



TECHNICAL NOTE 1

DATE:	27 March 2023	CONFIDENTIALITY:	Public
SUBJECT:	Erratum for Regulation 19 Transport Modelling Forecasting Report_18.10.2022		
PROJECT:	Dover Local Plan Regulation 19 Work	AUTHOR:	Christine Elphicke
CHECKED:	Christine Elphicke	APPROVED:	Christine Elphicke

INTRODUCTION

This short Technical Note is an Erratum to the Regulation 19 Transport Modelling Forecast Report_18.10.2022 which was published for public consultation in October 2022 as part of the Dover District Local Plan Regulation 19.

WHITFIELD URBAN EXPANSION

As a result of the consultation of Dover Districts Local Plan in October 2022. Kent County Council questioned the contents of Table 4.2 in the Regulation 19 Transport Modelling Forecast Report_18.10.2022. The comment they raised is shown below:

Table 4-2 – Whitfield Phase 1 (planning reference 10/01010) appears to be missing from this list – Whilst the position stated in section 3.3.6 & 3.3.7 is understood clarification is required as to why the balance of housing up to 800 dwellings is not included in this table. E_1004 (planning reference 10/01011) also requires clarification as the table suggests that this includes new access road on the A256 and link to Archers Court Road, whereas the highway authority understands that this was secured under planning reference 10/01010. Furthermore, S_104 and S_129 have been dropped from the DM scenario whereas they were included previously in the Reg. 18 DM.

This was an error in the report and not the modelling. WSP have looked into this and confirmed there are 800 houses included in the Do Minimum and the E_1004 reference to the new access road can be refined if it was part of application 10/11010 and both S_104 and S_129 sites are still included in the Do Minimum so it's just an omission from the table.

An updated table is shown overleaf.

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Table 0-1: 2040 Do Minimum Scenario, Explicitly Modelled Housing and Employment Sites

WSP ID	App Number	Site Address	HHs	Jobs	Associated Infrastructure
S_2070	13/00945	Land between Deal & Sholden, Church Lane, Sholden, Deal (Timperley Place)	230		Additional development road leading north from Church Lane and Hunters Walk
S_112 S_113 S_114	07/01081 16/00180 16/00985	Aylesham Village Expansion, Aylesham	173 277 162		Two-way link around market square; a new link road to the station; traffic calming in Aylesham Village to ensure 20mph zone; improving access from the A2 to the west of Adisham Road
S_20335	20/00419	Betteshanger Colliery, Betteshanger, Deal	210		Assumed connection obtained via existing A258 Sandwich Road Roundabout
S_20336	19/00447	Connaughts Barracks, Dover	300		New link proposed between Dover Road and A258
S_20337	21/00402	Land south west of Sandwich Road, Sholden	110		Priority Junction with A258
E_1001	07/00404	Minters Yard, Southwall Road		181	Access will be at the existing Minters Industrial private access road for / Southwall Road priority junction
S_115	10/01010	Whitfield Urban Extension, (land to east of Sandwich Road and north west of Napchester Road)	800		A new access road from WUE to Archers Ct Rd (Richmond Way). New access road on A256 with a new at-grade roundabout A256 Whitfield Bypass / Richmond Way.
E_1004	10/01011	Whitfield Urban Extension, (land to east of Sandwich Road and north west of Napchester Road)		478	
E_1008	14/01138	Site of former Tilmanstone Colliery Tip, Pike Road		278	Accessed via existing highway infrastructure
S_1071	17/01523	Former Buckland Hospital, Coombe Valley Road, Dover	150		Priority junction with Coombe Valley Road, utilises the former Hospital access
S_107 E_1010 E_1013 E_5127	14/00058 13/00783 14/00058 16/00045	Discovery Park, Enterprise Zone, Ramsgate Road	500	1,874	A this is a redevelopment of an existing site, WSP have assumed no additional network changes
E_1049	17/00451	Betteshanger Sustainable park		164	Priority junction with Betteshanger Road
E_5026	14/00549	The Old Harbour Station, Elizabeth Street		209	Change of use and so WSP assume no additional network detail is required
E_5128	16/00976	Land at Honeywood Parkway, WCBP		158	To be modelled as an additional roundabout approach / arm at Honeywood Parkway
E_5129	15/00595	Site west side of Woolcomber Street & South of St James Street		101	Priority junction with St James Street (west of Woolcomber Street)
E_8000	18/01206	Land rear of Dubris Close, Honeywood Parkway		170	Priority junction with Honeywood Parkway, 100m East of Kedleston Road
S_104	15/01290	Land on the West side of Albert Road, Deal, CT14 9RB	142	107	Link road connecting through the site from Church Lane / Southwall Road, to Albert Road
S_129	14/00361	Land off, Station Road, Walmer, CT14 7RH	223		This will be modelled as a priority junction with Station Road

*total completed and extant households/jobs, combined land uses