esquire Developments through the course of the pre-application process. The site sits on a fairly strong gradient and following pre-application feedback to the 20 dwelling scheme layout, the proposals have been amended to a form of development that sits in a linear pattern on the lower slopes of the site.

2.5 The site can accommodate a greater number of dwellings than the 10 number identified and accordingly at the time of writing this hearing statement, a planning application is shortly to be submitted for 15 dwellings (as shown in **Appendix 01**). The application, including the number of dwellings and design will be subject to detailed comments from the appropriate statutory consultees.

2.6 It is considered by Esquire Developments that the scheme is appropriate to the character and appearance of the area and can be accommodated on site. This includes the extension of built form along the farm track which is representative of the columns of built form that extend

away from Station Road in a north east direction. This form and pattern is reflective of the existing settlement pattern and character of the area – of which large parts sit within the AONB also.

II) Issue 9 – Housing Sites in Villages – Policy SAP44 and SAP45 Capel-Le-Ferne

Q1 Is the cumulative scale of development proposed at Capel-le-Ferne commensurate with its size, role and function as a Large Village?

Q2 Can a safe and suitable access be achieved for both vehicles and pedestrians to site SAP44? How has this been assessed as part of the allocation of the site? Where will access be taken from?

Q3 What is the capacity of the site SAP44 based on? Is it justified?

Q4 Do any of the Small Housing Sites represent major development in the AONB, and if so, are they justified? How have the potential impacts of development on the character and appearance of the area, including the AONB, been considered? In answering this question, the Council should address any cumulative landscape impacts, especially from sites around Cauldham Lane.

Q5 Can a safe and suitable access be achieved for both vehicles and pedestrians to the Capel-le-Ferne Small Housing sites, particularly CAP009 and CAP013?

Q6 What is the latest position regarding proposals for the sites in Capel-le-Ferne?

- 2.7 A number of the above questions will be addressed by the Local Planning Authority. It is worth highlighting however that Site CAP009 (Longships) and CAP013 (Land at Cauldham Lane – **Appendix 02**) have both been subject to planning applications ref: DOV/20/01569 for 15 flats and DOV/23/00401 for 16 dwellings.
- 2.8 Both applications were resolved to grant planning permission by Dover Planning Committee in September 22 and July 23 (respectively) and S106 Agreements are progressing. It is anticipated that by the time of the Hearing sessions, the Decision Notice for Land at Cauldham lane would have been issued.
- 2.9 It is highlighted that the planning application for Cauldham Lane sought permission for 16 dwellings against the allocation which was identified for 5 dwellings in the Regulation 19 Local Plan. It is noted that the Regulation 18 Local Plan consultation identified the site as being able to accommodate approximately 15 dwellings and was reduced in number to the Regulation 19 stage as a result of high level discussion with the AONB unit on a number of local plan sites impacting the AONB.

- 2.10 Accordingly, through the course of the application process (including pre-application engagement with the AONB unit), the site was deemed suitable to accommodate a greater number of dwellings than the 5 dwellings identified in the current Local Plan. The AONB unit confirmed through the consultation process for the application that up to 16 dwellings was acceptable and did not object to the planning application.
- 2.11 In addition, the highway capacity and access arrangements were also assessed by KCC Highways. It was deemed that subject to highway widening/improvements, including the delivery of an extended footpath between CAP009 and CAP013, that the highway position was acceptable. The highway upgrades are being secured within the S106 Agreement of both sites.
- 2.12 Accordingly, the latest position on CAP013 is that planning permission is shortly to be issued and likely to have been issued by the time of the examination.

III) Policy SAP46 The Street, East Langdon

- 2.13 Whilst we offer no comment on the allocation site, it is worth noting that East Langdon has the potential to accommodate a greater number of dwellings than that identified as allocations. In this respect, East Langdon represents a good example where Policy SP4 can operate and an application for 9 dwellings is shortly to be submitted on the basis of Policy SP4. This is located on a parcel of land opposite the allocation site – as shown in **Appendix 03**.

IV) Policy SAP53 Land at Ringwould Alpines

- 2.14 Whilst we offer no comment on the allocation itself, we highlight the opportunity that Ringwould Nurseries (**Appendix 04**) offers in meeting specific housing needs – relating to Care and Extra Care. It is also worth noting that being located on the north side of Dover Road, the site is not located in the AONB.
- 2.15 If, through the course of the Examination that it is concluded that additional sites are required, especially for Care or Extra Care and/or affordable housing, Ringwould Nurseries represents an good opportunity as a site than can deliver substantial development with significant benefits.

APPENDIX I

**Land at New Townsend Farm, St Margaret's –
Ref STM006b - Policy SAP40**



Illustrative Site Layout Plan
1:500 at A1

APPENDIX 2

Land at Cauldham Lane, Capel-le-Ferne
Ref CAP013 - Policy SAP45

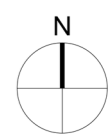
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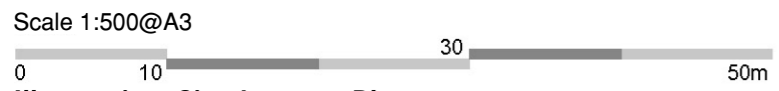
Project Title
Land at Cauldham Lane, Capel-le-Ferne

Drawing Title
Illustrative Site Layout Plan

Scale 1:500@A3	Date February 2023	Drawn PTW	Checked DK
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Project Number 22.128	Drawing Number 101	Drawing Revision A
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Canterbury Studio: Logan House, St Andrews Close, Canterbury, CT1 2RP



Illustrative Site Layout Plan
Land at Cauldham Lane, Capel-le-Ferne

APPENDIX 3

Land at the Street, East Langdon



Outline Planning Application
(Site Allocation SAP40)

Langdon Playing Fields

Proposed Pedestrian Link
From Village Centre

Proposed Site Access and
Existing Road Geometry to
be Improved

Pond

Potential Link to Existing
Pedestrian Desire Line

The Street

Proposed Pedestrian
Link to Playing Fields

Village Hall

T.H.

Proposed Car-Barns (Single Storey)
Along Boundary to Field

Fields

Illustrative Site Layout Plan
1:500 at A1

APPENDIX 4

Ringwould Nurseries, Ringwould

Schedule

80 x 1 Bedroom Appartments within care home

214 x 1 Bedroom Cottages



Circular woodland walk

Hangman's Lane

Allotments and orchard

Care Home

Community Space and cafe

Potential connection to Parish pitches to the Northeast

Orchard

Play Area

A258 Dover Road

Proposed Entrance

