

From: Richard Parkinson
Subject: Re: Dover Local Plan - Hearing sessions
Date: 18 October 2023 at 13:49:08 BST
To: Louise St John Howe <louise@poservices.co.uk>

Dear Louise

Here is my hearing statement.

Hearing Statement re Policy SAP22 – Land at Archers Low Farm - Afternoon Session on Wednesday 21 November - Richard Parkinson

Responding to ED14

Examination of the Dover Local Plan
Matters, Issue and Questions

Q2 What is the justification for the suggested changes to Policy SAP22? Why are they necessary for soundness?

This site was a subject of consideration in the last Local Plan (LALP Pre-submission Draft 2012). The site was removed from that Draft Plan following the Examination report of 5 December 2014. The Inspector found the allocation not to be justified because of visual harm to the character and appearance of the local area.

At the time that the Draft Local Plan (2023) was prepared for consideration by the Inspectorate, the site was the subject of a planning application which was being appealed. This may have led to it being in the Draft Local Plan (2023). The Appeal has now been heard and did not succeed. A copy of the Appeal Decision is attached. In para 13, the Inspector states that he agrees with the previous Inspector. 'I agree with the Examining Inspector and consider the appeal site to be an integral part of unspoilt countryside that wraps around this part of Sandwich and makes a significant contribution to the town's setting.' The Inspector spent many days considering the matter before deciding that any development was inappropriate.

So there is no reason for the site to be included in the Local Plan. There is no longer a pending planning application and the same decision has been made and remade. The site is inappropriate for development.

There are many other reasons why the site should not be developed and we can discuss these at the Hearing should you wish to do so. These have, of course, all been considered by the Appeal Inspector.

For the Draft Local Plan (2023) to be sound, the site should be excluded.

Richard Parkinson