

Notes of the meeting of the **LOCAL PLAN PROJECT ADVISORY GROUP** held at the Council Offices, Whitfield on Thursday, 17 October 2019 at 12.30 pm.

Present:

Chairman: Councillor N S Kenton

Councillors: J S Back
E A Biggs
D G Cronk
C D Zosseder

Also Present: Mr S Jaenicke (Business Representative)
Mr R Green (The Deal Society)
Mr R Ralph (Sandwich Town Team)
Councillor P D Jull
Councillor H M Williams

Officers: Head of Planning, Regeneration and Development
Policy and Projects Manager
Principal Policy Officer
Principal Infrastructure Planner
Senior Policy Planner
Technical Officer
Trainee Planner
Democratic Services Manager

19 APOLOGIES

Apologies for absence were received from Councillor T A Bond, Councillor S C Manion and Mr P Sherratt (The Dover Society).

20 APPOINTMENT OF SUBSTITUTE MEMBERS

The Democratic Services Manager advised that no notice had been received for the appointment of substitute members.

21 DECLARATIONS OF INTEREST

There were no declarations of interest made by Members.

22 NOTES

The notes of the meeting held on 10 July 2020 were approved as a correct record and signed by the Chairman.

23 OVERVIEW OF THE INITIAL FINDINGS OF THE HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (HELAA)

The Chairman, Councillor N S Kenton, introduced the Housing and Economic Land Availability Assessment (HELAA). Members were informed that while the planned series of meetings to deal with the HELAA were being held in private there would be full public consultation later in the process.

The objective of the HELAA was to identify a future supply of land in the District that was suitable, available and achievable for housing and economic development use over the lifetime of the Local Plan. The HELAA would:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability)

The Housing and Economic Land Availability Assessment formed a key component of the evidence base that underpinned the Local Plan and was a requirement of the National Planning Policy Framework.

Officers had undertaken a desktop review and an initial sift against criteria for the 513 sites that had been put forward for consideration. Those sites that provided for 5 or fewer dwellings were excluded as these could be dealt with through the normal planning process. As a result of the review and sift, the number of potential sites was reduced to 365. These were then assessed against national and local policy and officers visited and surveyed the sites. The 365 sites were assessed on the following grounds:

- site size, boundaries, and location;
- current land use and character;
- land uses and character of surrounding area;
- landscape and ecological characteristics;
- potential impact on heritage assets relevant to the site;
- access and highways;
- environmental constraints (e.g. contamination, flooding, groundwater conditions, noise pollution and air quality);
- location of infrastructure/utilities;
- amenity impact;
- appropriateness and likely market attractiveness; and
- contribution to regeneration priority areas

Finally, the sites were classified as being either suitable (green), potentially suitable (amber) or unsuitable (red).

The Chairman reminded Members that the meeting was only making recommendations in respect of the sites that they would be considering and would not be approving or rejecting sites.

The sites considered by Members at this meeting were grouped into the following areas:

- Dover area
- Deal area
- Sandwich area
- Aylesham
- Alkham
- Capel-le-Ferne
- West Hougham
- Lydden
- St Margaret's-at-Cliffe

There would be further meetings of the Local Plan PAG to consider other areas in the district.

Members discussed the following points:

- Concerns over the density of developments and constrained sites in central Dover. The future of the Whitfield development and the opportunities and challenges associated with the site were also discussed.
- In respect of Deal, the impact of infrastructure constraints and the lack of potential windfall sites within the town that could be easily developed in the future was noted. That land to the north of Deal would also be difficult to develop due to flood risks.
- That if the amber sites identified for Sandwich could be developed that would result in an additional 500 dwellings.
- The issue of settlement boundaries and what impact 'windfall' developments outside or adjacent to village confines could have. The issue of sustainable rural transport methods was raised.
- To question the merits of site AYL005 being included for development.
- The relationship between the Local Plan and tackling climate change issues. Members were assured that this was being taken seriously and would be integrated across the Local Plan as a whole. This would need to be demonstrated as part of the inspection process for the Local Plan.

Members were advised that there would be meetings held with parish councils in 2020 to discuss the sites.

24 DATES OF FUTURE MEETINGS

Members were advised that meetings had been scheduled for Thursday 24 October 2019 at 10.30am and Thursday, 31 October 2019 (at time to be confirmed).

The meeting ended at 2.15 pm.