

**Statement of Common Ground**

Between **Fernham Homes Ltd and Dover District Council** in respect of the  
Dover District Council Draft Local Plan

Land at Archers Low Farm, St Georges Road, Sandwich (SANO23)  
Draft Policy SAP22

October 2023

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# 1 Introduction

## 1.1 Overview

1.1.1 This Statement of Common Ground (SoCG) has been prepared between 'Fernham Homes Ltd' ("Fernham Homes") and Dover District Council ("DDC") in respect of the draft site allocation and delivery of a residential development on the Land at Archers Low Farm ("the Site"): draft policy SAP22.

1.1.2 The summary timeline is:

- The Site was proposed to be allocated in the Regulation 18 Draft Local Plan under 'Site Allocations Policy 1 Non-Strategic Housing Allocations' for approximately 40 dwellings (reference SAN023) .
- Planning permission was refused for 44 dwellings under reference 21/00274 between the Regulation 18 Draft Local Plan consultation and the Regulation 19 consultation (October – December 2022).
- The Regulation 19 consultation identifies the site as a proposed allocation with an estimated capacity of around 35 dwellings (policy SAP22). The policy supports housing on site, subject to any application meeting 10 criteria.
- An appeal was lodged against the refusal of planning permission. The appeal decision on 21/00274 was issued in February 2023. The Regulation 19 Submission Local Plan (R19SLP) was submitted to the Secretary of State for independent Examination on 31st March 2023, including policy SAP22.
- The Examination hearings start in November 2023.

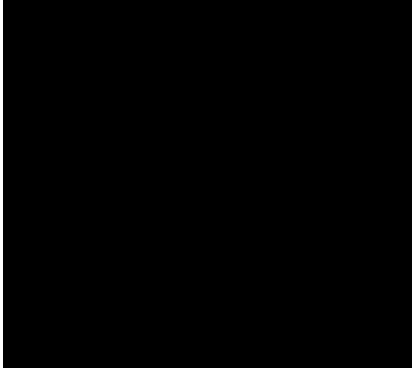
1.1.3 Further updates will be provided as required in advance of/at the relevant Hearing Session.

## 2 Areas of Agreement

- 2.1.1 Following the dismissal of the appeal Fernham Homes have engaged in further discussions with DDC and Kent County Council Highways & Transportation (KCC H&T).
- 2.1.2 Fernham Homes – in representations to the Regulation 19 Local Plan – set out it considered that the indicative capacity of the site should be greater. Following consideration of the appeal Fernham Homes considers that the appropriate indicative capacity is 35 dwellings. Additional work has been undertaken by Fernham Homes that indicates how approximately 35 dwellings can be accommodated on the site.
- 2.1.3 Therefore Fernham Homes and DDC agree on the principle of allocating the site to accommodate an indicative capacity of 35 dwellings.
- 2.1.4 The parties are continuing to work together with Kent County Council as the Highways Authority, and will provide any updates at the hearing session.

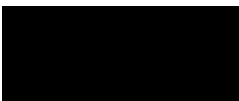
### 3 Signatures

The SoCG has been agreed by Fernham Homes and DDC, as reflected by the signatures below.



Name: Steve Baughen (Head of Planning at Fernham Homes Ltd)

Date: 18/10/2023



Name: Sarah Platts (Head of Planning and Development at DDC)

Date: 1/11/2023