

Dover District Council
Council Offices
White Cliffs Business Park
Whitfield
Dover
CT16 3PJ

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB

T: 01260 288800
F: 01260 288801

www.gladman.co.uk

26 April 2017

Dear Sirs

RE: LAND OFF DOVER ROAD, WALMER,

Outline planning application for the demolition of existing outbuildings and the erection of up to 85 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point off Dover Road. All matters reserved except for means of access.

Ref: PP-06008386

We have today submitted an on line planning application for the above residential development site and, by way of clarification, would confirm that the following reports have been uploaded.

01. Duly completed application forms and certificates
02. Location Plan – 7573-L-01
03. Development Framework Plan – 7573-L-04_I
04. Planning Statement
05. Design and Access Statement
06. Landscape and Visual Assessment
07. Transport Assessment
08. Travel Plan
09. Ecological Appraisal
10. Arboricultural Assessment
- 11.1 Preliminary Risk Assessment
- 11.2 Bomb Risk Assessment
- 12.1 Flood Risk Assessment
- 12.2 Infiltration testing results
13. Foul Drainage Assessment
14. Archaeological Appraisal
15. Built Heritage Statement
16. Statement of Community Involvement
17. Socio Economic Sustainability
18. Air Quality Screening

- 19. Noise Assessment
- 20. Soils and Agricultural Land Quality Report

I have enclosed a CD containing the submitted reports.

Statement of Community Involvement

Please note that the Statement of Community Involvement (SCI) contains complete copies of all correspondence received during pre-application consultation. Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency. The Council will of course need to handle this information in line with its own data protection policies.

I enclose the application fee of £11,367 (eleven thousand three hundred and sixty seven pounds) payable to Dover District Council.

We trust the enclosed information is sufficient to enable our application to be validated at your earliest opportunity. Once validated we would welcome the opportunity to enter into further dialogue with the Council.

Yours sincerely



Paul Roberts
Project Manager
Gladman Developments Ltd
p.roberts@gladman.co.uk

**PLANNING**

Dover District Council
White Cliffs Business Park,
Dover, Kent CT16 3PJ.
Tel: 01304 821199
www.dover.gov.uk/planning
Email: developmentcontrol@dover.gov.uk

Application for Outline Planning Permission With Some Matters Reserved. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="Gladman Developments Ltd"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Gladman House"/>				
	<input type="text" value="Alexandria Way"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="Congleton"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="CW12 1LB"/>				
	Telephone number: <input type="text" value="01260288836"/>				
	Mobile number: <input type="text"/>				
	Fax number: <input type="text"/>				
	Email address: <input type="text" value="team1@gladman.co.uk"/>				
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	<input type="text"/>	First Name:	<input type="text" value="Gladman"/>	Surname:	<input type="text" value="Developments Ltd"/>
Company name:	<input type="text" value="Gladman Developments Ltd"/>				
Street address:	<input type="text" value="Gladman House"/>				
	<input type="text" value="Alexandria Way"/>				
	<input type="text" value="Congleton Business Park"/>				
Town/City:	<input type="text" value="Congleton"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="CW12 1LB"/>				
	Telephone number: <input type="text" value="01260288800"/>				
	Mobile number: <input type="text"/>				
	Fax number: <input type="text"/>				
	Email address: <input type="text" value="team1@gladman.co.uk"/>				

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

- Access Appearance Landscaping Layout Scale

Please describe the proposal:

Outline planning application for the demolition of existing stable blocks and the erection of up to 85 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Dover Road. All matters reserved except for means of access.

Has the building or works already been carried out? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Land off Dover Road, Walmer,

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be agreed as part of any Reserved Matters application

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be agreed as part of any Reserved Matters application

Lighting - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be agreed as part of any Reserved Matters application

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be agreed as part of any Reserved Matters application

Vehicle Access - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be agreed as part of any Reserved Matters application

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be agreed as part of any Reserved Matters application

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be agreed as part of any Reserved Matters application

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please see 05. Design and Access Statement

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Please see attached Foul Drainage Strategy Report

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

Agricultural land used for grazing horses

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

14. Existing Use

A proposed use that would be particularly vulnerable to the presence of contamination?

Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown	0	10	15	32	2

Proposed Market Housing Total

59

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	4	13	7	2	0
Live-Work Units					

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

17. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	85
Total existing residential units	<input type="text"/>

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="Mr RM Fuller"/>	<input type="text" value="26/04/2017"/>
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Sutton Court"/>	
Street: <input type="text" value="Sutton-by-Dover"/>	
Locality: <input type="text"/>	
Town: <input type="text" value="Kent"/>	
Postcode: <input type="text" value="CT15 5DF"/>	

Title: First name: Surname:

Person role: Declaration date: Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

Mr Richard Mackney Fuller
Sutton Court
Sutton-by-Dover
Kent
CT15 5DF

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB

T: 01260 288800
F: 01260 288801

www.gladman.co.uk

26 April 2017

Dear Mr Fuller

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (England)
ORDER 2015**

NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

Proposed development on land off Dover Road, Walmer

We give notice that Gladman Developments Limited are applying to Dover District Council for outline planning permission for the demolition of existing outbuildings and the erection of up to 85 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Dover Road. All matters except for means of access are to be reserved.

Any owner* of the land or a tenant** who wishes to make representations about this application should write to Dover District Council, Council Offices, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ within 21 days of the date of this letter.



Signed.....

**Paul Roberts | Project Manager
Gladman Developments**

* 'owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** 'tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Statement of Owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.