

EXAMINATION INTO THE DOVER NEW LOCAL PLAN TO 2040

Response to the Inspectors Matters, Issue and Questions (MIQs)

Matter 3 – Housing Allocations

Land on the South West side of Hillside Road, Dover

On behalf of Glen Virtue Properties

Original Representation: 479

Original Site Reference: DOV011/TC4S100

Prepared by:

Danielle Dunn BSc (Hons) MSc. MRTPI

ISSUE DATE / REVISION	COPY REVIEWED BY	DATE COPY HAS BEEN REVIEWED
02.10.2023	BY	02.10.2023

Date: 4th October 2023
Job Ref: P.22.009.3164



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Matter 3 – Housing Allocations

Issue 1: Dover Housing Sites:

Policy SAP13- Dover Small Sites

Q1 What is the latest position regarding proposals for the Dover small housing sites?

1. We support the approach of delivering several small housing sites in the Dover area, as this brings forward small-scale development in a sustainable location. This approach is also advocated in the NPPF, paragraph 69.

Q3 Are the Dover small housing sites justified, effective and consistent with national policy?

2. The Dover small housing sites policies is not consistent with National policy because it hasn't accurately reviewed all of the potential options for small sites in the Dover Area.
3. Although there is no concern with the sites that are included in policy SAP13, it is considered that the site at Hillside Road in Dover is equal to, or better than, some of the sites that are included. Specifically, land adj 455 Dover Road is also a greenfield site, but this site is located within the AONB and on the edge of the built-up development of Dover. Whereas, the site at Hillside Road, is not in the AONB and contained centrally within the Dover town.
4. Of the small sites allocated in Dover, two are not on brownfield land. In so far, that these are similar in size, and proposed housing numbers, to the site at Hillside Road, and therefore, it is submitted that this site should also be included in the list.
5. In addition to this, the site at Hillside Road has previously had outline planning permission for 28 residential units. See Appendix 1.

Outline Planning Decision Notice and plans 87/00081.

Appendix 1

TOWN AND COUNTRY PLANNING ACTSTown and Country Planning Act 1971

Decision to Grant Outline Planning Permission

TO:-

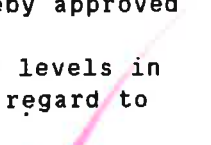
RADNORCLIFFE DEVELOPMENTS LIMITED

North Lane
Sandgate
Folkestone Kent
CT20 3AS

TAKE NOTICE that DOVER DISTRICT COUNCIL, the district planning authority under the Town and Country Planning Acts, has GRANTED OUTLINE PLANNING PERMISSION for

outline - residential development - eight semi-detached, 19 terraced, one detached with garages as referred to in your application received on 27/01/87 as amended by your letter dated 23 July 1987 and accompanying site plan dated 22 July 1987 relating to land rear of Hillside Road, Dover,

SUBJECT TO SUCH CONDITIONS AS ARE SPECIFIED hereunder together with the reasons for their imposition:-

- i) Details relating to the siting, design and external appearance of the proposed buildings hereby approved and the means of access thereto shall be submitted to and approved by the District Planning Authority before any development is commenced.
Reason: No such details have been submitted.
 - ii) Application for approval of the reserved matters referred to in the above condition must be made not later than the expiration of three years beginning with the date of the grant of outline permission.
Reason: In pursuance of Section 42(2) of the Town and Country Planning Act, 1971.
 - iii) The development to which this permission relates must be begun not later than whichever is the later of the following dates:-
 - (a) the expiration of five years from the date of the grant of outline permission; or
 - (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter approved.Reason: In pursuance of Section 42(2) of the Town and Country Planning Act, 1971.
 - iv) Plans for the site showing the existing and proposed ground levels and sections of all proposed buildings, including levels of thresholds, shall be submitted to and approved by or on behalf of the District Planning Authority before any part of the development hereby approved is commenced.
Reason: To ensure that the work is carried out at suitable levels in relation to the adjoining properties and highways, having regard to amenity, access, highway and drainage requirements.
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- v) Details of all external materials to be used in the construction of the development hereby approved (including, where appropriate, boundary walls and hard surfaces) shall be submitted to and approved by or on behalf of the District Planning Authority before any development takes place.
Reason: Such details are required to ensure a satisfactory external appearance in the interests of the visual amenities of the locality.
- vi) Details submitted pursuant to condition (i) above shall show adequate sight lines which shall be in the control of the applicant at the junction of the proposed road to the satisfaction of the District Planning Authority, and the approved sight lines shall be provided before the development hereby permitted is completed and the site occupied, and thereafter be maintained to the satisfaction of the District Planning Authority and no structure, tree or plant within the approved sight lines shall exceed 0.9 metres in height.
Reason: In the interests of road safety and the convenience of other road users.
- vii) Details submitted pursuant to condition (i) above shall show adequate sight lines which shall be in the control of the applicant at the junction of the proposed driveways with the estate access road to the satisfaction of the District Planning Authority, and the approved sight lines shall be provided before the development hereby permitted is completed and the site occupied, and thereafter be maintained to the satisfaction of the District Planning Authority and no structure, tree or plant within the approved sight lines shall exceed 0.9 metres in height.
Reason: In the interests of road safety and the convenience of other road users.
- viii) The first 6 metres of the means of access to each of the proposed dwellings shall be at a gradient not exceeding 1 in 12 and shall be so maintained.
Reason: In the interests of road safety and convenience.
- ix) The first 6 metres of the new road shall be at a gradient not exceeding 1 in 33.
Reason: In the interests of road safety and convenience.
- x) The dwellings hereby permitted shall not be occupied until the road or roads serving the development have been constructed, surfaced and drained to the satisfaction of the District Planning Authority.
Reason: To ensure that a satisfactory road access is provided.
- xi) The details submitted pursuant to condition (i) shall show an estate road layout which complies with the standards in the Kent County Council Manual 'The Kent Design Guide'.
Reason: In order to ensure the satisfactory planning of the estate road in the interests of road safety, convenience and amenity of the users of the estate road.
- xii) The development hereby permitted shall be carried out in conformity with a scheme for landscaping, surface and boundary treatments within the site which shall include:-
(a) a detailed survey of all trees, shrubs and hedges on the application site, giving details of all trees having a trunk diameter (at a height above ground level of four feet six inches) of three inches or more, which shall include: nature of species, area of crown spread; height; diameter of trunk and an assessment of condition.
bl;(b) a detailed survey of levels on the site indicating specific features, such as retaining walls, cuttings, embankments, pits, ponds, etc.

- (c) details of the existing trees, shrubs and hedges to be retained.
 - (d) details of new trees, shrubs, hedges and grassed areas to be planted together with details of the species and method of planting to be adopted.
 - (e) details of earthworks to be carried out on the site.
 - (f) details of treatment proposed for all hardened surfaces beyond the limits of the highway.
 - (g) details of walls, fences or other means of enclosure proposed, together with details of materials and construction including gates, openings, copings, bonding, pier arrangement or other adornment, widths and heights.
 - (h) the measures that are to be taken to protect existing new landscaped work, which shall in the case of trees mean adequate staking and guarding.
 - (i) the arrangements to be made for the permanent maintenance of the landscaped areas.
 - (j) the above mentioned scheme for landscaping shall be submitted concurrently with those matters set out in the above condition to the reasonable satisfaction of the District Planning Authority.
- Reason: In the interests of the visual amenities of the area.

- xiii) In the event of any of the trees, shrubs and hedges included in an approved landscaping scheme or any replacement trees, shrubs and hedges being removed or being destroyed or dying or dead within 5 years of planting they shall be replaced within 12 months at the same places by large nursery stock of the same species to the satisfaction of the District Planning Authority.
- Reason: To protect and enhance the visual amenities of the locality.

- xiv) The landscaping scheme including surface and boundary treatments as submitted shall be carried out insofar as it affects individual plots before the dwellings on those plots are first occupied unless otherwise agreed in writing by the District Planning Authority.
- Reason: In the interests of the visual amenities of the locality.

Dated: 10. July 1990

DISTRICT COUNCIL OFFICES
HONEYWOOD ROAD, WHITFIELD
DOVER, KENT CT16 3PG
Tel DOVER (0304) 821199

Signed: R. A. Mason

for Director of Planning and
Technical Services.

**YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF/ATTACHED,
AND ANY ACCOMPANYING LETTER(S).**

disposal, shall be submitted to and be approved by the Dover District Council, to ensure that the estate road is constructed to an appropriate standard, for the traffic which is likely to use it and to enable the Highway Authority to adopt the highway under the terms of a Section 38 Agreement, Highways Act, 1980.

- d) That in view of the difficulties associated with the access arrangements, a proper detailed engineering drawing is required.
- e) Furthermore, the foul drainage from this site cannot be connected to the S.24 foul sewer at the rear of the properties in Hillside Road. A new off site sewer will be required discharging to the public sewer in Crabble Avenue.
- f) It is also doubtful that the surface water sewer in Hillside Road has sufficient reserve capacity to accept the flow from the site and it is anticipated that either soakaways will be required or another off site sewer.

Yours faithfully,



for Director of Planning and Technical Services.

