



Site Allocations Document - Interim Consultation

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1 Introduction

Introduction

1.1 Dover District Council's Core Strategy was adopted in February 2010. The Core Strategy sets out the future of the District as a place to live, work, relax and visit and what the District should be like in 2026 and beyond. The Strategy has identified that land should be allocated for 14,000 new homes with a target to complete a minimum of 10,100 homes by 2026. The Core Strategy needs to be fleshed out by the addition of further Local Development Documents. The first of these is the Site Allocations Development Plan Document that identifies the development sites needed to fulfil the Strategy.

1.2 This Site Allocations Document will identify the site specific allocations and designations in Dover, Deal, Sandwich and the rural areas that will be required to deliver the vision set out in the Core Strategy. After taking into account the strategic allocations that are included in the Adopted Core Strategy (which allocated land for 6,750 homes in Dover) the Site Allocations Document needs to allocate land for, inclusive of completions and unimplemented consents since 2006:

- 2,950 homes in Dover;
- 1,600 homes in Deal;
- 500 homes in Sandwich; and
- 1,200 homes in the rural area.

Background

1.3 In 2008 the Council produced and consulted on a draft version of the Site Allocations Document - known as the Preferred Option. This put forward a range of sites to meet the Core Strategy's requirements. This public consultation resulted in a further 80 sites being put forward for consideration. A significant amount of time has, however, elapsed since the Council undertook this consultation and one consequence of this is an increased likelihood that landowners and others may have further site opportunities that they would like considered for inclusion in the Document. A further "call for sites" was, therefore, arranged and took place in July 2010. This resulted in an additional 40 sites giving a total of 120 'new' sites submitted to the Council since March 2008.

1.4 The Council wishes to provide an opportunity for comment on these sites before progressing the Document any further. Figure 1.1 sets out the various stages in the production of the Document through to adoption, with the current stage highlighted.

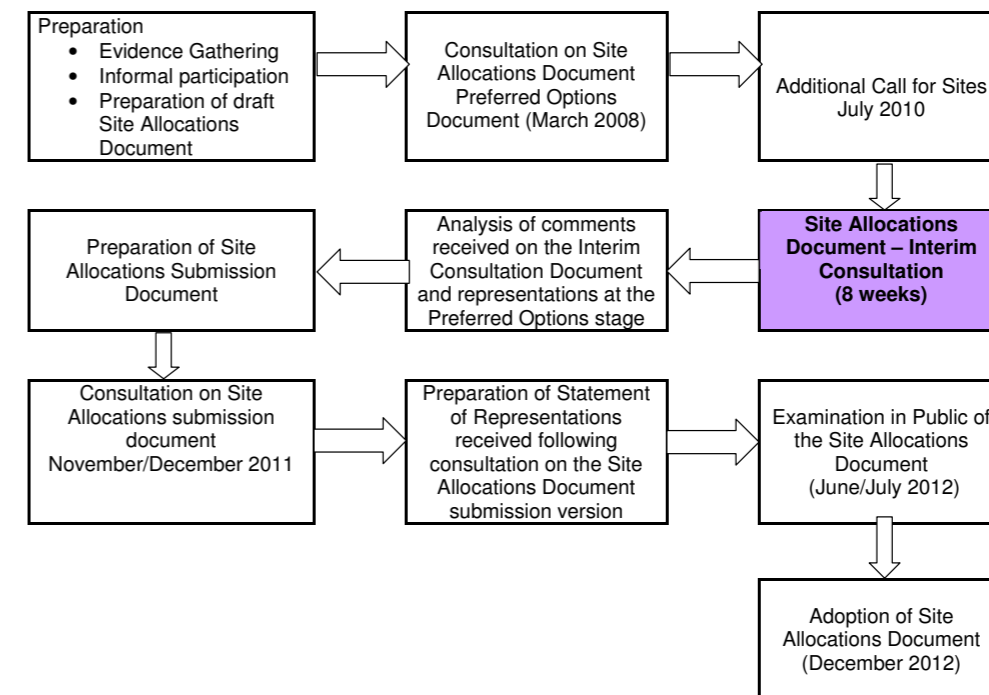


Figure 1.1 Timeline for the production of the Site Allocations Document

What is in the Interim Consultation?

1.5 The Council is calling this an Interim Consultation as it falls between the public consultation held on the Preferred Options stage and further public consultation that will be held when the Document is submitted to the Government. We are seeking views on the 120 'new' sites before taking decisions about which sites to include in the next version of the Document.

1.6 For each Town and Parish in the District all of the sites that have been submitted to the Council at different stages of the process have been identified on maps. All of the sites have been colour coded, reflecting the stage at which the sites were identified. A table of these sites and an overview of the Parish accompanies the maps. The Council has not at this stage provided any comments on the suitability or otherwise of the sites for future development except for stating brief reasons for not including sites at the Preferred Option stage where relevant.

1.7 In addition to this, the Government issued a supplement to Planning Policy Statement 25 (Development and Coastal Change) earlier this year that requires local planning authorities to identify areas likely to be affected by physical changes to the coast. These areas are referred to as Coastal Change Management Areas (CCMA) and are detailed in Section 2.

1.8 These draft CCMA's have been identified through a study commissioned by the Council which uses the work that was undertaken for the Shoreline Management Plans (SMPs) - there are two which cover the coast in the Dover District, the South Foreland to Beachy Head SMP and the Isle of Grain to South Foreland SMP. A copy of the CCMA study and Shoreline Management Plans are available on the District Council's website:

Coastal Change Management Areas Mapping Study, October 2010:

www.dover.gov.uk/ldf

Shoreline Management Plans:

www.dover.gov.uk/council_property/coast_protection/strategic_planning.aspx

Which Documents do I need to look at?

1.9 There are six documents that together form the Site Allocations Document - Interim Consultation. The content of each of these documents is outlined in Figure 1.2 below.

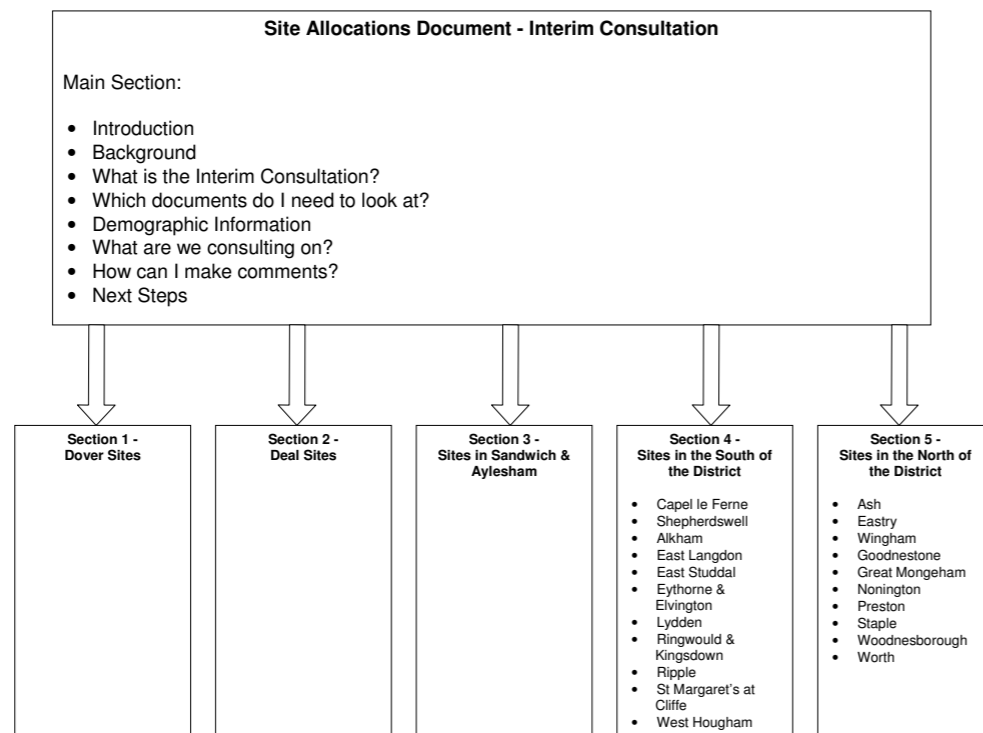


Figure 1.2

Demographic information

1.10 The Diagnosis of the District that underpinned the Adopted Core Strategy identified that without the proposed levels of new building the District's population displays a much stronger than average trend of ageing. The proportion of people over 65 is set to double over the period to 2026 while current trends show that the proportion of children and those of working age will shrink. The total population of the District is also likely to fall. The forecast reductions in the workforce and in children are at such a level that they raise fundamental issues about the structure of the population and its ability to sustain the economy. Furthermore, as a generalisation, the District's housing stock does not offer sufficient choice to meet current needs in terms of affordability, type, size and quality.

1.11 Demographic forecasting, undertaken by Kent County Council (KCC), assessed the District's population needs arising from indigenous growth and change within the existing population. In 2006 Dover District had an estimated population of 106,400 people. Over the next 25 years, Dover's population is naturally projected to decline by -1,900 people resulting in a total population of 104,500 people by 2031.⁽¹⁾

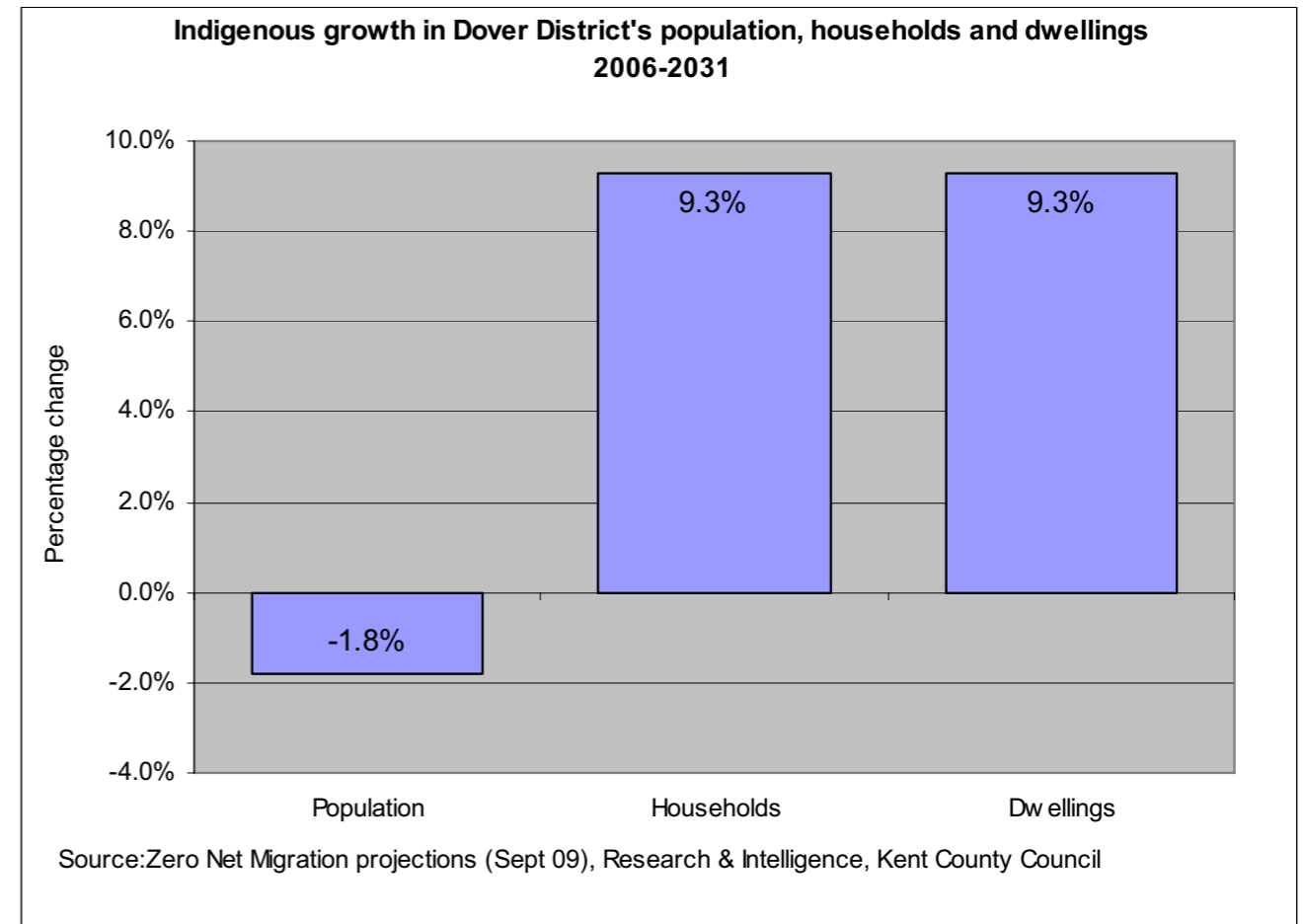


Figure 1.3

¹ The Core Strategy has identified that land should be allocated for 14,000 new homes with a target to complete a minimum of 10,100 homes by 2026. As a consequence the KCC demographic material covered the period to 2031 to enable the growth target of 14,000 to be achieved.

In addition to a decline in population the forecast also showed structural changes in the population towards those aged 65. The population pyramid in Figure 1.4 illustrates that by 2031 there will be a greater proportion of people aged 60+ in Dover than currently. In 2006, 19% of the district's population was aged 65+ but by 2031 this proportion is projected to have risen to 34%. Between 2006 and 2031 the number of people aged 65+ will increase by 70%. In contrast, the majority of all of the younger age groups are projected to decline below current proportions.

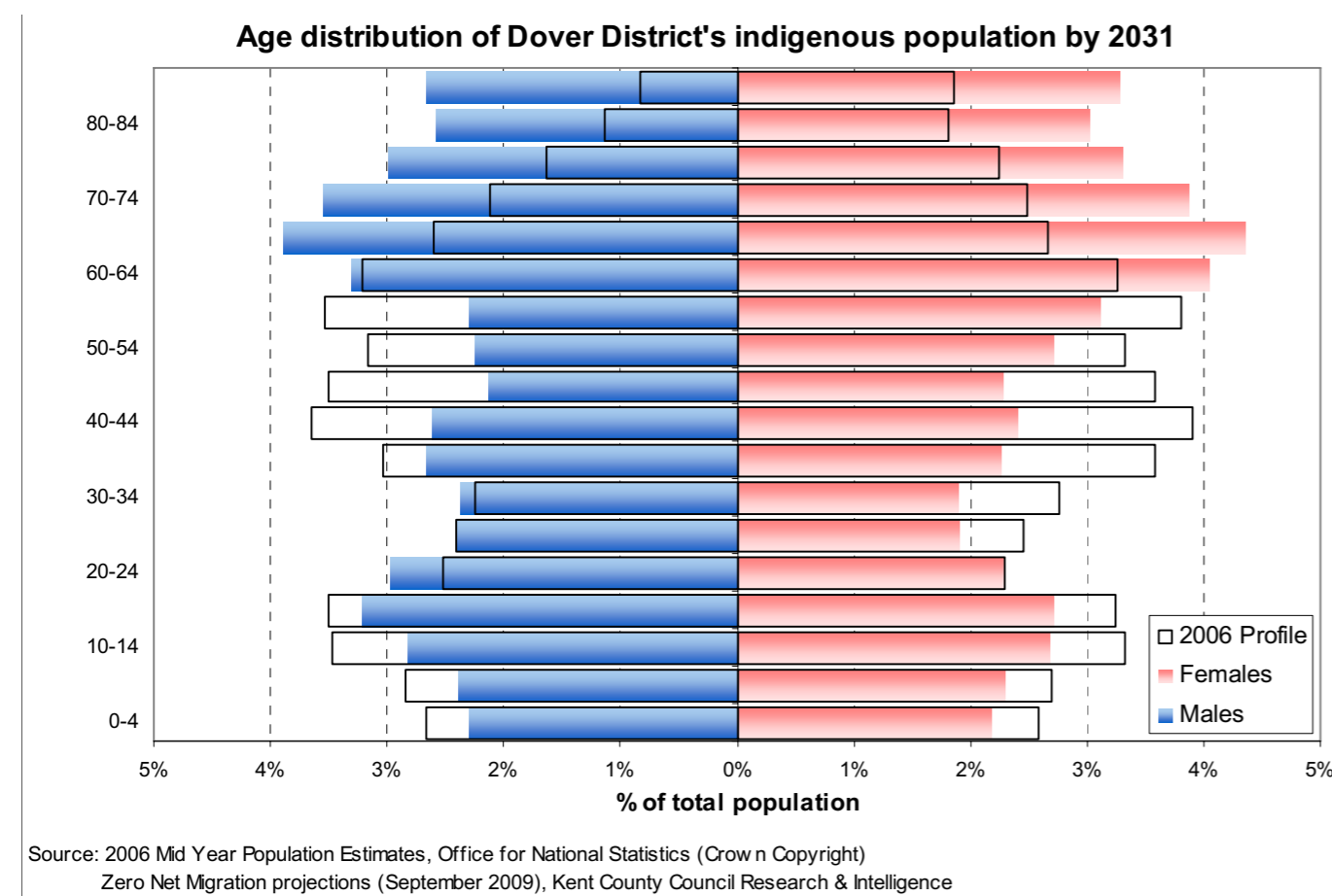


Figure 1.4 Comparison of Dover's current and future age profile

The Adopted Core Strategy has identified that in order to address the issues a higher amount of housing (14,000 homes) has a greater capability to address the issues facing the District:

- supporting the existing labour supply and workforce;
- a longer term basis for supporting the forecast economic growth;
- reducing the ageing trend in the population structure while planning to meet the needs of older people;
- supporting existing facilities and services in settlements; and
- reducing the need for residents to make shopping trips outside the District.

What are we consulting on?

1.12 The Council is only seeking views on any of the 'new sites' that have been put forward for development and the Coastal Change Management Areas. The Council is interested to hear your views on these new sites before it undertakes its own assessment.

How can I make comments?

1.13 Consultation runs for eight weeks from **28th October until midnight on 23rd December 2010**. If you would like to make a comment, the Council would very much prefer that electronic means are used whenever possible. Comments can be made direct on the Council's website - this is the preferred method as it makes collation and analysis of comments much easier.

1.14 In order to assist the collation and analysis of comments, a set of key questions have been developed which the Council is particularly keen to hear your thoughts on.

1.15 Comments can also be emailed. The contact addresses are:

Website: www.dover.gov.uk/ldf

Email address: forwardplanning@dover.gov.uk

1.16 Alternatively, comments can be made in writing or on a representation form (which is available at the District Council main offices and at Area Offices) to: Dover District Council, Forward Planning Section, White Cliffs Business Park, Dover, Kent, CT16 3PJ.

Next steps

1.17 Any comments that are received on this Interim Consultation will be carefully considered before the Council publishes the Submission version of the Site Allocations Document.

2 Coastal Change Management Areas

2.1 In March 2010 the Government issued Planning Policy Statement 25 'Development and Coastal Change' supplement, which requires local planning authorities to identify areas likely to be affected by physical changes to the coast. These areas are referred to as Coastal Change Management Areas (CCMA). Once these areas have been incorporated into the Site Allocation Document development proposals falling within the Coastal Change Management Areas will have to be accompanied by an assessment of the vulnerability of the proposed development to coastal change and any impact on coastal change.

2.2 The identification of these areas is based on the work that has already been undertaken for the Shoreline Management Plans. There are two Management Plans that cover the coast in the Dover District; the South Foreland to Beachy Head SMP and the Isle of Grain to South Foreland SMP.

2.3 Seven draft Coastal Change Management Areas have been identified along the District's southern coastline from Kingsdown to Caple-le-Ferne. A table in Appendix B includes maps of these areas and a list of the policy implications. The seven areas are:

- Oldstairs Bay
- Hope Point to St Margaret's
- South Foreland
- South Foreland to Dover
- Shakespeare Cliff
- Abbots Cliff
- Folkestone Warren

2.4 The maps are not intended to be used to define areas that are at risk of coastal erosion, instead the role is to identify areas in which the vulnerability of development proposals can be tested to ensure that only appropriate development that requires a coastal location and provides substantial economic and social benefits is permitted in those areas. By mapping the 100 year CCMA zone it is possible to ensure that decisions in coastal areas are based on an understanding of coastal change over time.

2.5 Applying the methodology set out in PPS 25 results in abrupt ends to the CCMA zones. Transitional zones have, therefore, been added to the end of any CCMA that abut non-CCMA coastal areas and these are shown in a different colour on the map to the CCMA's. Whilst the transitional zones are not technically CCMA's they are intended to perform a similar role.

Proposed Planning Approach

2.6 It is not currently proposed to include a policy in the Site Allocations Document as Planning Policy Statement 25 and the accompanying Practice Guide set out the policy implications for Coastal Change Management Areas (CCMA) in detail (although the areas will be on the Proposals Map). Section 6 of the Practice Guide is clear as to what is and what is not suitable for new development. The guidance is summarised below:

- Development would only be permitted in a CCMA if it requires a coastal location and provides substantial economic and social benefits;
- Essential infrastructure may be permitted in a CCMA provided there are clear plans to manage the impacts of coastal change on it, and it will not have an adverse impact on rates of coastal change;
- MoD installations that require a coastal location can be permitted within a CCMA provided there are clear plans to manage the impacts of coastal change;
- For all other development, within short-term risk areas (i.e. 20 years time horizon) only a limited range of types of development directly linked to the coastal strip such as beach huts, café/tea rooms, car parks and holiday short-let caravans and camping, might be permitted;
- Within medium to long term risk areas (i.e. 50 to 100 years time horizon) a wider range of time-limited development might be permitted such as hotels, shops, offices or leisure activities requiring a coastal location and providing substantial economic and social benefit;
- Permanent new residential development would not be appropriate.

2.7 Please note that development proposals that fall within the Kent Downs Areas of Outstanding Natural Beauty and Heritage Coast would also be restricted by those designations so the above examples may not be acceptable for reasons other than vulnerability to coastal erosion.

Key Question 1

Do you have any views on the extent of the Coastal Change Management Areas and the proposed planning approach to development proposals?

Maps



Figure 2.1 Oldstairs Bay

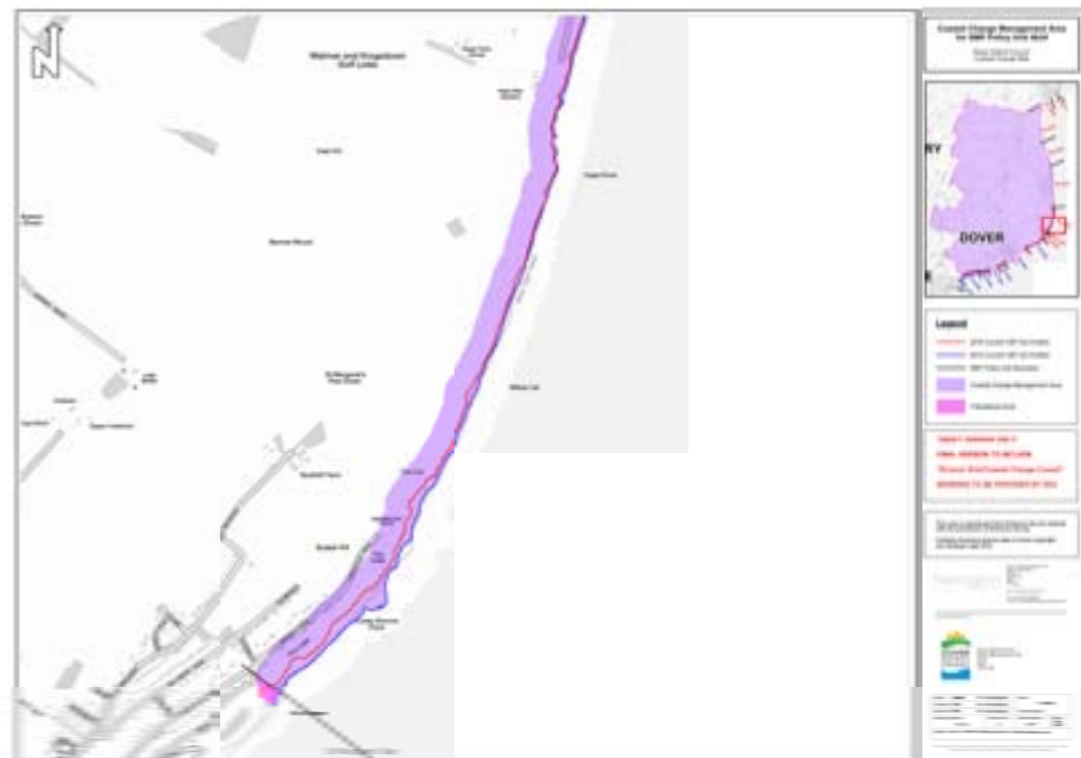


Figure 2.2 Hope Point to St Margaret's Bay



Figure 2.3 South Foreland



Figure 2.4 South Foreland to Dover



Figure 2.5 Shakespeare Cliff



Figure 2.7 Folkestone Warren

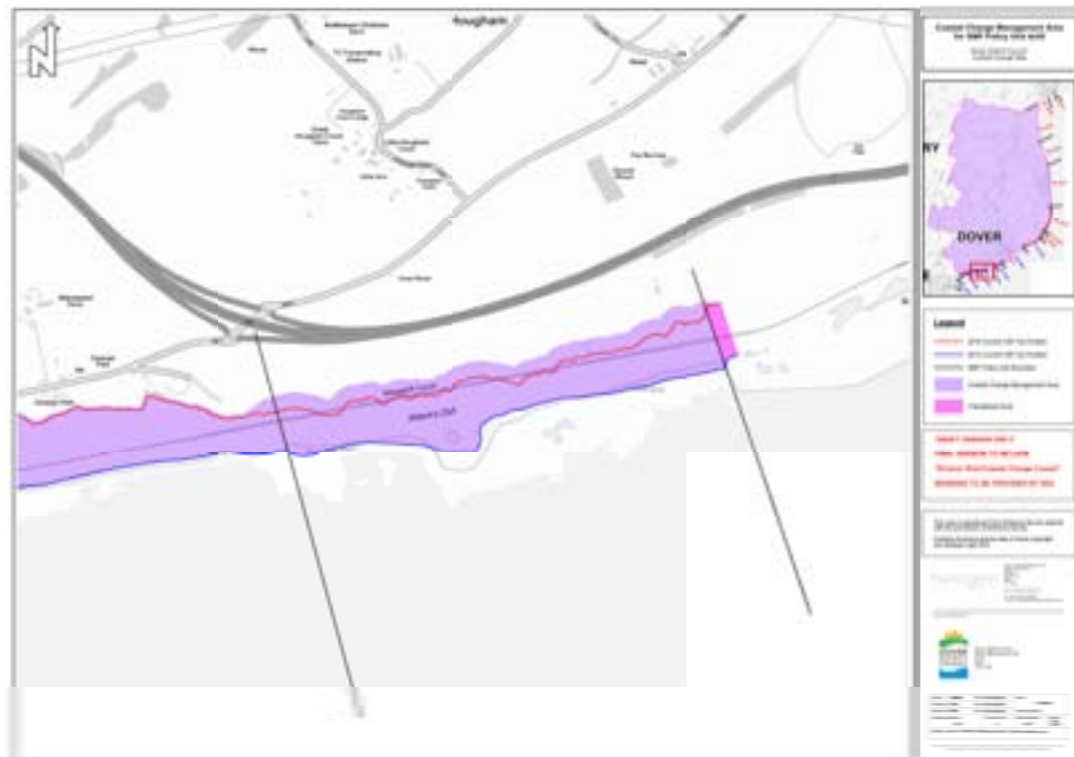


Figure 2.6 Abbot's Cliff

