

Sale & Technical Pack  
Land South West of  
Sandwich Road. Sholden

---

The opportunity to acquire a prime residential  
development site in Dover District

August 2021

## Contents

|     |                                 |    |
|-----|---------------------------------|----|
| 1.  | Location                        | 3  |
| 2.  | The Site                        | 5  |
| 3.  | The Seller                      | 7  |
| 4.  | The Promoter                    | 7  |
| 5.  | The Seller's Agent              | 7  |
| 6.  | Title                           | 7  |
| 7.  | Development Area                | 8  |
| 8.  | Basis of Offers Invited         | 8  |
| 9.  | Planning Policy Context         | 8  |
| 10. | Planning Applications           | 9  |
| 11. | Draft Section 106 Obligations   | 11 |
| 12. | Draft Planning Conditions       | 14 |
| 13. | Housing Mix                     | 17 |
| 14. | Drainage                        | 18 |
| 15. | Topographical Survey            | 21 |
| 16. | Utilities                       | 21 |
| 17. | Viewing                         | 22 |
| 18. | Legals                          | 22 |
| 19. | Assignment of Reports & Surveys | 22 |
| 20. | Vacant Possession               | 22 |
| 21. | Marketing Clause                | 22 |
| 22. | Costs                           | 23 |
| 23. | VAT                             | 23 |
| 24. | Purchaser's Obligations         | 23 |
| 25. | Key Contacts                    | 25 |

# Sale and Technical Pack

## Land South West of Sandwich Road, Sholden

### 1. Location

Sholden is a desirable settlement lying adjacent to the coastal town of Deal in Dover District, Kent. The Deal urban area comprises urban wards and the built-up parts of the parishes of Walmer, Sholden and Great Mongeham. In a regional context, Sholden is situated approximately 14km north of Dover, 27km south of Margate, and 32km east of Canterbury. These nearby strategic settlements are all located under an hour away by public and private transport and offer an excellent range of national and international transport connections. These nearby centres are major areas for employment, strategic infrastructure connectivity and major local providers for retail and services; including shopping centres and high street retail, universities, theatres, cinemas, art galleries and museums.

The Site is located west of Sholden and north of Upper Deal, adjacent to the existing settlement boundaries. To the northeast, the Site fronts onto Sandwich Road (A258), on the site is in a highly sustainable location within walking distance of the following services and facilities:

- 450m of Sholden C of E Primary School and 1.1 km of Hornbeam Primary School;
- 350m of Walmer Cricket Club;
- 500m of Sholden Village Hall;
- 600m to the Sportsman Pub and 1.3km to the Leather Bottle;
- 700m of St Nicholas Church;
- 1.2km to Londis, 2km to Co-operative;
- 1.2km of Paydens Pharmacy;
- 1.5km to Manor Road Doctors Surgery and 1.9km to St Richard's Road Surgery;
- 1.9km to Betteshanger Park; and
- 2.2km to Goodwin Academy

Deal Railway Station is located approximately 2.4km to the east of the site and can be accessed via the number 80 bus service (approximate journey time of 15 minutes), by cycle (approximate journey time of 10 minutes) or by car (approximate journey time of 10 minutes). This station provides services to:

- London St Pancras International via Dover Priory and Ashford international;
- Ramsgate continuing on to London St Pancras International via Faversham; and
- London Charing Cross via Ashford



Figure 1: Site Location Map



## 2. The Site

The Site comprises of two phases as shown on Figure 5. Phase 1 (edged red) measures approximately 4.99 hectares (12.33 acres) and is the subject an outline planning application submitted by Richborough Estates on 15<sup>th</sup> March 2021. Phase 2 (edged blue) measures approximately 8.07 hectares (19.94 acres) and an outline planning application in respect of this area is at an advanced stage of preparation (see Section 10 for further detail).

An existing entrance providing access into agricultural fields is located in the north-east corner of the Site. The remainder of the eastern boundary adjoins the consented site known as Land North West of Pegasus (application ref. 19/00216) and the housing on the south west side of Sandwich Road. The recent residential development of Sholden Fields is located opposite the Site on the eastern side of the A258. The site's southern boundary adjoins the rear gardens of the linear housing development along the north western side of Mongeham Road.

The Site comprises of arable fields bounded by hedgerows and some improved grassland. Topographically, the majority of the Site occupies a local plateau of 20m AOD, which is typical of the character of the area. An existing public right of way runs between Phase 1 and Phase 2 and a further public right of way runs along the north-west boundary.

Drone footage of the site can be viewed [here](#).

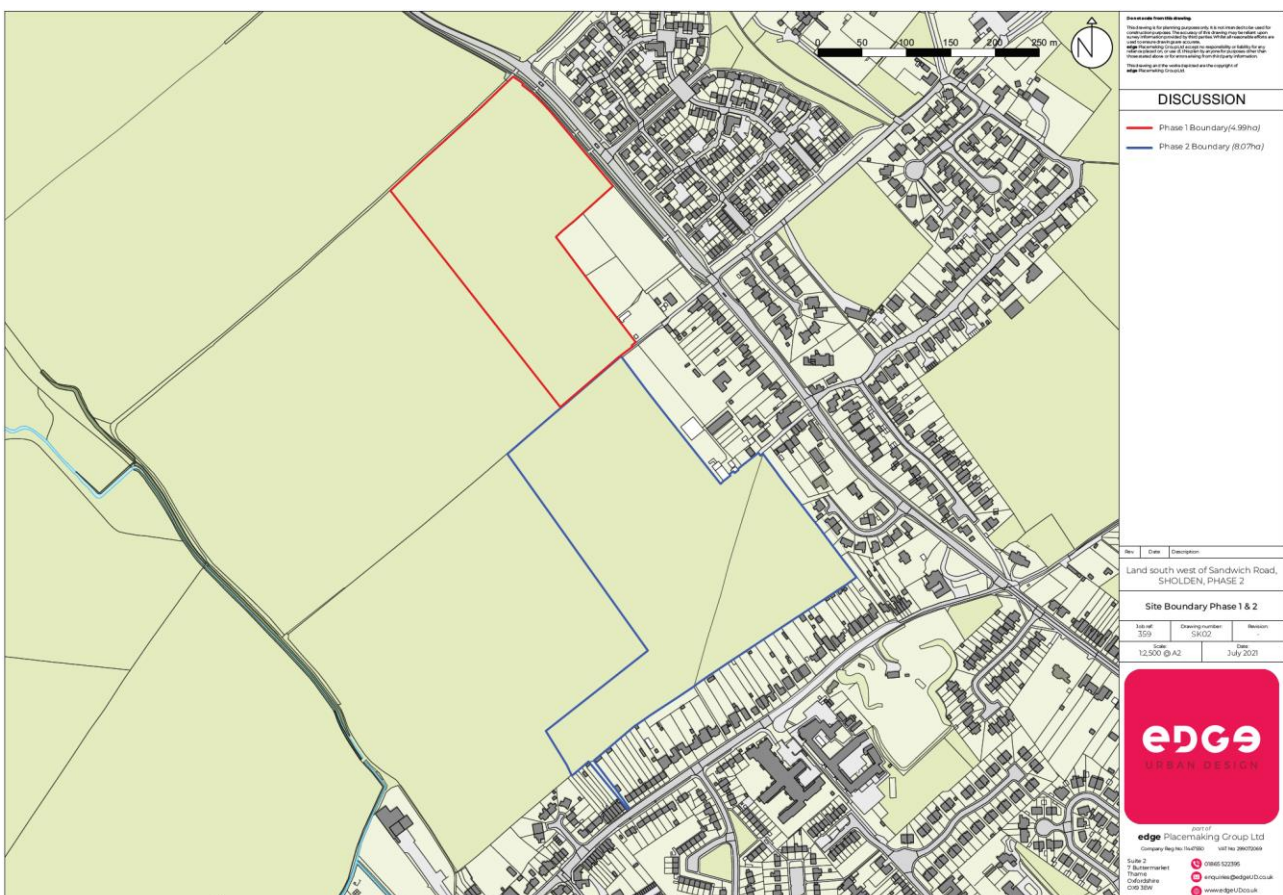


Figure 2: Site Boundary Plan (showing Phase 1 edged red and Phase 2 edged blue)





Figure 3: Aerial Site Boundary Plan (showing Phase 1 edged red and Phase 2 edged blue)



Figure 4: Aerial Site Boundary Plan (showing Phase 1 edged red and Phase 2 edged blue)



### 3. The Seller

Ian Geoffrey Steed, Christine Steed  
Cottington Court Farm  
Sandwich Road  
Sholden  
Deal  
CT14 6EU

Jonathan Charles Griffiths  
12-14 Queen Street  
Deal  
CT14 6EU

### 4. The Promoter

The Richborough Estates Partnership LLP  
20 Waterloo House  
Waterloo Street  
Birmingham  
B2 5TB  
VAT Registration Number: 136 4173 23  
Partnership Number: OC375183

#### Contacts:

Nick Banks MSc  
Regional Director (South East)  
Telephone: 020 3011 1353  
Mobile: 07377 717 039  
Email: [nick@richboroughestates.co.uk](mailto:nick@richboroughestates.co.uk)

Katie Saunders  
Assistant Land & Planning Manager  
Telephone: 0121 633 4929  
Mobile: 0794 855 869  
Email: [katie@richboroughestates.co.uk](mailto:katie@richboroughestates.co.uk)

#### Promoter's Solicitor (leading the sale):

Ryan Ferguson  
Gateley LLP  
One Eleven  
Edmund Street  
Birmingham  
B3 2HJ  
  
Telephone: 0121 234 0282  
Email: [ryan.ferguson@gateleylegal.com](mailto:ryan.ferguson@gateleylegal.com)

### 5. The Seller's Agent

Mark Linington  
RPC Land & New Homes  
89 King Street  
Telephone: 01622 350 901  
Mobile: 07984 609187  
Email: [m.linington@rpcland.co.uk](mailto:m.linington@rpcland.co.uk)

### 6. Title

The site forms part of land registered under title number TT13461. Title details be found within in data room Legal Pack folder

## 7. Development Area

Phase 1 comprises gross site area of 4.99 Ha (12.33 acres) with a net developable area of 3.18 Ha (7.86 acres) based on the illustrative masterplan submitted as part of the outline planning application. The illustrative masterplan provides for 117 dwellings (see data room folder A1/Drawings)

Phase 2 comprises of approximately 8.07 Ha (19.94 acres) with a net developable area of approximately 4.23 Ha (10.45 acres) based on the emerging masterplan which provides for 133 dwellings (see data room folder A1/Drawings)

For further information regarding the planning status of the respective phases, please see Sections 9 and 10.

## 8. Basis of Offers Invited

Offers are invited for Phase 1 only or Phases 1 and 2 in combination. Offers upon Phase 1 should be made on an unconditional basis (assuming planning consent is granted) and offers upon Phase 2 are to be conditional upon grant of outline planning consent. Offers upon Phase 1 only should state the cost allowance made for early construction and maintenance of the access road and utility connections as set out in Section 24. Offers for Phase 2 should be based on the technical information provided in respect of that phase and assume per plot Section 106 contributions at the same rate as for Phase 1. Please refer to Section 24 for further detail regarding purchaser's obligations.

## 9. Planning Policy Context

The Site lies within the jurisdiction of Dover District Council (DDC) for which the adopted Development Plan comprises the following documents:

- Core Strategy (2010);
- Land Allocations Local Plan (2015); and
- Saved Policies (2002)

The strategic policies of DDC's Development Plan should no longer be considered up to date at this time, given that they pre-date the 2012 National Planning Policy Framework (NPPF), and the subsequent 2018 and 2019 versions. In accordance with Paragraph 11 of the Framework strategic Local Plan policies need to be considered against their level of conformity with the policies of the NPPF before assigning a level of weight that should be applied to them. DDC has previously acknowledged that policies DM1, DM11 and DM15 of the DDCS are the most important policies for determining applications such as this and that this basket of policies carry reduced weight. In accordance with paragraph 11d of the NPPF, the tilted balance should therefore be engaged and planning permission granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

DDC is currently preparing a new District Local Plan (2020 to 2040) and once adopted, this will replace the current suite of Development Plan documents. DDC completed an evidence gathering stage through 2019 and 2020 and a consultation on the Regulation 18 Draft Local Plan closed in 2021. Under Site Allocations Policy 1, the Phase 1 site area is proposed for allocation with an estimated capacity of 100 dwellings (Site Reference SHO002 - Land at South West of Sandwich Road). Richborough Estates has made representations to the March 2021 Regulation 18 Consultation in support of the draft allocation and demonstrating that it is capable of expansion to encompass the Phase 2 site and thereby provide for a total of 250 dwellings.



## 10. Planning Applications

### Phase 1

Richborough Estates has submitted an outline planning application (21/00402) in respect of Phase 1 with the following description of development:

*Outline application for the erection of up to 117 dwellings with associated parking and means of access (all matters reserved except for access)*

The planning application was validated on 16<sup>th</sup> March 2021. Application submission documents and consultee comments can be found in the data room under Planning Information.

As set out in the Planning Statement, the case for development is as follows:

- The proposals respond positively to the emerging and adopted Development Plan policies as well as those other material considerations identified. Where a conflict arises, those policies are either out of date or should be afforded limited weight due to their conflict with the NPPF, which represents a material consideration. In accordance with paragraph 11d of the NPPF, the tilted balance is engaged, and permission should be granted without delay.
- Whilst the emerging Local Plan is at an early stage, the technical information submitted with the application demonstrates that the proposed submission has addressed all of the 'key considerations' identified in the draft allocation. There are no technical or environmental constraints that would preclude the development of this site, subject to planning conditions and/or obligations.
- The proposal is in accordance with the broad spatial strategy set out in the DDCS which seeks to direct growth to the sole "District Centre" in the settlement hierarchy, below only the town of Dover itself.
- The proposed housing would be deliverable in the short-term making a contribution to the five-year housing supply in one of the most sustainable settlements in the district.
- The design concept outlined in the Design and Access Statement, alongside the submitted parameter plans would secure a high-quality development.
- The development of the site would be both suitable and sustainable.

The application is due to be heard at the meeting of DDC Planning Committee on 16<sup>th</sup> September 2021.

### Phase 2

Richborough Estates is currently preparing an outline planning application for Phase 2 which is expected to be submitted in October 2021. The description of development will be as follows:

*Outline application for the erection of up to 133 dwellings with associated parking and means of access (all matters reserved except for access)*

As with Phase 1, the planning case for the application will be based upon DDC's housing policies being out of date and the tilted balance being engaged. Given that the Phase 2 land does not benefit from a draft allocation, it is not known whether Development Management Officers will be minded to positively determine the application.

Prior to the draft allocation of the Phase 1 site area, Richborough Estates had been promoting a scheme comprising 250 dwellings across the combined site area of Phase 1 and 2. The advice of South East Design Review Panel (DRP) was sought in regard to the design of the wider scheme for 250 dwellings. The response highlighted many of the positives of the landscape-led design and the recommendations relating to the gateway to Sandwich Road and how the character of individual parcels have been developed.



Figure 5: Phase 1 Illustrative Masterplan



Figure 6: Phase 2 Testing Layout for Emerging Masterplan

## 11. Draft Section 106 Obligations

The table below summarises the planning obligations contained within the draft Section 106 (available upon request). It is anticipated that the contributions payable to DDC will be linked to the 'all items' retail price index and those payable to Kent County Council (KCC) will be linked to the General Building Cost Index as prepared by BCIS. It will be for the buyer to fulfil the S106 obligations and to undertake their own assessment of the costs of compliance of the obligations of the S106 agreement.

| Item               | Phasing/Triggers  | Cost  |
|--------------------|---|---|
| Affordable Housing | <p>No more than 50% of the Open Market Dwellings shall be Occupied until written notice has been given to the District Council that 50% of the Affordable Housing Units have:</p> <ul style="list-style-type: none"> <li>▪ been constructed in accordance with the Planning Permission;</li> <li>▪ been made ready for residential occupation;</li> <li>▪ been transferred to the Registered Provider or in the case of Intermediate Housing Units that are not to be managed by a Registered Provider the District Council has been provided with evidence that those Intermediate Housing Units have been transferred to an Occupier in accordance with the Affordable Housing Scheme.</li> </ul> <p>No more than 80% of the Open Market Dwellings shall be Occupied until written notice has been given to the District Council that all of the Affordable Housing Units have:</p> <ul style="list-style-type: none"> <li>▪ been constructed in accordance with the Planning Permission;</li> <li>▪ been made ready for residential occupation;</li> <li>▪ been transferred to the Registered Provider or in the case of Intermediate Housing Units that are not to be managed by a Registered Provider the District Council has been provided with evidence that those Intermediate Housing Units have been transferred to an Occupier in accordance with the Affordable Housing Scheme.</li> </ul> <p><b>NOTE:</b> KCC Economic Development request that: <i>'All Homes built as Wheelchair Accessible &amp; Adaptable Dwellings in accordance with Building Regs Part M 4 (2)'</i> However, this request is being negotiated with KCC and DDC and it is anticipated that only the affordable dwellings will be required to meet this standard or it will be in accordance with DDC's emerging policy.</p> | 30% of the Dwellings which shall be constructed for Affordable Housing in accordance with the approved Affordable Housing Scheme, 70% of which shall be Affordable Rented Housing and 30% of which shall be Intermediate. |



|                                  |   |  |
|----------------------------------|---|--|
| Secondary Education Contribution | 50% due prior to the first occupation of the first dwelling and 50% prior to the first occupation of more than 25% of the dwellings | £1,135 per Applicable Flat and £4,540 per Applicable House paid as a contribution towards the expansion of Deal and Sandwich non-selective and Dover District selective secondary schools  |
| Community Learning Contribution  | 50% due prior to the first occupation of the first dwelling and 50% prior to the first occupation of more than 25% of the dwellings | £16.42 per Dwelling paid as a contribution towards additional resources including IT equipment for new learners at Deal Adult Education Centre   |
| Social Care Contribution         | 50% due prior to the first occupation of the first dwelling and 50% prior to the first occupation of more than 25% of the dwellings | £146.88 per Dwelling paid as a contribution towards the provision of specialist care accommodation within Dover District   |
| Library Contribution             | 50% due prior to the first occupation of the first dwelling and 50% prior to the first occupation of more than 25% of the dwellings | £55.45 per Dwelling paid as a contribution toward the provision of additional resources and stock at Deal Library  |
| Youth Services Contribution      | 50% due prior to the first occupation of the first dwelling and 50% prior to the first occupation of more than 25% of the dwellings | £65.50 per Dwelling paid as a contribution towards the provision of additional resources at the District Youth Hub   |
| SPA Contribution                 | Prior to the Commencement of Development  | <ul style="list-style-type: none"> <li>▪ 1 bedroom dwelling - £19.26</li> <li>▪ 2 bedroom dwelling - £38.52</li> <li>▪ 3 bedroom dwelling - £57.78</li> <li>▪ 4+ bedroom dwelling - £77.05</li> </ul> <p>As a contribution towards the Thanet Coast and Sandwich Bay Special Protection Area Mitigation Strategy</p> |

|                                   |   |  |
|-----------------------------------|---|--|
| Outdoor Sports Contribution       | Prior to the Occupation of 25% of the Open Market Dwellings   | <ul style="list-style-type: none"> <li>▪ 1 bedroom dwelling - £208.43</li> <li>▪ 2 bedroom dwelling - £353.01</li> <li>▪ 3 bedroom dwelling - £438.08</li> <li>▪ 4 bedroom dwelling - £542.38</li> </ul> |
| Waste Contribution                | Prior to the Occupation of 25% of the Dwellings   | £54.47 per Dwelling paid as a contribution towards improvements at the Dover Household Waste Recycling Centres to increase capacity  |
| Youth Services Contribution       | 50% due prior to the first occupation of the first dwelling and 50% prior to the first occupation of more than 25% of the dwellings | £65.50 per Dwelling paid as a contribution towards the provision of additional resources at the District Youth Hub in Deal   |
| Public Rights of Way Contribution | Currently under negotiation and may be delivered under the Section 278 agreement.   | £80,000 as a contribution towards the improvement of the Miner's Way cycleway  |
| Monitoring Fee                    | Payable upon each Trigger Event that occurs under the S106 agreement  | £239 paid as a contribution towards the costs of monitoring the compliance of the Development with the terms of this Deed  |
| District Council's Costs          |   | £880 being the agreed contribution to the District Council's proper and reasonable legal and administrative costs for the preparation, execution and registration of the S106                            |
| County Council's Costs            |   | £[amount TBC – assume £5000] being the agreed contribution to the County Council's proper and reasonable legal and administrative costs for the preparation and execution of the S106                    |

## 12. Draft Planning Conditions

Given that that the committee report is yet to be published, the following reflects the expected planning conditions based on consultee responses and subsequent discussions relating to their requests.

### **Kent County Council (Economic Development)**

*Condition: Before development commences details shall be submitted for the installation of fixed telecommunication infrastructure and High-Speed Fibre Optic (minimal internal speed of 1000mb) connections to multi point destinations and all buildings including residential, commercial and community. The infrastructure installed in accordance with the approved details during the construction of the development, capable of connection to commercial broadband providers and maintained in accordance with approved details.*

*Reason: To provide high quality digital infrastructure in new developments as required by paragraph 112 NPPF.*

**NOTE:** – infrastructure within the properties will need to comply with this point. A proposal from 4<sup>th</sup> Utility is within the Technical Information section of the data room and indicates one possible broadband alternative to BT. BT is capable of delivering up to 900MB to the site wide infrastructure.

### **Kent County Council (Flood & Water Management)**

*Condition: Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the Flood Risk Assessment Revision P02 and Sustainable Drainage Statement prepared by BWB dated 5 March 2021 and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of [within the curtilage of the site] without increase to flood risk on or off-site.*

*The drainage scheme shall also demonstrate (with reference to published guidance):*

- *that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.*
- *appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker. The drainage scheme shall be implemented in accordance with the approved details.*

*Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.*

*Condition: No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the 3 critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.*

*Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to*



ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

*Condition: Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where information is submitted to demonstrate to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.*

*Reason: To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.*

**NOTE:** The Sustainable Drainage Strategy document highlights ways in which treatment will need to be accounted for on the development as part of the drainage scheme on the site, which includes upstream treatment in addition to the filtration trenches within the infiltration basins. Additionally, a Dissolution assessment will be provided as part of the upcoming site investigation.

### **Kent County Council (Highways)**

*The following should be secured by condition:*

- *Submission of a Construction Management Plan before the commencement of any development on site to include the following:
  - (a) Routing of construction and delivery vehicles to/from site
  - (b) Parking/turning areas for construction/delivery vehicles and site personnel
  - (c) Timing of deliveries
  - (d) Provision of wheel washing facilities
  - (e) Temporary traffic management/signage
  - (f) Access arrangements*
  
- *Provision of measures to prevent the discharge of surface water onto the highway.*
- *Use of a bound surface for the first 5 metres of each private access from the edge of the highway.*
- *Provision and permanent retention of vehicle parking facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.*
- *Provision and permanent retention of secure, covered cycle parking facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.*
- *Completion of the site access junction and separate footway/cycleway connection shown on drawing number T18516.001 Rev. G or amended as agreed by the Local Planning Authority, prior to the use of the site commencing.*
- *Completion of improvements to Mongeham Road prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority, to include the suitable completion of a safety audit process.\**
- *Gradient of private accesses to be no steeper than 1 in 10 for the first 1.5 metres from the highway boundary and no steeper than 1 in 8 thereafter.*
- *The proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture to be laid out and constructed in accordance with details to be submitted to and approved by the Local Planning Authority.*
- *Completion of the following works between a dwelling and the adopted highway prior to first occupation of the dwelling:
  - (a) Footways and/or footpaths, with the exception of the wearing course.
  - (b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).*

- *The development shall not be brought into use until a Travel Plan to reduce dependency on the private car has been submitted to and approved in writing by the Local Planning Authority, to include the provision of 3 no. 28-day Megarider bus tickets (or equivalent at the time of occupation) per household. Thereafter, the Travel Plan shall be put into action and adhered to throughout the life of the development, or that of the Travel Plan itself, whichever is the shorter.*

*I would also request that all dwellings with allocated parking, and 10% of both unallocated residential parking and office parking, are fitted with electric vehicle charging points. These should be to Mode 3 standard (providing up to 7kw) and SMART (enabling Wi-Fi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list:*

<https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>

**\*NOTE:** Reference to 'improvements to Monegham Road' relates to works required to alleviate a pinch point to the west of its junction with London Road; the width does not allow for two-way vehicle movement along a short section. Currently, this point on Mongeham Road operates as an 'informal give-way' and KCC has requested formalisation of this arrangement with the implementation of a build-out such that westbound traffic (away from London Road) would have priority over traffic approaching London Road from Mongeham Road. This condition is also attached to the consented development at Betteshanger Sustainable Parks (20/00419) so will be delivered by whichever scheme first triggers the condition.

**\*\*:** Utility applications received to date indicate sufficient capacity within the network for EV charging across the development. Reductions to the overall Load allowed can be gained through the appointment of an IDNO such as GTC etc.

#### **Kent County Council PRoW Team**

Based on discussions with DDC and KCC, it is expected that the following condition will be imposed, mirroring the requirement of the recently consented scheme by Quinn Estates at Betteshanger Sustainable Parks (20/00419):

*Conditions: Before development commences on site a Public Right of Way (PRoW) management scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall set out detailed enhancements and improvements to PRoW alignments, surfacing, widths and signage, details of PROW management during construction, if any temporary closures or diversions are required, and off-site funding (as agreed with KCC PRoW team), along with delivery timescales and work schedules. The agreed scheme shall be implemented in accordance with the agreed timescales unless otherwise agreed in writing by the local planning authority.*

*Reason: In the interests of enhancement and increased use of the PROW system within and adjoining the application site and the promotion of sustainable means of travel.*

**NOTE:** further detail regarding this condition will be provided ahead of the bid deadline as discussions with DCC and KCC progress.

#### **Kent County Council (Archaeology)**

Based on conversations with KCC and DDC, it is understood that a condition will be imposed requiring a programme of archaeological work to be undertaken in advance of any development on the site and in advance of the submission of any reserved matters application. A Written Scheme of Investigation has been agreed with KCC and can be found in the Technical Information Section of the data room. Trial trenching has been scheduled for the week commencing 20<sup>th</sup> Sept. Details of the resultant report will be provided ahead of the bid deadline and the purchaser will be expected to discharge the condition.

## Southern Water

*Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development.*

**NOTE:** Southern Water state in their response that there may be existing capacity for some initial dwellings to connect and that they will endeavour to deliver the necessary reinforcements within 24 months of outline consent being granted. Additional capacity is also available within Mongeham Road to the SE of the main development parcel. Further details are provided within the drainage strategy and utility reports within the Technical Information section of the data room.

## Stagecoach

*The north west-bound stop (Towards Sandwich, Opposite Sholden New Road), only has a very small shelter, capable of accommodating only 2 or 3 people. We would ask that developer contributions are sought to provide a larger shelter at this stop.*

*The south east-bound stop (Towards Deal, Adjacent Sholden New Road) is very poorly laid out and does not meet current disabled access requirements. We would ask that developer contributions are sought to reprofile the layby, install a raised kerb and relocate the shelter (although the existing shelter is probably not suitable to relocate due to space constraints).*

**NOTE:** Discussions with DDC Facilities Management are ongoing in respect of costings and the delivery mechanism for the bus stop improvements and whether the improvements to the southbound bus stop are required.

## Kent Police

*If the application is to be approved, we require a condition to be included to address designing out crime to show a clear audit trail for Designing Out Crime, Crime Prevention and Community Safety and to meet our and Local Authority statutory duties under Section 17 of the Crime and Disorder Act 1998.*

## 13. Housing Mix

The indicative Phase 1 housing mix is reflective of local housing needs and consists of a mix of apartments, detached, semi-detached and terraced homes. The mix is based upon DDC's SHMA update 2019 but is adjusted to account for market guidance. The mix will not be conditioned thereby allowing flexibility for the purchaser under its reserved matters application.

| Dwelling Type    | Market | Affordable |
|------------------|--------|------------|
| 1 bed flat/house | 3.6%   | 3.6%       |
| 2 bed flat       | 0%     | 3.6%       |
| 2 bed house      | 14.6%  | 17.4%      |
| 3 bed house      | 38.2%  | 3.6%       |
| 4 bed house      | 13.6%  | 1.8%       |

Figure 7: Indicative Housing Mix



## 14. Drainage

Below is a summary of the drainage strategy for the proposed development. Further details can be found in the BWB Flood Risk Assessment (SRS-BWB-ZZ-XX-RP-YE-005-FRA) and Sustainable Drainage Statement (SRS-BRB-ZZ-XX-RP-CD-0002\_SDS) within the Technical Information section of the data room.

### Surface Water Discharge Strategy

In conjunction with the Flood Risk assessment, the Sustainable Drainage Statement sets out the proposal to deal with surface water runoff and attenuation for the development. The proposed drainage scheme incorporates the principles indicated in local Drainage and Planning Policy, with requirements for the level of climate change allowance and Urban Creep having been accounted for.

The development will utilise attenuated infiltration basins with an infiltration trench in multiple locations. All have been designed at or near the natural low spot of the land and opposite nearby recent soakaway testing carried out as part of a neighbouring development. As a result, the design principles of the infiltration on site have been prepared utilising an average of those recent results, with an assumed infiltration rate of  $5 \times 10^{-6}$  m/s.

An interim Site Investigation, including Soakaway testing, will be provided by 3<sup>rd</sup> September 2021 with a full report (including monitoring) before 29<sup>th</sup> October 2021. Interim results indicate a much better rate of discharge than that shown, providing an average reduction in basin size across all three basins of ~50%. Further details will be uploaded to the data room as part of the 3<sup>rd</sup> September interim report.

### Foul Water Drainage

Discussions have been undertaken with Southern Water, indicating the results within both the Sustainable Drainage Statement and Utilities Reports (SRS-BWB-VUT-ZZ-RP-G-0002\_UA) within the Technical Information section of the data room. Southern Water, having indicated that sufficient capacity exists within the surrounding network to cater for the development, within Sholden Drive and Mongeham Road. Figure 8 below indicates the preferred strategy of the foul outfall to an existing network within Sholden Drive via a gravity connection.

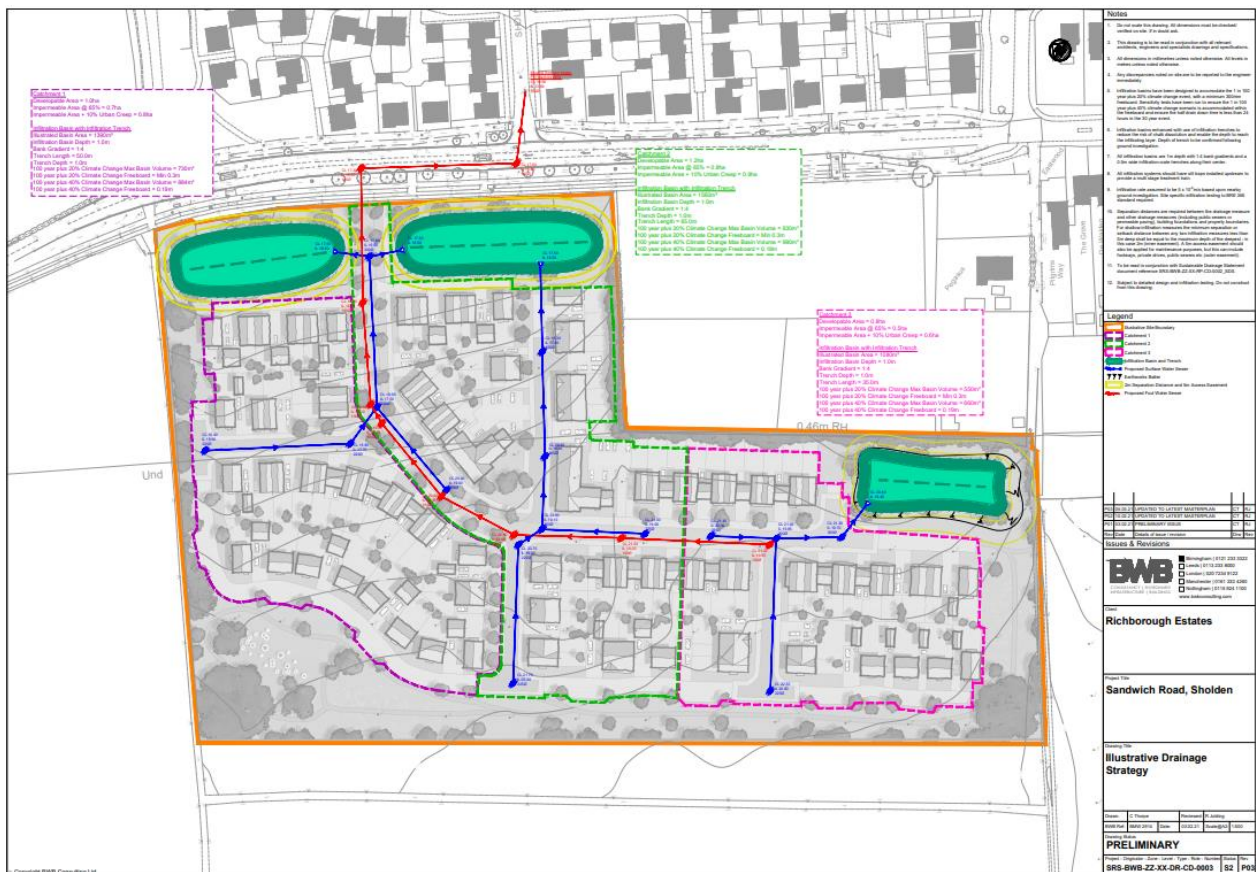


Figure 8: Drainage Strategy

Southern Water's response of 19 Feb 2021 confirms that the network has been assessed and determined that there is sufficient capacity in the local network to accommodate some if not all of the proposed development's flows. However, should reinforcement works be required, Southern Water is obliged to carry out these works at their cost and, having provided development timescales, will not affect the development aspirations with any anticipated improvements to be complete within 24 months. Responses from SW are included within the appendices of the Utility reports within the Technical Information section of the data room.

A connection to Mongeham Road would also be possible through the Phase 2 land to the SE of the Phase 1 parcel.

### **Geotechnical Assessment Reports**

A Phase 1 Desktop report has been conducted for the development by BWB (SRS-BWB-ZZ-XX-RP-YE-0003-PH1), which can be found within the Technical Information section of the data room.

The site has comprised of agricultural fields from the earliest available mapping (1871) until the present day, with the surrounding areas generally comprising Agricultural and residential uses with areas of worked ground (Gravel and Chalk pits 500m south of the site). Coal bearing strata exist within the development area with narrow seams having been worked in excess of 520m depth, with no shallow workings or mine entries indicated within 100m of the development boundary, nor any subsidence records at any property nearby.

Additional bullet-point information taken from the above Phase 1 Desktop is provided below:

- The Seaford Chalk Formation underlies site (SCF), indicated as Firm White Chalk with Flint seams.
- Nearby Trial Pits (NE of the development) indicate Topsoil ~0.35m overlying a brown sandy silty clay with flint gravel (assumed Head Deposits), to between 1.6m – 2.6m below ground level (bgl)
- Narrow Worked Coal seams between 520m – 643m beneath development. Coal mining report indicates no risk to development
- No near-surface Ground Water was identified in BGS logs and nearby trial pits
- Site not within EA groundwater Source Protection Zone (SPZ)
- Basic Radon protection measures required within the Eastern areas of the development
- Shallow Strip foundations are likely suitable across the development.
- Low to very low risk of Dissolution on the site (intrusive investigation on this topic will be included within the upcoming Site Investigation Report).
- Unexploded Ordnance (UXO) risks exist within the development. See UXO reports within the data room and as part of the upcoming Site Investigation.
- No contamination sources have yet been identified.

Further to the Phase 1 Desk study, a further intrusive Site Investigation will cover both parcels of the upcoming development with an interim report due on the 3<sup>rd</sup> September and full report including monitoring by the 29<sup>th</sup> October. This will include at least the following:

- Soakaway testing in all basin areas identified for both parcels
  - Indicative rates and trial pit logs indicate a significant betterment to the percolation rate currently used within our designs. Further Drainage addendum will be provided on the data room.
- CBR values for road design
- Contamination results
- Gas/Groundwater monitoring
- Dissolution features report

Figures 9 and 10 provide interim investigation locations for the upcoming report.

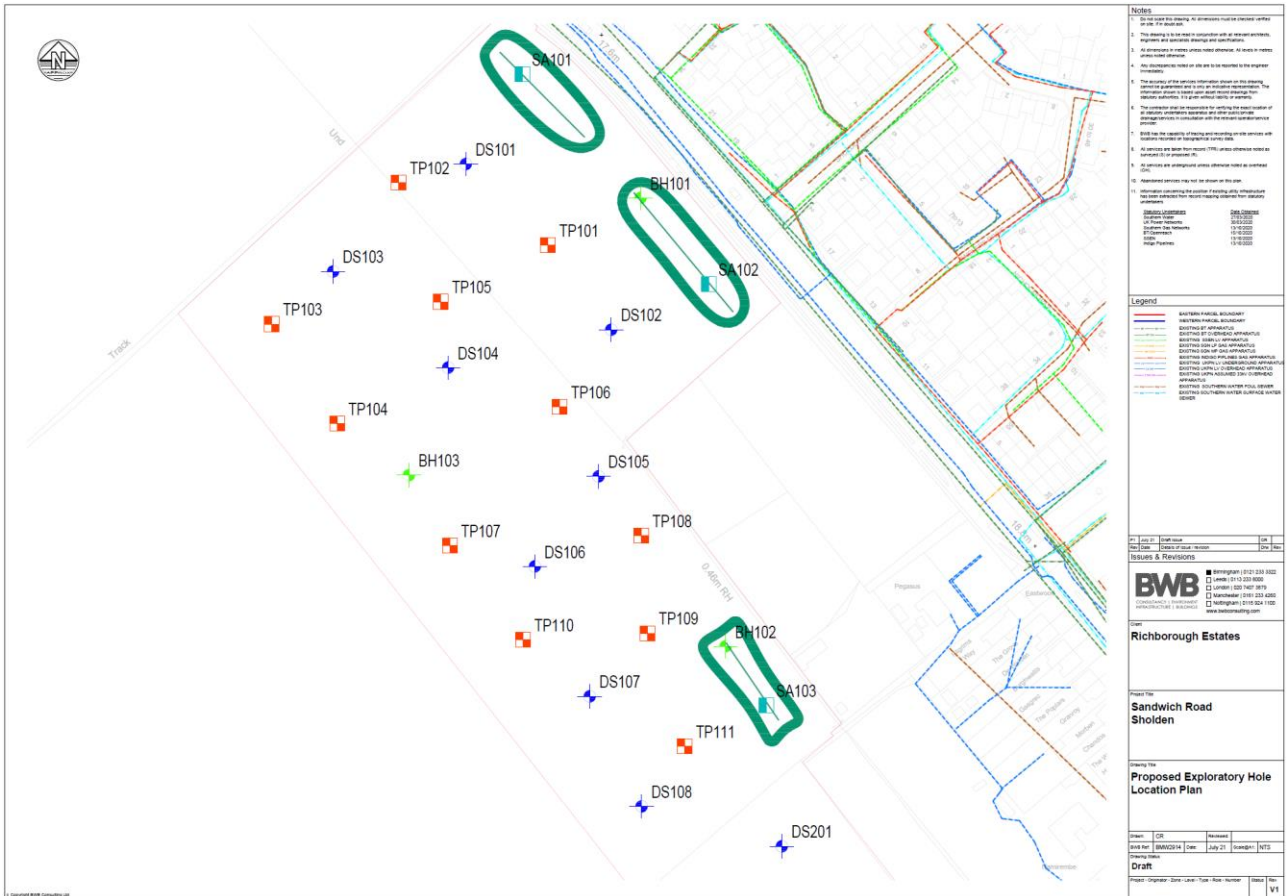


Figure 9: GI Exploratory Hole Location Plan (Phase 1)

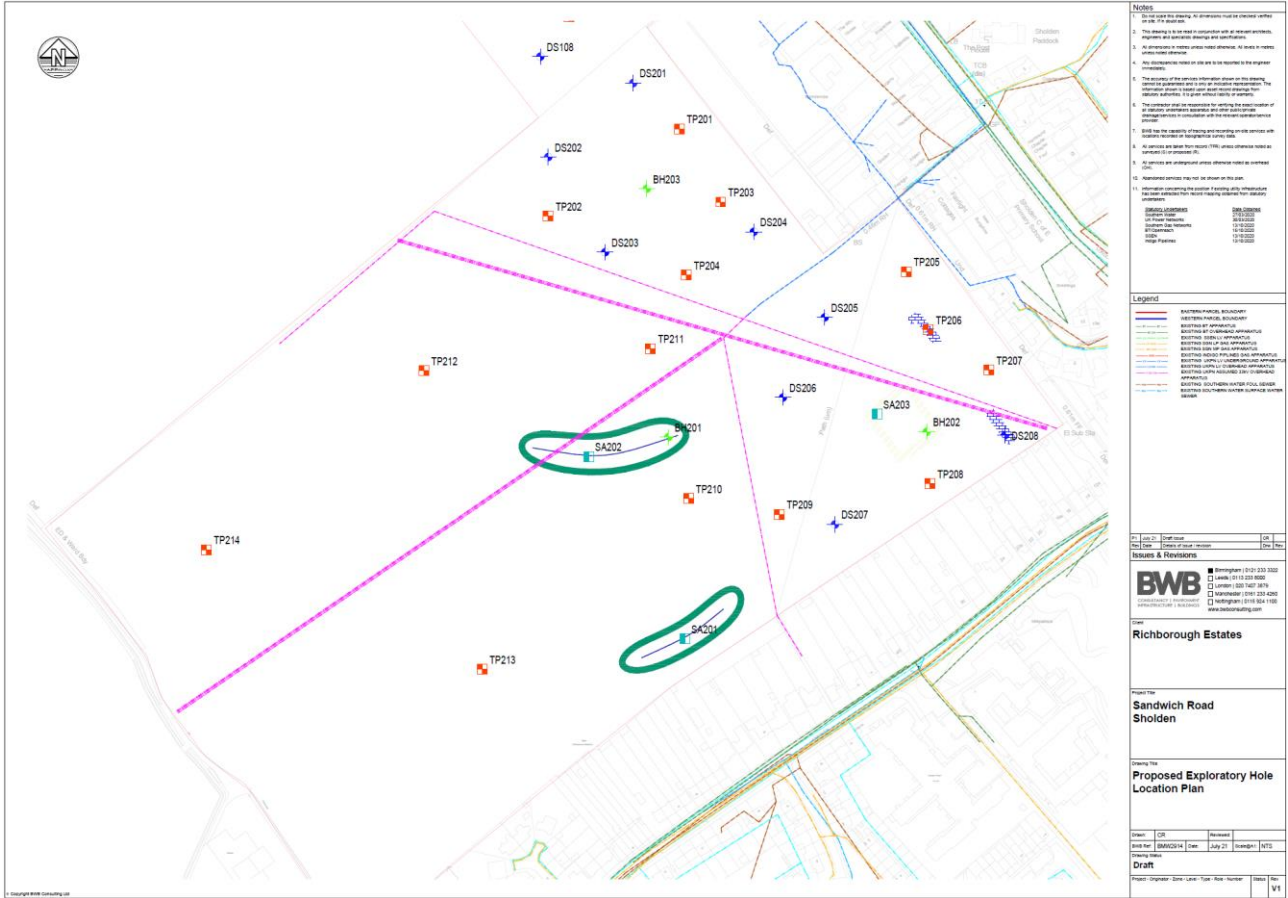


Figure 10: GI Exploratory Hole Location Plan (Phase 2)



## 15. Topographical Survey

A Topographical survey was undertaken by BWB Consulting and is included within the technical data room (PDF files are included and DWG files are available upon request).

## 16. Utilities

BWB Consulting undertook a Utilities Report submitted as part of the outline planning application which is included within technical section of the data room.

### Existing Utilities

BWB has carried out a broad review of existing Utilities on or near the development, with Figure 11 indicating that no utilities exist on the Phase 1 development parcel that would require a diversion. Phase 2 would require some local diversion of the overhead Electrical infrastructure with a received budget figure provided by UK Power Networks (UKPN) of ~£200,000.

Figure 11 provides an overall utilities constraints plan with the original being found within the utilities report.

Table 2.1: Statutory Undertakers List

| Utility            | Provider                                 | Existing Infrastructure | Diversiory Works |
|--------------------|--|-------------------------|------------------|
| Electricity        | UK Power Networks                        | Near the site           | No               |
| Electricity        | Scottish & Southern Electricity Networks | Near the site           | No               |
| Gas                | SSE Utility Solutions                    | Near the site           | No               |
| Gas                | Southern Gas Networks                    | Near the site           | No               |
| Potable Water      | Southern Water                           | Near the site           | No               |
| Foul/Surface Water | Southern Water                           | Near the site           | No               |
| Telecommunications | Openreach                                | Near the site           | No               |

Figure 11: - Existing Statutory Undertakers

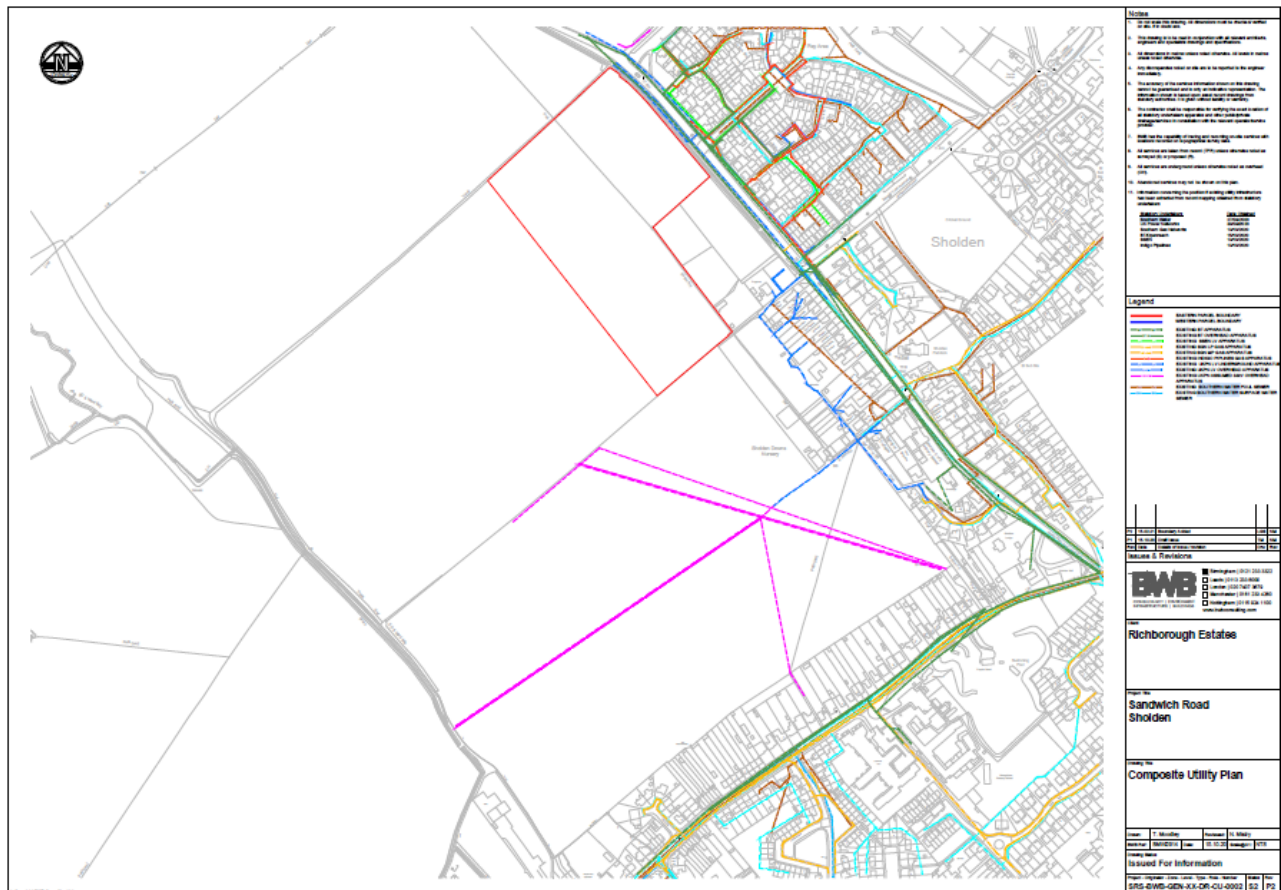


Figure 12: Utility constraints plan (within Utilities Report)

### **Electricity Supply**

Sufficient capacity exists within the HV network along the A258 London Road, allowing for up to 688kVA for the proposed development. This caters for additional loads for EV charging and additional resilience. Overall, Load can be reduced should an IDNO provider be appointed to deliver the development. An onsite Substation will be required to facilitate this connection

### **Gas Supply**

Southern Gas Networks (SGN) has confirmed that capacity exists within their existing low-pressure network within Mongeham Road to cater to both development phases. In addition, additional connection opportunities exist within London Road to the East of the development.

### **Telecoms**

Existing BT Broadband infrastructure exists within Sandwich Road that would form the initial connection point for the development. Speeds of up to 900Mb can be provided utilising the existing BT network.

### **Water**

Capacity exists within the local Southern Water Clean Water network to serve the development. A point of connection has been provided to the 3" Cast Iron Main located within London Road.

## **17. Viewing**

Access to the site for viewing purposes can be arranged via RPC Land & New Homes.

## **18. Legals**

Land registry title extracts for Phases 1 and 2 are included within Legal Information sections of the data room. Searches are available upon request.

## **19. Assignment of Reports and Surveys**

Draft reliance letters are included within the data room.

## **20. Vacant Possession**

Vacant possession of Phase 1 will be granted upon completion. Vacant possession of Phase 2 will be granted upon the contract becoming unconditional.

## **21. Marketing Clause**

All site sales boards, show home signs and all other onsite publicity material together with advertisements, internet sites and brochures applicable to the development shall bear the words at the top of the sign and shall appear prominently in all promotional literature and internet sites, the size of the lettering being no more than 70% of the largest font size used by the Buyer, a reference to:

*'A development in conjunction with Richborough Estates'*

All such detail shall be approved by the Seller in advance of publication with the Buyer allowing the Seller reasonable time to proof and provide approval.

## 22. Costs

The Buyer shall be responsible for both the Seller's reasonable legal costs. Upon agreement of Heads of Terms, the successful bidder will be expected to provide an unconditional legal undertaking for £30,000 towards the Seller's legal costs and be expected to meet their own legal costs in full. An additional undertaking will be required for Phase 2.

## 23. VAT

The Buyer shall be responsible for Value Added Tax which will be levied by the Seller.

## 24. Purchaser's Obligations

The Purchaser will be required via a contractual obligation to provide the promoter with details of submission of its Reserved Matters Planning Application, approval date, site commencement date and the 30,000 towards first plot sale date. The Purchaser will then be required to provide a report each quarter for the duration of the development detailing the number of sales for each period.

The successful development partner will be expected to make the Promoter aware of any meetings with the Council prior to legal completion and invite the Promoter to any such meetings.

Should a purchaser be selected to acquire Phase 1 only, then the sale contract will include the following obligations upon that purchaser:

- To construct the primary access road through Phase 1 up to the boundary of Phase 2 including the necessary utility provision to which Phase 2 can connect, within 12 months of reserved matters approval (all to be provided to an agreed standard); and
- To grant the necessary rights of access for the Phase 2 purchaser through Phase 1 for its construction, sales and marketing purposes and to allow sales boards for Phase 2 within Phase 1.

Offers upon Phase 1 only should state the cost allowance made for early construction and maintenance of the access road and utility connections.

Should a purchaser be selected to acquire Phases 1 and 2, and in the event that the Phase 2 application/appeal is ultimately refused, then the sale contract will include the following obligation upon that purchaser:

- To construct the primary access road to an agreed standard through Phase 1 up to the boundary of Phase 2, including the necessary service provision for Phase 2 to connect to utilities, to an agreed standard within 12 months of the Phase 2 refusal.

## 25. Key Contacts

Please obtain the permission of Richborough Estates before making contact with any party listed below:

### Case Officer

Andrew Somerville  
Dover District Council  
Council Offices  
White Cliffs Business Park  
Dover  
Kent  
CT16 3PJ

### Consultant Team

#### Planning:

Pinnacle Planning  
500 Styal Road  
Manchester  
M22 5HQ

Contact: Mike O'Brien  
Tel: 07732 493257  
Email: [mike@pinnacleplanning.co.uk](mailto:mike@pinnacleplanning.co.uk)

#### DAS and Masterplan:

Edge Urban Design  
Suite 2 7 Buttermarket  
Thame  
OX9 3EW

Contact: Sarah Murray  
Tel: 01865 522 395  
Email: [sarah@edgeUB.co.uk](mailto:sarah@edgeUB.co.uk)

#### Access and Transport:

Hub Transport Planning Ltd  
Radclyffe House  
66/68 Hagley Road  
Edgbaston  
Birmingham  
B16 8PF

Contact: Gerard McKinney  
Tel: 0121 661 4870  
E-mail: [gerard@hubtransportplanning.co.uk](mailto:gerard@hubtransportplanning.co.uk)



### **Drainage, Utilities and Site Investigations**

BWB Consulting Limited  
Livery Place  
35 Livery Street Colmore Business District  
Birmingham B3 2PB

Contact: Stuart Nelmes  
Tel: 0121 233 3322  
Email: [Stuart.Nelmes@bwbconsulting.com](mailto:Stuart.Nelmes@bwbconsulting.com)

### **Landscape**

Tyler Grange  
3 Jordan St  
Manchester  
M15 4PY

Contact: Jon Berry  
Tel: 0161 236 8367  
Email: [j.berry@tylergrange.co.uk](mailto:j.berry@tylergrange.co.uk)

### **Ecology**

Tyler Grange  
30 Stamford St  
London  
SE1 9LQ

Contact: Aaron Grainger  
Tel: 020 3934 9470  
Email: [aaron.grainger@tylergrange.co.uk](mailto:aaron.grainger@tylergrange.co.uk)

### **Heritage**

Pegasus Group  
Pegasus House  
Querns Business Centre  
Whitworth Rd  
Cirencester  
GL7 1RT

Contact: Gail Stoten  
Tel: 01285 888 058  
Email: [gail.stoten@pegasusgroup.co.uk](mailto:gail.stoten@pegasusgroup.co.uk)

### **Misrepresentation Act 1967**

The Seller gives notice that:  
The particulars are set out as a general outline only for the guidance of prospective buyers and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions reference to condition and necessary permissions or use and occupation and other details are given in good faith and are believed to be correct but any prospective buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them.



---

Richborough Estates Ltd  
Waterloo House  
20 Waterloo Street  
Birmingham  
B2 5TB  
T +44 (0) 121 633 4929

[www.richboroughestates.co.uk](http://www.richboroughestates.co.uk)