

GLADMAN DEVELOPMENTS LTD

LAND OFF DOVER ROAD, DEAL

DOVER DISTRICT COUNCIL

STATEMENT OF COMMUNITY INVOLVEMENT

Please note that this 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. A fair Processing Notice was included on the consultation leaflets and website, which made clear to members of public providing this data that it would be forwarded to the LPA as part of an application. The Council will of course need to handle this information in line with its own data protection policies.

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1 INTRODUCTION

1.1 Background

1.1.1 This Statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd, referred to herein as 'Gladman', to inform an outline planning application for residential development, open space and point of access at land off Dover Road, Deal.

1.2 Policy Background

1.2.1 This Chapter will consider relevant National and Local guidance with regards to community consultation.

1.2.2 It sets out the Council's approach to stakeholder engagement for planning applications within the District. The Statement of Community Involvement is a statutory document which details how and when the Council will involve the community in the preparation of the planning policy documents that make up its Local Plan. It also provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals. The aim is to strengthen community involvement in planning over time and to achieve a widespread level of support for the policies that will shape development and the future use of land in the Dover District.

The Localism Act (November 2011)

1.2.3 In November 2011, the Localism Act received Royal Assent. This is the Government's method of devolving greater powers to Councils and neighbourhoods in order to give local communities more control over planning decisions.

1.2.4 Of particular relevance is paragraph 122 of the Localism Act which came into force on the 17th December 2013 and introduces a new requirement for developers to consult local communities on a wider range of developments before submitting planning applications.

1.2.5 Section 61W dictates the requirement to carry out pre-application consultation where a person proposes to make an application for planning permission for the development of any land in England, and the proposed development is of a description specified in a Development Order.

1.2.6 Whilst the 'Development Order' has not been issued yet, it may occur during the determination of the Application. The exact guidance as to which schemes this will apply is therefore, presently unavailable. It is however, anticipated this will apply to major schemes and therefore Gladman consider it is good practice to adhere to this approach.

1.2.7 Where section 61W applies, section 61X sets out there is a duty to take account of responses to consultation. Applicants should consider responses received before proposals are finalised and show how they have been taken into account when submitting the application.

- 1.2.8 At present there is no legislative requirement, notwithstanding this, Gladman maintains it is good practice to seek the views of the local community prior to the formal submission of the application.

National Planning Policy Framework (NPPF)

- 1.2.9 In March 2012, the Government adopted the National Planning Policy Framework (NPPF). This document aims to simplify the planning system in the UK.

- 1.2.10 As Greg Clark MP wrote in the Foreword to the NPPF:

“People have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities...This National Planning Policy Framework changes that...we are allowing people and communities back into planning”.

- 1.2.11 There is, therefore, a clear rationale from the Government to increase the amount of public consultation undertaken in the planning process.

- 1.2.12 The section on “pre-application engagement and frontloading” within the NPPF states how early engagement can “improve the efficiency and effectiveness of the planning application system for all parties” thus leading to “better coordination between public and private resources and improved outcomes for the community.”

- 1.2.13 Paragraph 189 further states that whilst a Local Planning Authority (LPA) “cannot require that a developer engages with them before submitting a planning application”, they should nevertheless “encourage take-up of any pre-application services they do offer”. Furthermore and where deemed to be beneficial, the LPA should “encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications”. This is to ensure that any potential issues are resolved as early in the planning process as possible.

Dover District Council Statement of Community Involvement (SCI)

- 1.2.14 Dover District Council’s (DDC) Statement of Community Involvement (SCI) was updated in May 2016 and sets out the Council’s approach to stakeholder engagement for planning applications within the District.

- 1.2.15 The SCI provides information on the Council’s approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals. The aim is to strengthen community involvement in planning over time and to achieve a widespread level of support for the policies that will shape development and the future use of land in the Dover District.

- 1.2.16 The SCI encourages community engagement when determining major development proposals. It points out that pre-application consultation, even if not compulsory, might reduce local

opposition, increase the chances of a timely and positive decision from the planning authority and improve the resulting quality of development.

1.3 Gladman's Approach

- 1.3.1 Having considered DDC's SCI, Gladman has completed a programme of community engagement which is considered appropriate for the proposed development of this site and meets the terms of the SCI.
- 1.3.2 This report details the programme and the results of the consultation, meeting the requirement to submit such a document as part of a planning application.

2 ENGAGEMENT WITH LOCAL COMMUNITY AND STAKEHOLDERS

2.1 Engagement with Dover District Council

2.1.1 A pre-application telephone discussion was held with DDC on 23 March 2017 and the written advice received on 28 March is included as Appendix A.

2.2 Engagement with the Local Community

2.2.1 In order to seek to reach the widest number of residents and businesses in the area, Gladman undertook a twofold public engagement exercise. In the first instance, a press release, press advert and leaflet drop, and secondly, a dedicated website. Further details of each are provided below.

2.3 Engagement with Adjoining Parish Councils

2.3.1 Gladman wrote to and emailed the Parish Councils for Deal and Walmer with details of the proposed consultation, including copies of the consultation leaflet.

2.3.2 Copies of the correspondence sent to the Parish Councils are included at Appendix B.

2.4 Initial Consultation Leaflet

2.4.1 Leaflets outlining the development principles together with details of a dedicated website and how to make comments were distributed on 7 April 2017 to approximately 510 households & businesses within the proximity of the site.

2.4.2 The leaflet was also displayed on a dedicated website. A copy of the leaflet is included at Appendix C.

2.5 Press Release and Press Advert

2.5.1 A press advert was published on 22 March 2017 advertising the public consultation of the proposed development in the Kent Messenger. A copy of the press advert is included in Appendix D.

2.6 Your-views Website

2.6.1 Gladman has a dedicated website for each of its projects containing details of the scheme, copies of the consultation boards, leaflet and other information about the scheme; it also allows visitors to the website to provide feedback via email or by post to Gladman.

2.6.2 The address for the Walmer website, which is updated on a regular basis, is <http://www.your-views.co.uk/walmer> and was operational from 7 April 2017.

2.6.3 A series of Consultation / Information boards were displayed on the website providing background information of the scheme and identifying the factors which impacted on the draft

proposals. Comment forms for members of the public were also available on the website. Copies of the boards displayed on the website are included at Appendix E.

2.6.4 At the time of writing, 9 people have responded to the leaflet and website via email/comments form. Comments received were mixed with some level of support and constructive comments whilst the majority of residents opposed the scheme. A summary of the comments made can be found in the next chapter.

2.6.5 Copies of all consultation leaflet feedback received are included at Appendix F.

3 CONSULTATION REVIEW

3.1 Consultation Outcomes

3.1.1 Gladman is pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process.

3.2 Summary of Comments and Responses

3.2.1 Responses to matters which emerged from the various forms of community engagement are detailed in the table below, together with Gladman's response.

Comments	Response
<p>Highways</p> <p>I note with interest your view that the access to your proposed site should best be placed directly off the A258. Will you be publishing the data gathered through recent traffic surveys of the area, and your predicted change in volume caused by the increase in vehicular movements. My belief is that the current traffic issues in the area are unsustainable, due to it being the main thoroughfare into Deal, and subsequent high levels of traffic from 07:00 hrs to 19:00 hrs each day in both directions</p> <p>Do you know how many accidents happen on Dover Road and how much speeding takes place</p> <p>Build a bypass between Dover, Deal and Sandwich</p> <p>Insufficient parking in town centre</p> <p>Even though the proposed site access is within a designated 30mph limit traffic travels at speeds often in excess of 50 – 60mph</p>	<p>The application will include a full Transport Assessment. The scope of the assessment has been agreed with Kent County Council as the highway authority for the Deal area and includes assessments of the capacity of the proposed site access and a review of personal injury accidents that have occurred on the local highways network</p> <p>It demonstrates that safe access to the site can be secured and that the proposed development will not have an unacceptable impact on the local highway network</p>
<p>Infrastructure</p> <p>You cannot prove infrastructure sustainability</p> <p>Infrastructure is groaning under the weight of uncontrolled development</p> <p>Water and sewerage systems in Deal are already overstretched and at capacity</p> <p>The proposed development will only add to the</p>	<p>A Utilities Statement is included as an appendix to the Planning Statement submitted with this application.</p> <p>Southern Water has carried out an assessment of its local sewerage network to determine the likely impact of introducing new foul water flows from</p>

Comments	Response
existing flooding problem	this development. It has confirmed that the public sewerage system has capacity to accommodate foul water flows from the residential properties proposed to be constructed on this site. This position is explained in more detail in the Foul Drainage Strategy Report submitted with the application
<p>Connectivity</p> <p>There is no allowance to provide a new footpath connecting the new development with the existing pathway that ends at the bus stop adjacent to Downlands.</p> <p>Consideration should be given to the provision of a bus shelter at the local bus stop</p> <p>The proposed access does not include traffic lights or zebra crossing to allow individuals to cross safely from one side of the road to the other</p>	<p>It is intended that residents of the development will be able to walk safely to the bus stops on Dover Road.</p> <p>A pedestrian refuge island will be incorporated in to the highway improvement works proposed</p>
<p>Energy Efficiency</p> <p>More green energy incentives should be considered within the building of these homes</p>	Green energy incentives will be considered and, where practicable, incorporated at Reserved Matters stage
<p>Construction</p> <p>Will the project build be phased and, if so, over how many years?</p>	The project would not be phased and we would expect the build out period to be approximately three years
<p>Design</p> <p>The style of new homes should mirror both brick and rendered finishes to those built by Abbey Developments in 2004-06 in Thistledown</p>	The design proposals are set out in the Design and Access Statement submitted with this application
<p>Education</p> <p>Council is short sighted and closing schools</p>	The Education Authority will be consulted as part of the application process and, if planning permission is granted, a contribution will be paid, if necessary, to the local education authority
<p>Employment</p> <p>There are not enough shops</p>	Local businesses such as shops, garages and public houses are likely to benefit from the additional custom that the development will generate therefore boosting the local economy and ensuring the future viability of these facilities
<p>Amenity</p>	The Socio-economic Sustainability Statement

Comments	Response
<p>We believe that this development will have a detrimental impact on the quality of life of residents along this road in particular and in the local area generally</p>	<p>submitted with this application outlines the potential social and economic benefits that could arise from the proposed development</p>
<p>Planning</p> <p>Following another proposal for housing in 2013, we wrote to Dover District Council with representations and received an email from the Senior Planner and Urban Designer stating "the site was included in the Interim Consultation in 2010. The District Council has not allocated this land due to the detrimental impact on the wider landscape and lack of a secondary access."</p>	<p>The Dover Road site was considered in the preparation of the Land Allocations Local Plan, which was adopted in 2015. At the time, Dover District Council took the decision not to include the site as an allocation for housing. The main reasons given for doing so was that the development of the site may have an impact on the landscape when the site is viewed from the south-east (Liverpool Road). However, this assessment was not supported by a detailed Landscape and Visual Appraisal. Such an appraisal has now been carried out by landscape specialists and it has been found that the proposals would not lead to an unacceptable landscape harm, both in the immediate location and in the wider landscape setting. As noted, a further reason given for not previously allocating the site was the lack of a suitable entrance. However, specialist highways consultants have drawn up an access solution for the site which are considered to provide a safe and appropriate access to the site from the surrounding highways network (please see the Transport Assessment). In the absence of any harm that would outweigh the significant benefits of providing new market and affordable housing at the Dover Road site in a situation where the district council is unable to meet its housing requirements, Gladman believe that the proposals represent sustainable development</p>

4 POTENTIAL FOR COMMUNITY BENEFITS

- 4.1.1 Throughout the consultation process, Gladman encouraged suggestions as to how the local community could benefit from the proposed development.
- 4.1.2 Significant community benefits will be provided, including affordable housing, landscaping, public footpath improvements and ecological enhancements.
- 4.1.3 Potential suggestions for community benefits must be tested against Government rules which limit what those seeking planning permission can offer (which exist to ensure developers cannot 'buy' consents). However, the applicant will discuss any ideas put forward by residents and the Parish Council throughout the planning process.
- 4.1.4 Implementation of the agreed community benefits will be guaranteed through their inclusion within a Section 106 Agreement / or a Unilateral Undertaking.

5 SUMMARY

- 5.1.1 Gladman has consulted the local community of Walmer prior to the application being submitted. It is considered that the scope of the community consultation has met with, and gone beyond, the recommendations of Local and National planning policies and legislation.
- 5.1.2 Gladman have taken account of the views expressed by those who were consulted and engaged with the local community in a variety of different ways to ensure that their opinions have been considered within the evolution of the scheme put forward within this application.
- 5.1.3 This SCI provides a response to the key matters that have been raised. Most of the comments made relate to traffic matters, the need for housing, cumulative impacts and the capacity of local services.

Appendix A

Dover District Council Pre-application Response

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From: Elizabeth Welch
To: [Phil Gallagher](#)
Subject: RE: Pre-Application advice: Land at King's Farm and Cross Road/Ellen's Road, Deal
Date: 28 March 2017 14:38:54
Attachments: [image001.jpg](#)
[Appeal Decision.pdf](#)

Dear Phil,

I refer to your pre-application request received on 7th February 2017 and our telephone discussion on 23rd March. I understand that you are seeking written advice regarding the erection of approximately 80 dwellings at King's Farm, Dover Road, Deal and the erection of up to 240 dwellings on land at Cross Road, Deal. I would like to take the opportunity to offer the following advice and observations;

As you are aware planning law requires that applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development of land will also be guided by the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).

Development Plan

The Local Plan sets out how planning and development will be managed in the District over a twenty year period.

The Local Plan comprises:

The Core Strategy (CS) was adopted in February 2010 and contains the Council's overall ambitions and priorities for the District.

The Land Allocations Local Plan was adopted in January 2015 and is used to identify site specific allocations and designations in the District that will be required to deliver the vision set out in the Core Strategy.

The Dover District Local Plan (2002) has been superseded by the Core Strategy however some of the policies remain 'saved'.

Pre-Application Advice

Principle

Both sites are located outside Deal's Urban Boundary and for the purposes of planning are considered to be within the countryside. Policy DM1 of the Core Strategy does not permit development on land outside the settlement boundaries unless it is justified by other development plan policies or it functionally requires such a location.

The Council can now demonstrate a 5 year housing land supply, based on Objectively Assessed Need – please see the Authority Monitoring Report appended to the Cabinet Report dated 1st March 2017. The relevant Local Plan policies for housing should be considered up to date and weight can be given to Policy DM1 for decision making purposes. Please see <http://moderngov.dover.gov.uk/mgCalendarMonthView.aspx?GL=1&bcr=1> In the same Cabinet meeting agreement was given to commence a Local Plan Review, and it is anticipated that a Call for Sites will take place in the next few months. Please contact my colleagues in Regeneration Delivery for further details (01304) 872477. As part of this process there will be an updated SHLAA, together with other evidence base documents.

Both sites were assessed as part of the Land Allocations Local Plan, and rejected for the reasons set out in the site forms (under references SHL023 - King's Farm and SHL076 – Cross Road). These assessment remain a valid assessment of the site's suitability, or otherwise, for development and would therefore be the starting point for any assessment should a planning application be submitted. You have been provided with a copy of these assessments and your comments in response to these assessments have been completed as part of the pre-application process.

Landscape impact

The site assessment forms for both sites raised concerns regarding the impact on the landscape. It is understood that a Landscape and Visual Impact Assessment (LVIA) has been undertaken for each site and that for the site at King's Farm (SHL023) this demonstrates that the site is not visible from Liverpool Road. The site at Cross Road (SHL076) is fully exposed and the site assessment raised concern that there would be a detrimental impact on the landscape should the site come forward for development. To address this the draft masterplan shows a large area of open space to be provided. The Council's Principal Ecologist would be able to provide comment on the LVIAs as part of the pre-application request if you are able to supply them.

Policy DM15 of the CS states that development that would result in the loss of, or adversely affect the character or appearance, of the countryside will only be permitted if it is justified by a need to sustain the rural economy or a rural community or it cannot be accommodated elsewhere and it does not result in the loss of ecological habitats. In the absence of considering the LVIA's the proposed developments would be contrary to DM15 and would be unacceptable in landscape impact terms.

Ecology

The EU Habitats Directive 1992, requires that the precautionary principle is applied to all new projects, to ensure that they produce no adverse impacts on European Sites. The proposed development would place an additional recreational pressure on the Thanet Coast and Sandwich Bay Special Protection Area (SPA), which will need to be mitigated to ensure that it would not lead to any adverse effect on the integrity of the SPA. A financial contribution to support wardening at the SPA is an accepted method of mitigation, as described on pages 144 and 145 of the Land Allocations Local Plan.

Both sites are currently in agricultural use. There is a reasonable likelihood that the site could provide habitat for protected species. The application will therefore need to be supported by a biodiversity survey and assessment of the site, together with protected species surveys and mitigation measures if required. I understand that a screening opinion for the cross road site has recently been submitted.

Agricultural Land Quality

The Erratum to the Sustainability Appraisal, that formed part of the evidence base to the Land Allocations Local Plan, provides further details on the agricultural land classification. Tables towards the end of the document specify the exact grade of agricultural land: King's Farm (SHL023) as Grade 1 and Cross Road (SHL076) as Grade 2, that is for both sites the Best and Most Versatile Land (BMVL) of the Agricultural Land Classification

Paragraph 112 of the NPPF indicates that local planning authorities should take into

account the economic and other benefits of Best and Most Versatile Land (BMVL) and where significant development of agricultural land is demonstrated to be necessary, they should seek to use areas of poorer quality in preference to that of a higher quality. You should carry out soil sampling to confirm the exact quality of the soil as the evidence available is based on a desk-based analysis of the sites which were considered as part of the Land Allocations Local Plan process. I attach a recent decision from the Planning Inspectorate where this issue was considered. Based on this appeal decision, and subject to the findings of soil sampling, should you choose to pursue an application it is likely to be necessary to demonstrate that areas of poorer quality have been considered in relation to the application scheme.

Policy summary

The policies contained within the Core Strategy seek to strictly control development outside of the urban boundaries and settlement confines of Rural Service Centres, Local Centres or villages in order to protect the character and appearance of the countryside for its own sake. The proposed development would be a departure from adopted policies and would require unusual and compelling justification for permission to be given.

Due to the change in the Council's position regarding five year housing land supply, any application would be unlikely to be considered favourably at this stage. I would recommend that you pursue the site through the plan making process as part of the Local Plan Review. The Local Development Scheme appended to the Cabinet Report and states that the timetable for the Local Plan Review is as follows:

Consultation – September/October 2018

Submission – December 2018

Examination – March/April 2019

Adoption – July 2019

Other Matters

It is understood that, notwithstanding the principle of development that you intend to submit an outline application. The following information is provided in order to assist you in developing your proposals:

Housing Mix

Paragraph 3.43 of the Core Strategy identifies the broad split of demand for market housing.

Number of Bedrooms	Percentages Recommended
One	15%
Two	35%
Three	40%
Four	10%

Whilst the recommended proportions should inform the housing mix, and are certainly not rigid, any bias towards particular sized dwellings would require a clear justification, having regard for the identified need within Dover District, including the need identified within the Strategic Housing Market Assessment.

Character and Appearance of the Area

The masterplan submitted has not been considered in any detail at this stage, as this pre-application request predominately deals with matters of principle.

A mix of terraced, semi-detached and detached properties together, possibly, with flatted development should feature in any proposal. The detailed design of any formal application should be locally distinctive and justified within the accompanying Design and Access Statement. Each scheme should incorporate variety to the individual design of buildings and should represent high quality design.

Both sites are located on the edge of existing residential development areas. Should you wish to submit an application then care should be taken to ensure that the residential amenities of the existing residents and the future residents are protected and are acceptable. For the Dover Road site, Thistledown is located to the north and on the Cross Road site properties on Cross Road, Lydia Road, Sydney Road and Station Road bound the site. The impact on the neighbouring properties would need to be assessed as part of any planning application. Overlooking/ interlooking should be avoided.

Existing vegetation around the peripheries of the site should be enhanced to soften the visual impact of the scheme. Equally, the interior of the scheme should also include generous planting.

Affordable Housing

Under Policy DM5, developments in excess of 15 dwellings will need to provide affordable housing. This provision must be 30% of the total number of dwellings and should be homes of a type to meet the identified needs and will be expected to be provided on-site. The Council's preferred approach is generally to seek a ratio of social rented to intermediate housing of 70:30. These dwellings should also be of a mix to meet the prioritised needs of the district, as shown in the following table (taken from page 108 of the Core Strategy):

Home Type	Social Rented (70%)	Intermediate (30%)
One and two bedroom flats	25%	5%
Two bedroom houses	10%	35%
Three bedroom houses	55%	60%
Four bedroom houses	10%	

It is recommended that that proposed affordable housing provision on site is formulated having regard to the identified needs and, where variations occur, is justified within the documents accompanying any formal planning application.

Additional information regarding the provision of affordable housing can be found on the Council's website, via the following link:

<http://www.dover.gov.uk/Planning/Planning-Policy/Local-Development-Framework/Other-Information-AMR/Supplementary-Planning-Documents/Affordable-Housing.aspx>

Access and parking provision

You have separately consulted KCC highways in order to ensure that a safe access can be created. Details of the requirement for parking provision is set out in Core Strategy Policy DM13. At this stage only an indicative masterplan has been submitted for consideration, which does not show the detail of parking provision. Any detail should be in accordance with the requirements detailed in the Core Strategy.

Development contributions

Development contributions will be sought for schemes of 5 or more units. Policy DM27 within the Land Allocations Local Plan introduces a need for residential development of five or more dwellings to provide or contribute towards provision of accessible green space, outdoor sports facilities, children's equipped play space and community gardens, as well as the need to demonstrate a minimum of 15 years maintenance of facilities.

The proposed site layout includes a large amount of public open space, assumed to be an inducement for development. I have liaised with the Council's Principal Delivery and Infrastructure Officer to ascertain whether there are any deficiencies in accessible green space / amenity open space in the vicinity. Once I have a response I shall circulate it.

Given the scale of the proposal on each site, it is likely that Kent County Council will request contributions for the increased demand for, for example, the provision of education, libraries, youth services and adult social services. This request will be based on the capacity of existing infrastructure and the additional costs which will be borne to support the additional housing proposed: I would recommend early engagement with Allan Gilbert at KCC directly on allan.gilbert@kent.gov.uk

Sustainable Urban Drainage

The development will be expected to provide surface water drainage to ground (Sustainable Urban Drainage Systems or 'SUD's') designed to cope with surface water from the site, in accordance with the advice in Planning Practice Guidance. The SUD's proposed should be multi-functional, incorporating the primary drainage function and being well integrated into the development, together with providing a recreational space function and an ecological function where possible.

Prior to submitting an application you may wish to consult with KCC, the Lead Local Flood Authority for the area, who can provide assistance on integrating multi-functional SUD's into the scheme. KCC's SUD's team can be contacted by e-mail at suds@kent.gov.uk.

Utilities

The development would need to be provided with a connection to the sewerage system at the nearest point of adequate capacity. You may wish to discuss this matter with the relevant utilities company prior to submitting an application, to ensure that adequate provision can be made.

I would also advise that you consider the siting of any infrastructure associated with Broadband as part of the design process.

Public consultation

-
As advised by the NPPF I would encourage you to discuss your proposal with the local community and Parish Council before you submit a formal planning application. Ideally you should demonstrate through your planning application how public consultation has

been carried out and what the outcomes were.

Conclusion

My advice is that the redevelopment of the sites at Cross/Ellen's Road, Deal and King's Farm, Dover Road, Deal for residential development are currently contrary to local policies and a number of national policies and would be strongly resisted. As such, I have not provided detailed guidance on design, layout, nor listed the supporting documentation required for validation.

You will appreciate that this advice is given at officer level only and is not binding on my Council. Should you decide to submit a planning application, it may be that other issues may arise during the advertisement and consultation period.

Yours sincerely,

Elizabeth



Elizabeth Welch
Principal Planner - Pre-Application Service
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ
Tel: 01304 872498
Email: Elizabeth.Welch@dover.gov.uk
Web: www.dover.gov.uk



Please consider the Environment before printing this email

Please note that I am only in the office one day a week normally a Thursday.

From: Elizabeth Welch
Sent: 21 March 2017 12:53
To: 'P.Gallagher@gladman.co.uk'
Subject: Pre-Application advice: Land at King's Farm and Cross Road/Ellen's Road, Deal

Dear Phil,

In advance of our telephone discussion scheduled for Thursday, I have reviewed the material you submitted, and your response to the site forms which were produced as part of the evidence base for the Land Allocations Local Plan (SHL023 – King's Farm, Dover Road and SHL076- Land at Cross Road/Ellen's Road). The following policy position may assist your thoughts in taking the discussion forward on the sites at King's Farm and Cross Road/Ellen's Road.

Principle

Both sites are located outside Deal's Urban Boundary and for the purposes of planning are considered to be within the countryside. Policy DM1 of the Core Strategy does not permit development on land outside the settlement boundaries unless it is justified by other development plan policies or it functionally requires such a location.

The Council can now demonstrate a 5 year housing land supply, based on Objectively Assessed Need – please see the Authority Monitoring Report appended to the Cabinet Report dated 1st March 2017. The relevant Local Plan policies for housing should be

considered up to date and weight can be given to Policy DM1 for decision making purposes. Please see <http://moderngov.dover.gov.uk/mgCalendarMonthView.aspx?GL=1&bcr=1> In the same Cabinet meeting agreement was given to commence a Local Plan Review, and it is anticipated that a Call for Sites will take place in the next few months. Please contact my colleagues in Regeneration Delivery for further details (01304) 872477. As part of this process there will be an updated SHLAA.

Agricultural land classification

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Paragraph 112 of the NPPF indicates that local planning authorities should take into account the economic and other benefits of BMVL and where significant development of agricultural land is demonstrated to be necessary, they should seek to use areas of poorer quality in preference to that of a higher quality. Should you choose to pursue an application it would be necessary to demonstrate that areas of poorer quality have been considered in relation to the application scheme.

Conclusion

Due to the change in the Council's position regarding five year housing land supply, any application would be unlikely to be considered favourably at this stage. I would recommend that you pursue the site through the plan making process as part of the Local Plan Review. The Local Development Scheme appended to the Cabinet Report and states that the timetable for the Local Plan Review is as follows:

Consultation – September/October 2018

Submission – December 2018

Examination – March/April 2019

Adoption – July 2019

You will appreciate that this advice is given at officer level only and is not binding on my Council. Should you decide to submit a planning application, it may be that other issues may arise during the advertisement and consultation period.

I look forward to discussing the matter in more depth on Thursday at 10.30am.

Kind regards,

Elizabeth

Elizabeth Welch
Principal Planner - Pre-Application Service
Dover District Council
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Web: www.dover.gov.uk



Please consider the Environment before printing this email

Please note that I am only in the office one day a week normally a Thursday.

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Appendix B

Parish Council Emails

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From: [John Londesborough](#)
To: [Paul Roberts](#)
Subject: FW: Proposed Residential development on land off Cross Road (& on land off Dover Road) - Public consultation
Date: 20 April 2017 14:37:02

John Londesborough
Planner
Gladman Developments
DD: 01260 288 989

From: Phil Gallagher
Sent: 11 April 2017 14:48
To: deal.town.council@deal.gov.uk
Cc: John Londesborough <J.Londesborough@gladman.co.uk>
Subject: Proposed Residential development on land off Cross Road (& on land off Dover Road) - Public consultation



FAO Kelly Lawrence

Dear Kelly,

I spoke to your colleague, Lorna Crow, who advise I should contact you with regards to the above mentioned public consultations.

We recently commenced a public consultation exercise with regards to our proposed residential developments on land off Cross Road, Deal & land off Dover Road, Walmer. Although only the Cross Road site is actually within your Town Boundary we would still like to discuss both our proposals with you. If you could contact me at your earliest convenience on 01260 288907 or via my email address it would be much appreciated.

Kind regards

Phil Gallagher

P.s. Please note, I will be an annual leave from Friday 14th April until Tuesday 2nd May. In my absence please contact my colleague John Londesborough.

Phil Gallagher - Project Manager | p.gallagher@gladman.co.uk | DDI: 01260 288 907 | M: 07702 277 789

Gladman Developments | Gladman House | Alexandria Way | Congleton | Cheshire | CW12 1LB

T: 01260 288 800 | F: 01260 288 801

www.gladmanland.co.uk

From: [John Londesborough](#)
To: [Paul Roberts](#)
Subject: FW: Proposed Residential development on land off Cross Road & on land off Dover Road - Public consultation
Date: 20 April 2017 14:37:18

John Londesborough
Planner
Gladman Developments
DD: 01260 288 989

From: Phil Gallagher
Sent: 11 April 2017 15:14
To: clerk@walmercouncil.co.uk
Cc: John Londesborough <J.Londesborough@gladman.co.uk>
Subject: Proposed Residential development on land off Cross Road & on land off Dover Road - Public consultation



Dear Sarah,

It was nice to talk to you earlier. As requested, I am arranging for a hard copy of the consultation boards and a copy of the Consultation leaflet to be posted to you asap. In the meantime please see attached electronic versions of the same documents for both sites.

I will be in contact again shortly to try and arrange a meeting with all the local councils.

Kind regards

Phil Gallagher

Phil Gallagher - Project Manager | p.gallagher@gladman.co.uk | DDI: 01260 288 907 | M: 07702 277 789

Gladman Developments | Gladman House | Alexandria Way | Congleton | Cheshire | CW12 1LB

T: 01260 288 800 | F: 01260 288 801

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Appendix C

Consultation Leaflet

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LAND AT DOVER ROAD,
WALMER

PUBLIC CONSULTATION
Proposed Residential Development

YOUR VIEW MATTERS TO US

Thank you for taking the time to read this information leaflet regarding a proposed residential development within Walmer. This consultation offers you the opportunity to let us know your views and thoughts before we progress our proposals any further. What you have to say means a great deal to us and will give you an opportunity to influence and shape the future of your community.

We appreciate that people who live within the immediate vicinity of our housing proposals may be concerned about matters such as increased levels of road traffic, loss of views and doubtless many other topics. In order to help address these questions, we have put together a 'your questions answered' section within this leaflet.

WHO ARE GLADMAN?

Gladman is a family run business with over 25 years of experience within the land and development industry. We are the most successful land promoter in the UK, obtaining planning permission on over 90% of the sites we promote.



ILLUSTRATIVE PURPOSES ONLY

PROPOSED RESIDENTIAL DEVELOPMENT AREA



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OUR APPROACH

Gladman recognises its responsibility to respect the character and needs of the existing community, as well as providing housing for new and existing residents. We are also fully committed to delivering additional benefits to Walmer and the wider Deal community wherever possible.

Your comments and contributions will be received without prejudice to your rights to comment on the planning application. By having your say, you will have helped shape the development's design and, where relevant, off-site improvements if planning permission is granted.

OUR DEVELOPMENT PROPOSAL

A residential development to include:

- Up to 85 new homes of varying sizes, types and tenures (including up to 30% affordable housing);
- New publicly accessible greenspace in the form of woodland & hedgerows, play areas and footpaths;
- A sustainable drainage solution to manage surface water run off, such as attenuation basins or ponds and infiltration.

LOCATION PLAN



Map data © 2017 Google Imagery



HOW COULD WALMER BENEFIT?

The proposed development has the potential to deliver the following benefits:

- A high quality landscape setting which will be of benefit to both existing and future residents of Walmer;
- New public open space, footpaths and cycle links for residents to enjoy;
- Fully equipped play spaces to cater for a range of ages;
- Up to 30% affordable housing to help those wanting to get onto the property ladder within your community;
- New high quality housing; and
- An extension to the existing footpath network.

We believe that, if possible, a development should provide an opportunity to improve the range of services that are available in Walmer. We would be very interested to hear your views on what facilities and benefits would be most valuable to your community.

PROPOSED DEVELOPMENT FRAMEWORK

The Framework Plan shows how the site could be brought forward and incorporates the constraints and opportunities identified through our initial assessments.



YOUR QUESTIONS ANSWERED...



Why Walmer?

The proposed site is a suitable and sustainable location for new development. We believe that new homes will enhance the town and support its existing services and facilities. You could use this consultation as a means to shape how the proposal will progress and influence the growth of Walmer.

Will our roads be able to cope?

There are sometimes concerns associated with an increase in traffic as a result of a proposed development. Our specialist Highways consultants work with your Local Highways Authority to ensure that the development can be accommodated, taking into account any proposed improvements.

Access to the proposed site will be off Dover Road.

After initial discussions with your Local Highways Authority, we believe this to be the safest and most appropriate way to access the site.



What kind of housing will be provided?

The proposed development will be a mix of sizes, catering for all members of the community. The development will also benefit from up to 30% affordable homes. This enables those who want to stay in the area the option to do so alongside those who have the option to purchase market housing. The range of affordable homes, as defined by government, is expected to be shared ownership, discounted open market and rented homes. The exact mix of house sizes and tenures will be agreed in negotiation with your local authority housing team.

YOUR QUESTIONS ANSWERED...



Will our local services be able to cope?

Local businesses such as shops, the pharmacy and public houses are likely to benefit from the additional custom that the development will generate; therefore, boosting the local economy and ensuring the future viability of these services.

What would this mean for the local economy?

After some preliminary research, taking into account the increase in people working from home, the proposed development could lead to a significant boost in local spending. There is an indication that the gross spending power of the new residents could be in excess of £2.2 million a year, a proportion of which will be spent in the locality.



Will it increase the risk of flooding?

We conduct in-depth research into the risk of flooding and mitigate any risk that is identified. The site lies within Flood Zone 1 which is identified as being at low risk of flooding.



Our surface water strategy is to ensure that no more water runs off the site post development than currently is the case. This will be achieved through creating basins on site to hold surface water run-off, before controlling the release of this water through infiltration via deep borehole soakways.

YOUR QUESTIONS ANSWERED...



Will our services be able to cope?

Financial contributions will be made where there is a need to increase capacity in services such as local schools, as a result of the new development. We will discuss current and future needs with the local education authority during consideration of the application, but understand that it has been identified that there is limited capacity in the primary school to accommodate the expected number of children who will be living on the completed development. As such, if planning permission is granted, a contribution will be paid to the local education authority to ensure that sufficient school places are made available for both primary and secondary school places.

Often people are concerned that the proposed new development will add pressure on the local school. In reality and supported by research, a proportion of the pupils who will live on the new development will already be attending the school.

What impact will it have on our environment?

We aim to enhance the environment as part of our proposal. Green infrastructure, comprising of new publicly accessible greenspace, equipped play area and recreational paths are proposed.



The land we are proposing to build homes upon is currently agricultural land and is therefore home to very few species of plants or animals. It is accepted by wildlife experts that suburban gardens, balancing ponds and green spaces on new developments provide a home to a vastly greater range of wildlife and flora than any farmed field. Therefore the range of biodiversity will be greatly increased by our proposals.

A specialist ecology consultant has been appointed to survey the proposed site for protected species. Their initial investigations have found that there is potential on the site for bat activity and some reptiles. Any impact on them can be mitigated on-site. To ensure that we have comprehensively evaluated the site for ecology and wildlife, additional surveys will take place prior to the determination of the planning application. Whilst the additional surveys may identify that there are protected species on-site, the development proposals will provide adequate mitigation, and wherever possible enhancement, to ensure these species are protected.

WHAT HAPPENS NEXT?

We are in the early stages of preparing a planning application for Walmer and this consultation is part of that process. We will carefully consider your responses and use these to finalise our proposals.

A range of assessments and reports on matters such as ecology, heritage/archaeology, flooding, highways and landscape will further help shape our proposals.

There will be a further opportunity for you to make formal representations to the Dover District Council once an application has been submitted and before a decision on the proposal is made.

YOUR VIEWS ARE IMPORTANT TO US

You can keep up to date on our progress using our dedicated website which includes an online feedback form for making comments:

Submit your comments and find out more on our website:
www.your-views.co.uk/walmer

Alternatively, contact us by email: comments@your-views.co.uk
(please use "Walmer" as the subject line)

Or, write to us:

Your Views; Walmer
Gladman House,
Alexandria Way,
Congleton,
Cheshire,
CW12 1LB

Please note that all of the information we are providing to you in this document and on our Website is in draft form and will be refined and updated as part of the entire Consultation exercise. Not only will our proposals be shaped by your responses, we also cannot be as knowledgeable as local people who have lived and often grown up in Walmer, so if we have made errors or omissions in our work to date we will be grateful for help in correcting these.

www.your-views.co.uk/walmer

www.gladmanland.co.uk

01260 288800

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

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Appendix D

Press Advert

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Trucker still missing after absconding pre-trial

Lorry driver facing jail for £1.3m tobacco smuggling bid

A smuggler hid 5.7 million cigarettes under boxes full of frozen chips and waffles.

But Richard Curtis was foiled in his bid to evade more than £1.3 million in duty when customs officers discovered his stash beneath the boxes.

He skipped bail before his trial and is still on the run, but was convicted of smuggling the cigarettes through the port of Dover in his absence.

Lorry driver Curtis was jailed in his absence for the failed plot to smuggle the 5.7 millions cigarettes into the UK.

He is now being hunted by HM Revenue and Customs (HMRC).

Curtis, 57, of Kings Wood Close, Bawtry, South Yorkshire, was found guilty of evading more than £1.3 million in excise duty in January and sentenced to three years and nine months in prison.

Alan Tully, assistant director of HMRC's fraud investigation service, said: "Richard Curtis gambled with his liberty in a brazen bid to profit from smuggling illicit cigarettes into the UK.

"He lost and now he must face up to his crime and come forward to begin his time behind bars.

"Tobacco fraud is a highly organised global crime, which costs the UK £2.4 billion a year in lost duty.

"This is theft from the taxpayer and undermines legitimate traders who cannot compete with those who peddle illegal cigarettes."

The fraud was uncovered when Curtis' lorry was stopped by the UK Border Force after arriving on a ferry from Calais at the Kent port on 18 November 2013.

Paperwork provided by Curtis gave the illusion he was carrying a cargo of chips and potato waffles, bound for a frozen food store in Warrington, Cheshire.

But officers discovered 5,729,900 cigarettes, on which duty of £1,308,321 had not been paid, hidden beneath boxes of frozen chips.

The smuggler told HMRC he had spent the weekend with an old girlfriend in Bruges, Belgium, before collecting the frozen food and travelling back to Dover via Calais.

Curtis said he was unaware the lorry contained illicit cigarettes.

A warrant was issued for the fraudster's arrest after he failed to appear at a pre-trial hearing in November 2016.



Richard Curtis hid smuggled cigarettes under boxes full of frozen chips
Pictures: HMRC

'Now he must face up to his crime and come forward to begin his time behind bars'

Curtis was found guilty of the fraudulent evasion of excise duty in his absence following a four-

day trial at Maidstone Crown Court on January 4.

He was sentenced that day. HMRC has now made a public appeal for information about his whereabouts.

Curtis has links to Doncaster, the wider South Yorkshire area and Nottinghamshire.

HMRC wants anyone with information on his whereabouts to contact the Customs Hotline on 0800 59 5000.

GLADMAN LAND

PUBLIC CONSULTATION LAND AT DOVER ROAD, WALMER

Gladman Developments is proposing a residential development of approximately 85 new homes plus public open space with recreational facilities. This is an opportunity to have your say. Your views are important to us and will be considered as we progress our plans for the site.

Further details and our proposals will be on the website below

www.your-views.co.uk/walmer

or, write to us:
Your Views Walmer, Gladman House,
Alexandria Way, Congleton, Cheshire, CW12 1LB

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GLADMAN LAND

PUBLIC CONSULTATION LAND AT CROSS ROAD, DEAL

Gladman Developments is proposing a residential development of approximately 235 new homes plus public open space with recreational facilities. This is an opportunity to have your say. Your views are important to us and will be considered as we progress our plans for the site.

Further details and our proposals will be on the website below

www.your-views.co.uk/deal

or, write to us:
Your Views Deal, Gladman House,
Alexandria Way, Congleton, Cheshire, CW12 1LB

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Appendix E

Consultation Boards

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Introduction

Gladman Developments Ltd has successfully invested in communities throughout the UK for over 20 years, developing high quality and sustainable residential, commercial and industrial schemes. A process of public consultation is being undertaken by Gladman Developments Ltd in order to present the emerging development proposal for land on either side of Dover Road, Deal to the local community. We are proposing a new residential development of up to 85 homes, together with new green infrastructure. The purpose of this consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is submitted to Dover District Council.

Site Description

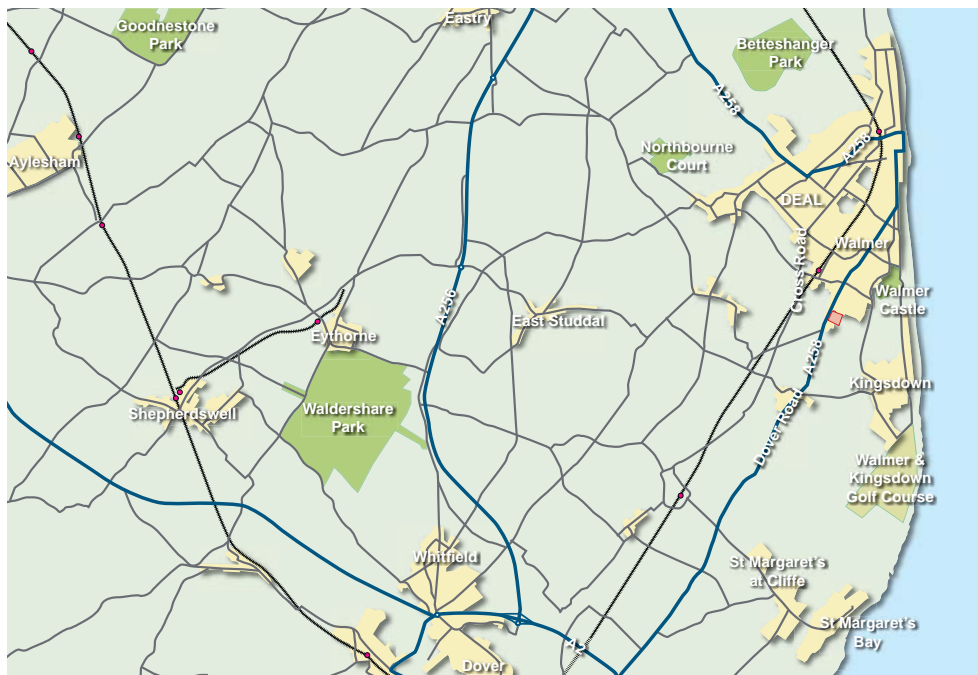
The site comprises 4.06ha of pastoral land and is located adjacent to the southern edge of Walmer, which itself lies to the south of Deal. Dover Road forms the majority of the western boundary. Existing residential development associated with Walmer adjoins the site to the north and west. A small collection of residential properties, including a private dwelling which has recently been granted planning consent, lie adjacent to the site's southern boundary. An area of existing woodland is located within the site to the south-east.

Housing Need

Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development. Dover District Council is required to provide enough housing land to meet its full future housing needs. Approval of this development will help towards meeting the housing need within the local authority area.

Why is the site suitable for development?

The site is sustainably located with easy access to a wide range of existing community amenities and the local public transport network. It is a logical housing site with existing development to the north, with Dover Road running adjacent to the site's western boundary.









The Application

Gladman Developments Ltd intends to submit an outline planning application to Dover District Council in April 2017. This would establish the principle of development.

Development Proposals

- A residential development to include up to 85 new homes (including up to 30% Affordable) of varying sizes, types and tenures.
- Green Infrastructure, comprising: new publicly accessible greenspace, equipped play areas, recreational paths, tree and shrub planting.

 Site Boundary	 Secondary Roads
 Existing Settlement	 Rail Line and Station
 A Road	 Parks and Gardens

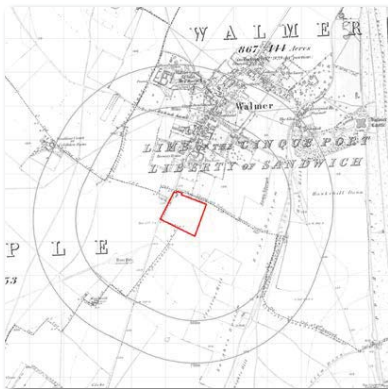
Historic Maps

The historic mapping shows the site in the context of settlement growth over the past 146 years. The configuration of road corridors has remained essentially unaltered over the mapping period. The earliest mapping (1871-1872) shows the site to be located to the south of the pre-industrial settlement at Walmer within a largely rural landscape alongside the settlements of Ringwold and Kingsdown. Deal Castle and the coastline are prominent features in the context of the site. Settlement at Walmer is arranged along the two main road corridors namely Walmer Street and Castle Street, present day Dover Road and Castle Road. The Brewery House to the north-west of the site off Walmer Street (later Dover Road) is evident from this date.

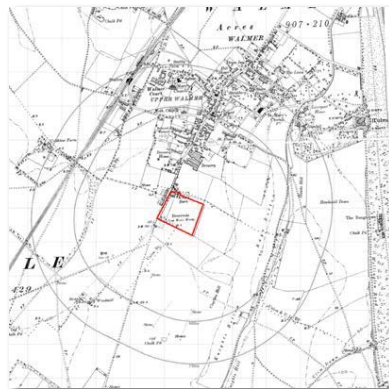
The configuration of the field parcels within which the site forms part, are not evident before the 1889 mapping, represented by regular parliamentary field parcels extending south of the settlement edge. The emergence of the railway and associated infrastructure, including Station Road, is apparent from this date. Similarly, development associated with the chalk pit along St Richards Road to the west of the railway also emerges. Development at Kingsbarn on Dover Road directly to the north-west of the site is evident from this date as is the reservoir adjoining the site to the south-west. By 1905 there is further industrialisation marked by the emergence of the brick works at Coldblow Farm to the west of the site and infill development to the east of the railway line.

By the 1938 mapping, development extends south of the reservoir adjoining the site along its southern boundary. Similarly, development continues to extend north and west of the site between the railway and Dover Road, as does development to the west of the railway along St Richards Road. Development at Hawksdown to the north of the site also emerges at this time as does built form along the coastline to the south of Walmer Castle.

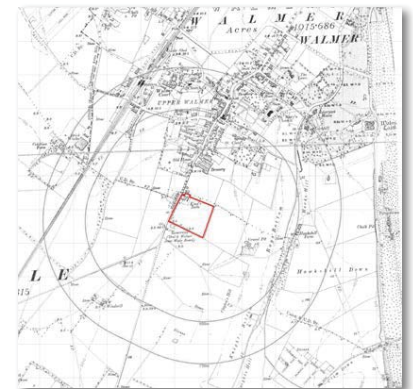
Settlement continues to extend with recreation and community facilities, including a number of schools apparent from the 1960/1961 mapping onwards.



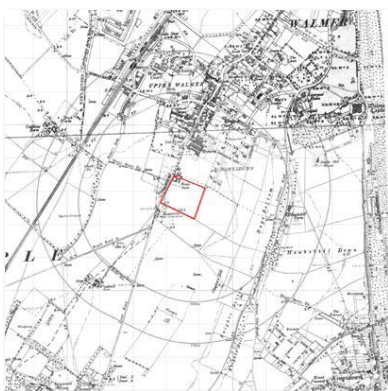
1871-1872



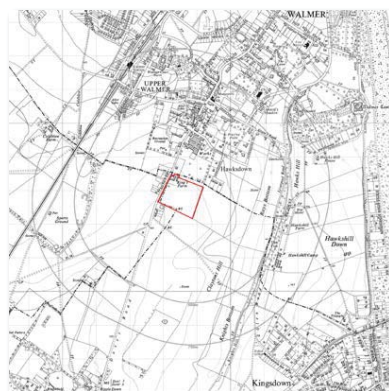
1889



1905



1938



1960-1961



2002

Landscape Character

The site comprises pastoral land and adjoins the existing settlement of Walmer, Deal.

The site lies within the National Character Area (NCA) 119 'North Downs', published by Natural England. The key characteristics of this NCA include:

- Traditional small nucleated villages, scattered farmsteads and large houses;
- Twisted sunken lanes;
- The Kent Downs and Surrey Hills AONB;
- Mixed farming practices; and
- Woodland including ancient woodland prominent.

The Landscape Assessment of Kent (2004) locates the site within Landscape Character Area 'The East Kent Arable Belt'. The key characteristics of this landscape type include:

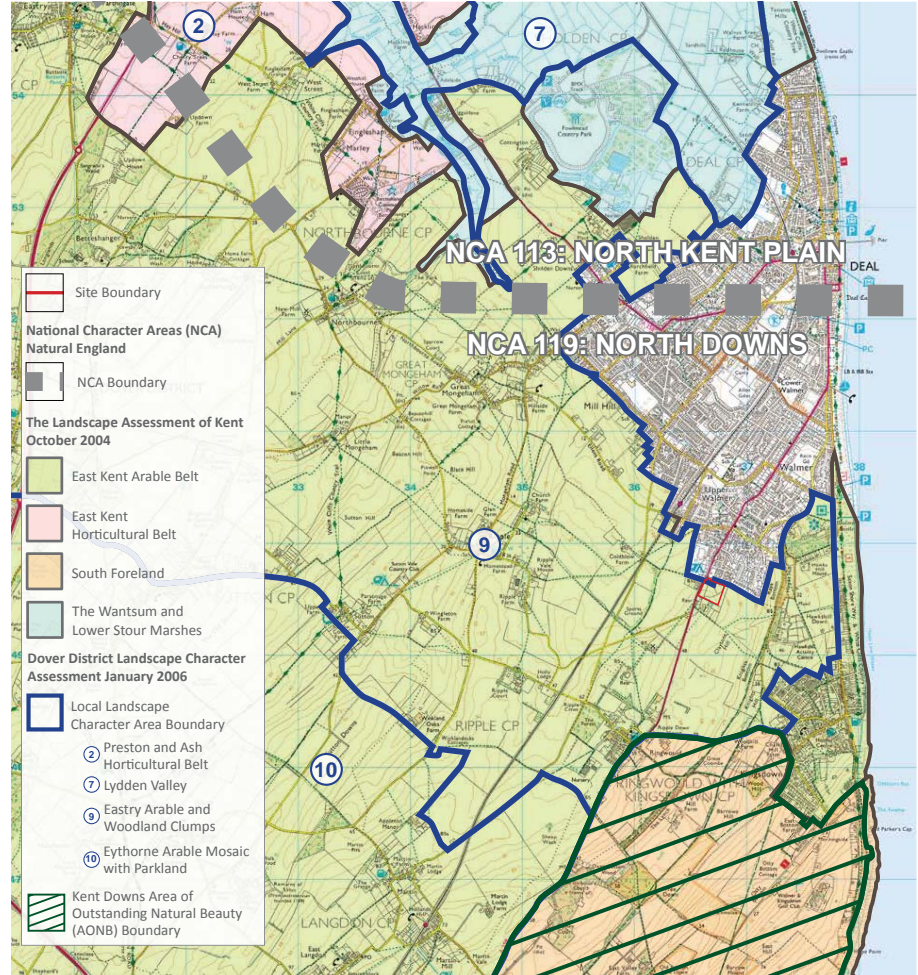
- Open, rolling landform with large arable fields and well-wooded hilltops. Simple pattern to the landscape;
- Narrow, winding lanes and dispersed settlement;
- Parkland trees and 18th century estate villages.
- Pine trees on field boundaries;
- Disused collieries, and associated colliery villages.

The site falls within Landscape Character Area 9 'Eastry Arable and Woodland Clumps' of The Dover District Landscape Character Assessment January (2006). The key characteristics include:

- Gentle ridge and valley topography of the Downs;
- Small settlements enclosed;
- Orchards and vineyards;
- Poplar shelter belts;
- Arable land;
- Rectangular fields follow northeast- southwest direction;
- Native hedgerows and isolated trees.

Settlement Character

The majority of the settlement in close proximity to the site was established in the late twentieth and early twenty first century. There is a mix of built forms and styles evident throughout the town, predominantly constructed from brick and render with a number of older buildings incorporating flint alongside brick work. Clay roof tiles are dominant and tiled weather boards feature in the local vernacular.



Examples of settlement character within Walmer

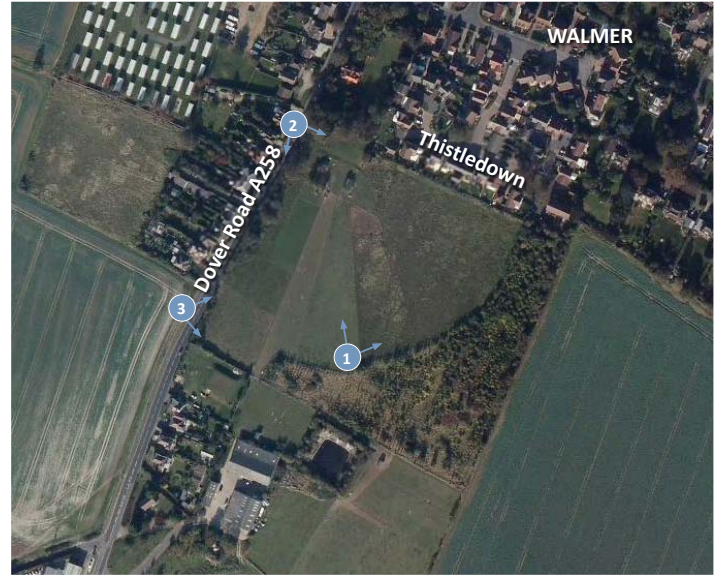
Site and Setting

The site is situated on the southern edge of Walmer, east of Dover Road, with existing residential development along Thistledown Lane adjoining the northern boundary. To the south and west of the site lies further existing dwellings off Dover Road as well as Walmer Court Farm, with the eastern edge adjoining agricultural land. The wider landscape to the south of the town is largely comprised of agricultural fields transected by a number of Public Rights of Way, which lead to the village of Kingsdown to the south east and the coastline to the east.

The site itself comprises 4.06ha of pastoral land and outbuildings in several land parcels sloping generally from south west to north east, as well as a large curved group of trees which form a wide buffer along the site's eastern and southern boundaries.

The site is not subject to any local or national designations such as National Park or AONB and is not publicly accessible. The Kent Downs AONB is located approximately 1.25km to the south east of the site at its nearest boundary. The Walmer Castle Registered Park and garden is located approximately 600m to the north east of the site at its nearest boundary beyond existing development and intervening vegetation.

The visual envelope extends to around 1km in the vicinity of the site and views are restricted from the south by elevated land along a ridge from Ripple towards the railway line. Views north are generally restricted to properties along the development edge, with some slightly longer views from roads leading towards the site. To the south east, vegetation along the railway and lower land restrict visibility up to the point where the landform rises parallel with Dover Road.



Aerial photograph with site boundary and viewpoint locations



1 PHOTO VIEWPOINT 1: View north east from within site.



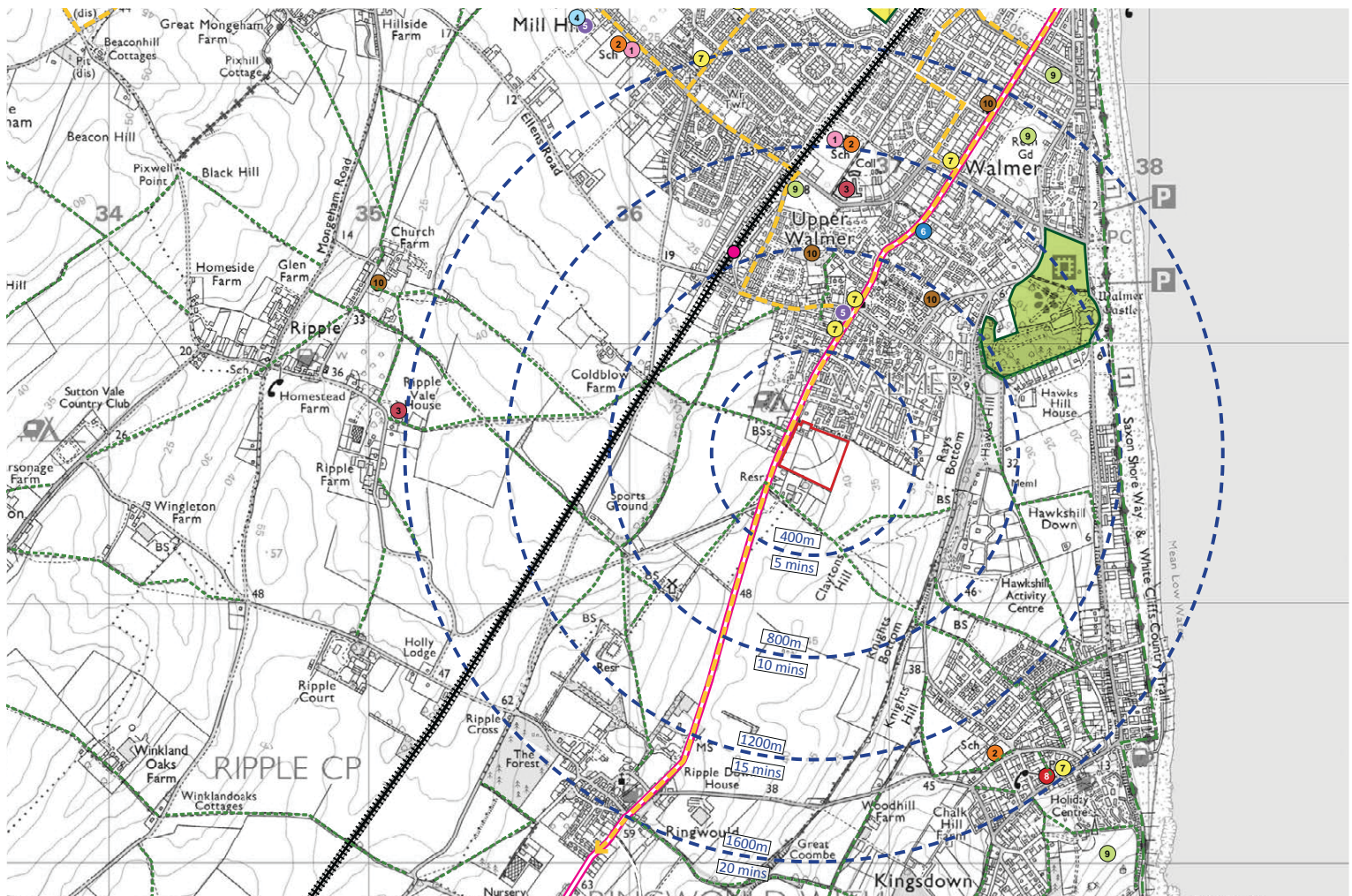
2 PHOTO VIEWPOINT 2: View south east from existing site access point along Dover Road.



3 PHOTO VIEWPOINT 3: View north east from Dover Road.

What are the local facilities?

The site is sustainably located with easy access to local facilities, public transport links, employment areas, educational and recreational facilities, including the local footpath network which provides access to the town centre, wider countryside and coastline including the Saxon Shore Way / White Cliffs Country Trail. There are frequent bus services between Walmer, Deal and Dover, with the nearest bus stop located on Dover Road directly adjacent to the site's western boundary. There are a number of National Express Coach services between Walmer and London with the nearest stop located on Dover Road, approximately 350m north of the site's nearest boundary. Walmer Railway Station is located approximately 680m to the north-west of the site on Station Drive and provides a number of direct services to London Central, Ashford, Deal, Sittingbourne, Faversham, Margate and Ramsgate.



Site Boundary	Doctors Surgery	Sports and Recreation	Rail Line and Station
Hospital	Pharmacy	Place of Worship	A Road
Pre School	Dentist	Parks and Gardens	Long Distance Route
Primary School	Local Store	Allotments	Public Right of Way
Secondary School	Post Office	Bus Route	














06

Dover Road, Deal CONSTRAINTS & OPPORTUNITIES

Key Considerations

The assessment of the site and its surroundings has identified a number of features which should be protected, retained and enhanced wherever possible as part of the development proposals for the site. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Framework Plan.















 Site Boundary (4.06Ha)	 Potential Footpath Connection	 Approved Dwelling on Former Reservoir	 Proposed Extended Vegetation
 Proposed site access; Change in levels with Road Widening	 Existing Development	 Low Point of Site - Potential Location for SuDS	
 Existing Public Right of Way	 Contours	 Consider Relationship with Adjacent Properties	
 Informal Access Corridor to Retain	 View Towards Site to Consider	 Tree Root Protection Area	

Design Principles

The Framework Plan addresses the identified constraints and opportunities. The development will relate well to the existing settlement edge and responds to the local landform. The strong green edge to the countryside to the south will be retained through incorporation of the existing woodland. Further green infrastructure will be provided around the perimeter of the site through additional tree planting and the provision of an attenuation pond. Pedestrian links will also be provided through the development with a play trail created around the woodland. Additional tree planting and a central green space will also be created to soften the internal developed area.



	Site Boundary	(4.06Ha)		Proposed Vehicle Access			Proposed Public Open Space	(0.24Ha)
	Residential Area (Up to 76 dwellings at 30dph)	(2.55 Ha)		Proposed Pedestrian Links			Proposed Attenuation Area	(0.184Ha)
	Proposed Indicative Primary Roads			Existing Woodland	(0.99Ha)		Proposed Local Area for Play (LAP)	(0.01 Ha)
	Proposed Indicative Secondary Roads			Proposed Woodland	(0.09Ha)		Proposed Play Trail	

Have Your Say

Thank you for taking the time to view this information. Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Comments can be sent via the website:

www.your-views.co.uk/walmer

Or you can respond by email:

comments@your-views.co.uk

(using "Walmer" as the subject line)

Or by post:

Your Views; Walmer

Gladman Developments Ltd

Gladman House

Alexandria Way

Congleton

CW12 1LB

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI).

As part of the planning application, Gladman will submit a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them) to the Local Planning Authority. This ensures all your comments are available to the Council during their consideration of the application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies.



Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate.

If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

Appendix F

Consultation Responses

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From: Mark Huntley
To: [YourViews; test@pearsontreehouse.co.uk](mailto:test@pearsontreehouse.co.uk)
Subject: Comments - Walmer
Date: 12 April 2017 17:03:46

Walmer

Form Name: Walmer

Date of Submission: Wed, 12 Apr 2017 17:03:46 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/walmer>

Looking at the plans, do you have any comments that will help us shape our masterplan?: I note with interest your view that the access to your proposed site should best be placed directly off the A258. Will you be publishing the data gathered through recent traffic surveys of the area, and your predicted change in volume caused by the increase in vehicular movements. My belief is that the current traffic issues in the area are unsustainable, due to it being the main thoroughfare into Deal, and subsequent high levels of traffic from 07:00 hrs to 19:00 hrs each day in both directions

Would you like to suggest any changes to improve the proposals?: I believe your proposal will fail its planning application unless you can prove infrastructure sustainability, which you cannot.

Are there any other comments you would like us to consider?: Unless the Highways Authority are prepared to carry out major alterations to the A258 and developers like yourselves are prepared to partially fund works; no major new residential developments will be granted planning permission in the area. Every resident of Deal and surrounding communities let alone Walmer knows this and will speak up against your plan, if it means further congestion to them.

Prefix: Mr

Your name: Mark Huntley

Your email: mhuntley87@gmail.com

Address: 11 Thistledown

Postcode: CT14 7XE

From: Neil Bond
To: [YourViews: test@pearsontreehouse.co.uk](mailto:test@pearsontreehouse.co.uk)
Subject: Comments - Walmer
Date: 11 April 2017 22:27:49

Walmer

Form Name: Walmer

Date of Submission: Tue, 11 Apr 2017 22:28:03 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/walmer/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: On review of those draft plans, there is no allowance to provide a new foot path, connecting the new development with the existing pathway that ends at the bus stop, adjacent to Downlands. Consideration to include a new bus shelter should be allowed for at the local bus stop. Access from the entry/exit road into the new development, gives no consideration to include traffic lights or a zebra crossing, to allow individuals to cross safely from one side of the road to another.

Would you like to suggest any changes to improve the proposals?: More green energy incentives should be considered within the building of these new homes.

Are there any other comments you would like us to consider?: Will house prices be affected due to the building of these new homes being built up to the boundary line, associated with those houses in Thistledown, no's. 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29?

Will the project build be staged, and how many phases will be undertaken over how many years?

The style of new homes should mirror both brick and rendered finishes that of those homes built by Abbey Developments Ltd in 2004-2006 here in Thistledown, as the last development locally here in Walmer.

Your name: Neil Bond

Your email: neilrbond@sky.com

Address: Castle House,

7 Thistledown,

Walmer,

Deal

Postcode: CT14 7XE

From: Alyson Hudson
To: [YourViews: test@pearsontreehouse.co.uk](mailto:test@pearsontreehouse.co.uk)
Subject: Comments - Walmer
Date: 11 April 2017 13:10:18

Walmer

Form Name: Walmer

Date of Submission: Tue, 11 Apr 2017 13:10:30 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/walmer/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Key word your proposal completely overlooks is "Infrastructure".

Do you know how many cars already use the Dover road? The rush hours are horrendous. I live on the Dover Road and sometimes wait for up to 10 minutes before I can get out of my drive. Do you know how many accidents happen on that road? How much speeding takes place on that road? What about services such as doctors, dentists, schools etc. Walmer and Deal already struggle with the amount of traffic and both of your proposals will add to the misery.

Would you like to suggest any changes to improve the proposals?: Build a bypass between Dover, Deal and Sandwich.

Are there any other comments you would like us to consider?: I will oppose this to the end.

Prefix:: Miss

Your name: Alyson Hudson

Your email: hudsonaly6@googlemail.com

From: Seersha O'Sullivan
To: [YourViews: test@pearsontreehouse.co.uk](mailto:test@pearsontreehouse.co.uk)
Subject: Comments - Walmer
Date: 11 April 2017 09:31:13

Walmer

Form Name: Walmer

Date of Submission: Tue, 11 Apr 2017 09:31:25 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/walmer>

Would you like to suggest any changes to improve the proposals?: Make a provision that people will not be able to own cars and then see how well they sell?

Are there any other comments you would like us to consider?: I live at the bottom of Ellens road. Its a single track, with passing places, country road and is already unable to cope with the traffic that uses this route.It is poorly maintained. 85 houses means at least 85 cars probably double-not feasible. The infrastructure in Deal is already groaning under the weight of uncontrolled development. There are few jobs locally so it means more commuters. The council is short sighted and closing schools. So all in all its NOT a good scheme at all

Prefix:: Mrs

Your name: Seersha O'Sullivan

Your email: seersha@sky.com

Address: 220 Mongeham Road

Postcode: CT14 9LP

From: Andrew Cowens
To: [YourViews: test@pearsontreehouse.co.uk](mailto:test@pearsontreehouse.co.uk)
Subject: Comments - Walmer
Date: 11 April 2017 06:36:12

Walmer

Form Name: Walmer

Date of Submission: Tue, 11 Apr 2017 06:36:24 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/walmer/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Madness traffic already at an unacceptable level in the walmer area
Would you like to suggest any changes to improve the proposals?: Don't do it
Are there any other comments you would like us to consider?: Where are the jobs schools and inferstructure for this

Your name: Andrew Cowens

Your email: arcowens1@gmail.com

Address: 4 Station rd

Walmer

Deal

Kent

Postcode: CT14 7QR

From: Mrs b Hayes
To: [YourViews: test@pearsontreehouse.co.uk](mailto:test@pearsontreehouse.co.uk)
Subject: Comments - Walmer
Date: 10 April 2017 21:55:49

Walmer

Form Name: Walmer

Date of Submission: Mon, 10 Apr 2017 21:56:00 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/walmer/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Master plan on how to ruin Deal ? Stop. It's top place to live by the coast because of how it is now , quite and peaceful, countryside and seaside, unspoiled by over population and traffic. Please stop . No more building houses in Deal , enough with spoiling our beautiful town .

Would you like to suggest any changes to improve the proposals?: STOP STOP STOP

Your name: Mrs b Hayes

Your email: bob102@rocketmail.com

Address: 102 downs road deal Kent

Postcode: Ct147tb

From: Haylea
To: [YourViews; test@pearsontreehouse.co.uk](mailto:test@pearsontreehouse.co.uk)
Subject: Comments - Walmer
Date: 10 April 2017 21:21:29

Walmer

Form Name: Walmer

Date of Submission: Mon, 10 Apr 2017 21:21:40 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/walmer>

Are there any other comments you would like us to consider?: Why??? Deal town is lovely but it's hard to get in the town on the weekends and there not enough shops why shove more homes in the area when these things that need looking at like the town and the fact there are loads of homes being built in this area yet town parking is the same and the shops are no better

Prefix: Mrs

Your name: Haylea

Your email: hayleahurrell@yahoo.co.uk

From: jean Fulcher
To: [YourViews](#)
Subject: Walmer
Date: 10 April 2017 19:24:54

I have just received your leaflet regarding your proposals for Dover Road, Walmer. I have tried to contact you via both the website addresses and phone number but have been unable to get an answer or to find Anyang out from the sites.

Please reply to this email and let me know how to contact you in person so that I can register my objections to this proposal.

Jean Fulcher

Sent from my iPad

From: topsyrudge@talktalk.net
To: [YourViews](#)
Subject: Walmer
Date: 07 April 2017 16:54:51

431 Dover Road

Walmer

DEAL

Kent CT14 7PE

7 April 2017

Dear Gladman Land

Having seen details of the Public Consultation for Land at Dover Road Walmer, and following receipt of the Consultation Document by email (as we had not received this in the post as notified on the Gladman Land website), we are writing with our comments on this proposal.

We live directly opposite the horse field which is within the boundary of the proposed development and as such we have lovely country views of fields, trees and horses, and from our first floor window can even see the sea. When we considered moving here we checked the Dover Development Plan and made enquiries about possible future developments in this area and were pleased to see that there were none and that previous proposals for development of this area had not been permitted. Out of interest and following another proposal for housing in 2013, we wrote to Dover District Council with representations and received an email from the Senior Planner and Urban Designer stating "this site is located on the opposite side of the Dover Road (A258) to your property. I believe that it is currently used as a horse paddock" and also "the site was included in the Interim Consultation in 2010. The District Council has not allocated this land due to the detrimental impact on the wider landscape and lack of a secondary access."

We believe that this development will have a detrimental impact on the quality of life of residents along this road in particular and in the local area generally.

We have looked at the proposed plans in the Consultation

Document and note the suggestion for access to the new housing; this is shown as being between our house and the farm shop entrance at the beginning of the 'Ringwould straight'. For anybody who knows this area and in particular either lives in this part of the Dover Road, or travels it daily, they would know that, even though it is within a designated 30 mph limit, this makes no difference and the traffic travels at speeds often in excess of 50 to 60 mph, sometimes faster - this includes cars, delivery vehicles and even buses. In fact vehicles start to accelerate before they get to our house and are travelling well over the limit by the time they get to the 50 mph stage. There have been many accidents along this stretch of the Dover Road, several of them right outside our house and we have had our property boundary damaged on at least one occasion, as have our next door neighbours and the wall and fence opposite at the field entrance. Many drivers take no notice of the speed limit and having an additional access road to the proposed housing will only add to the risk of incidents.

One of the comments printed on the Consultation Board for the Walmer proposal says that it is a "logical housing site" for this area - we would disagree with this statement as demonstrated by the comments above. In addition it has already been shown that the water and sewerage systems in Deal and Walmer are already over-stretched and at capacity. There is already a large housing development planned for land at the rear of our property and even before this is built there are many locations which are already prone to flooding in heavy rainfall, where water flows down from the higher elevation in Dover Road and the local residents are forever having their homes flooded. Your proposed development will only add to this problem. Including our house, there is no mains drainage beyond our house towards Dover; houses beyond this point are on cesspool drainage.

The Dover Road is already extremely busy as the only main route out of Deal and Walmer towards Dover and beyond and as an A road with a maximum 50 mph speed limit, it will cause much more congestion with additional traffic trying to access the A258.

I would like to add finally that we were not happy to see that our neighbour's house attached to ours, and also in consequence part of our house, were reproduced within your documents relating to this proposal, without prior notification.

Yours faithfully

Christine and David Rudge

28 Thistledown

Walmer

Deal

Kent CT14 7XE

Mr David Gladman

Gladman House

Alexandria Way

Congleton

Cheshire CW12 1LB

23 April 2017

Dear David

I write to you personally regarding your Company's proposed residential development in Kingsdown with Ringwould Parish, Kent. The one of interest to my family, is erroneously associated in your leaflet as in Walmer.

Should you advance with your intention to apply for planning permission through Dover District Council, my family and I will be strongly opposing this.

Only then will our reasons be described and justified

Regards



David Porteous

MSc (Hons) BA Dip T MNZIP