



SANDWICH TOWN COUNCIL'S RESPONSE TO DDC'S DRAFT LOCAL PLAN 2021



Sandwich Town Clerk
16th March 2021

Contents

1. Policies	2
2. Employment Allocations	Error! Bookmark not defined.
3. Site Allocations	Error! Bookmark not defined.
3.1 SAN006 Sandwich Highways Depot/Chippies Way, Ash Road, 32 Homes	3
3.2 SAN007 Land known as Poplar Meadow, adjacent to 10 Dover Road, Sandwich, 80 homes.....	4
3.3 SAN008 Woods' Yard, rear of 17 Woodnesborough Road, 35 homes	6
3.4 SAN013 Land adjacent to Sandwich Technology School, Deal Road, 60 homes	9
3.5 SAN019 Sydney Nursery, Dover Road, 10 homes	11
3.6 SAN023 Land at Archers Low Farm, St George's Road, 40 homes	13

1. DRAFT POLICIES

It was agreed at the Sandwich Town Council meeting on the 15th March 2021 that at

RESOLUTION: All policy documents are supported, subject to the following requests:

Climate Change Policy

DM Policy 4: Sustainable Travel

Equal weight should be given to the consideration of walking, cycling, public transport and the highways network

The Natural Environment

DM Policy 43: The River Dour

There should be a similar report for the River Stour and the Delf Stream.

Transport & Infrastructure

Strategic Policy 13: Infrastructure and Developer Contributions

Pooling of S106 funds should be utilities to address highways safety matters in Sandwich.

Equal weight should be given to the consideration of walking, cycling, public transport and the highways network.

Accessibility should be included.

DM Policy 33: Protection of Open Space

The Green Open Spaces must be protected from future development.

The Historic Environment

DM Policy 48: Historic Parks and Gardens

Monks Wall Nature Reserve and Gazen Salts Nature Reserve should be added to Historic England's register of Parks and Gardens of Specific Interest and Kent Gardens Compendium.

2. EMPLOYMENT ALLOCATIONS

2.1 Sandwich Industrial Estate

2.2 Discovery Park

2.3 Ramsgate Road

RESOLUTION: All sites are supported and if there is any opportunity to attain a favoured status (i.e. Enterprise Zone status) for all three sites, not just Discovery Park, this should be sought.

3. SITE ALLOCATIONS

3.1 SAN006 Sandwich Highways Depot/Chippies Way, Ash Road, 32 Homes

RESOLUTIONS:

- The prime necessity of this site must include a provision for coach parking, as previously promised.
- The access route to the town via the Cricket Club should be managed in conjunction with the Club.
- Any housing on this site should only be on the existing hard standing and the current green areas should be retained.
- Where a site adjoins a watercourse, the watercourse is maintained in its entirety and that only one access/egress can be made across it.
- Where a site contains mature trees or hedging that these are to be retained in all cases.
- All sites that come onto highways that service a school have twenty mile per hour limits as part of the Highways scheme.
- Full archaeological surveys (not desktop ones done in Maidstone) are carried out on all sites within or the surroundings of Sandwich town.
- All new residential properties must have vehicle electrical charging points which will be necessary by law from 2030.
- Where a site removes or displaces any on street parking that the loss of parking is made up by additional parking spaces on the site.
- All properties are to be 50-year flood risk compliant as recommended in the NPPF.
- All access roads are to be adopted by the County's Highway Authority, so that they are maintained accordingly and there are no rights of dispute.
- All sites to accommodate full fibre communications cabling to allow for super speed internet access to support economic and home working applications.
- All sites to include drop down curbing allowing adequate accessibility for persons with disabilities or limited lack of mobility.
- Any additional street lighting shall be unobtrusive, set so as not to cause irritation to neighbouring properties and in the town centre, should be of a heritage style to match existing light standards.
- Sites over 40 units should provide adequate road junction improvements to allow large scale traffic flows to move into and out of the sites without impacting on existing traffic flows.
- All sites must have adequate accessibility made for pedestrian and cyclist travel preference to protect and support alternative travel to motorised vehicles.
- Suitable screening provision should be introduced to shield all new development from existing neighbouring residents, and in particular, where a site is adjacent to an AONB or historic recognition. Section 106 funding should be directed towards improving and updating

existing essential services such as doctors, dentists, schools, libraries, toilets, play areas and public recreation.

- A master plan of Sandwich must be undertaken to ensure that there isn't a cumulative detrimental impact on the town resulting from piecemeal developments.
- Of the requirement for 30% affordable housing, 65% of this should be rental accommodation, social or council houses. And this should be monitored for compliance.
- A Design Code for Sandwich should be undertaken.

3.2 SAN007 Land known as Poplar Meadow, adjacent to 10 Dover Road, Sandwich, 80 homes

RESOLUTIONS:

- This land is adjacent to a number of exceptional heritage properties, and the proposed density of building design is not acceptable.
- The number of dwellings should be decreased to no more than 40.
- The road alterations that were previously agreed (when the site was approved for a supermarket) should be integrated into the plan, and the proposed dwellings must be of a visual appearance and finishing materials in keeping with the surrounding.
- Where a site adjoins a watercourse, the watercourse is maintained in its entirety and that only one access/egress can be made across it.
- Where a site contains mature trees or hedging that these are to be retained in all cases.
- All sites that come onto highways that service a school have twenty mile per hour limits as part of the Highways scheme.
- Full archaeological surveys (not desktop ones done in Maidstone) should be carried out on all sites within or the surroundings of Sandwich town.
- All new residential properties must have vehicle electrical charging points which will be necessary by law from 2030.
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existing essential services such as doctors, dentists, schools, libraries, toilets, play areas and public recreation.

- A master plan of Sandwich must be undertaken to ensure that there isn't a cumulative detrimental impact on the town resulting from piecemeal developments.
- Of the requirement for 30% affordable housing, 65% of this should be rental accommodation, social or council houses. And this should be monitored for compliance.
- A Design Code for Sandwich should be undertaken.

3.3 SAN008 Woods' Yard, rear of 17 Woodnesborough Road, 35 homes

RESOLUTIONS:

- The inclusion of this site is supported, as it will improve the appearance of this land. However, the proposal is too dense and should be reduced to 25 homes.
- Disputed ownership of the access road must be sorted out.
- Where a site adjoins a watercourse, the watercourse is maintained in its entirety and that only one access/egress can be made across it.
- Where a site contains mature trees or hedging, these are to be retained in all cases.
- All sites that come onto highways that service a school have twenty mile per hour limits as part of the Highways scheme.
- Full archaeological surveys (not desktop ones done in Maidstone) are carried out on all sites within or the surroundings of Sandwich town.
- All new residential properties must have vehicle electrical charging points which will be necessary by law from 2030.
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Section 106 funding should be directed towards improving and updating existing essential services such as doctors, dentists, schools, libraries, toilets, play areas and public recreation.
- A master plan of Sandwich must be undertaken to ensure that there isn't a cumulative detrimental impact on the town resulting from piecemeal developments.

- Of the requirement for 30% affordable housing, 65% of this should be rental accommodation, social or council houses. And this should be monitored for compliance.
- A Design Code for Sandwich should be undertaken.

3.4 SAN013 Land adjacent to Sandwich Technology School, Deal Road, 60 homes

RESOLUTIONS:

- This site would be supported if the following caveats were included:
 - a) The hedge along Deal Road should be retained to screen the site.
 - b) The entrance/exit should be on Dover Road, and Dover Road should be reduced to a 30mph speed limit (currently 40mph), this reduction should also continue outside Sandwich Technology School.
 - c) The site should also include a temporary parking provision that could be for school traffic for drop off/pick up times to discourage parking on Dover Road.
- Biodiversity sensitivity must be considered.
- Impact of increased traffic & concern for highway safety, particularly for the students at STS and SRMS should be mitigated, including consideration of problems associated with school drop off/pick up times need to be addressed and resolved before the development progresses.
- The heritage data is wrong, there are 3 listed properties directly adjacent, and so the heritage arguments against other local sites should apply here as well.
- There have been major concerns about water supply to the adjacent San 16 site, and in 2015 concerns about the sewage were raised.
- There is an existing irrigation main across the site that needs to be investigated and considered.
- Where a site adjoins a watercourse the watercourse is maintained in its entirety and that only one access/egress can be made across it.
- Where a site contains mature trees or hedging that these are to be retained in all cases.
- All sites that come onto highways that service a school have twenty mile per hour limits as part of the Highways scheme.
- Full archaeological surveys (not desktop ones done in Maidstone) are carried out on all sites within or the surroundings of Sandwich town.
- All new residential properties must have vehicle electrical charging points which will be necessary by law from 2030.
- Where a site removes or displaces any on street parking that the loss of parking is made up by additional parking spaces on the site.
- All properties are to be 50-year flood risk compliant as recommended in the NPPF.
- All access roads are to be adopted by the County's Highway Authority, so that they are maintained accordingly and there are no rights of dispute.
- All sites to accommodate full fibre communications cabling to allow for super speed internet access to support economic and home working applications.
- All sites to include drop down curbing allowing adequate accessibility for persons with disabilities or limited lack of mobility.

- Any additional street lighting shall be unobtrusive, set so as not to cause irritation to neighbouring properties and in the town centre, should be of a heritage style to match existing light standards.
- Sites over 40 units should provide adequate road junction improvements to allow large scale traffic flows to move into and out of the sites without impacting on existing traffic flows.
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Section 106 funding should be directed towards improving and updating existing essential services such as doctors, dentists, schools, libraries, toilets, play areas and public recreation.
- A master plan of Sandwich must be undertaken to ensure that there isn't a cumulative detrimental impact on the town resulting from piecemeal developments.
- Of the requirement for 30% affordable housing, 65% of this should be rental accommodation, social or council houses. And this should be monitored for compliance.
- A Design Code for Sandwich should be undertaken.

3.5 SAN019 Sydney Nursery, Dover Road, 10 homes

RESOLUTIONS

No objections raised to what is a small 'infill' site, however the following mitigation should take place:

- The following should be considered:
 - Rose Nursery could be included, access via Sydney nurseries. To develop the whole site, would allow access across the Dover Rd elements/issues resolution.
 - KCC highways have previously indicated that they would not be against a left in, left out junction in order to gain access from the A256, as long as measures were taken to prevent traffic leaving the site turning right. If this were to take the form of a central reservation, then the concerns about the hazard to pedestrians seeking to access the bus stop on the opposite side of the road would also be addressed.
 - In the case of both SAN 013 and 019, the roundabout at the junction of the Dover / Deal Road should be reconstructed to allow direct access to the by-pass, thus pre-emptively relieving the inevitable extra pressure on the narrow streets in Sandwich itself.
- There would need to be full consideration made on the impact on the protected woods behind the houses in what used to be The Crescent. In particular the wildlife (rabbits/foxes/owls/woodpeckers to name a few), which I think would be disturbed and in all probability, have to migrate elsewhere.
- Mitigation of site planning.
- Earth bund to be installed and mature trees to be transplanted, in order to provide an instant screen.
- Where a site adjoins a watercourse, the watercourse is maintained in its entirety and that only one access/egress can be made across it.
- Where a site contains mature trees or hedging that these are to be retained in all cases.
- All sites that come onto highways that service a school have twenty mile per hour limits as part of the Highways scheme.
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- A master plan of Sandwich must be undertaken to ensure that there isn't a cumulative detrimental impact on the town resulting from piecemeal developments.
- Of the requirement for 30% affordable housing, 65% of this should be rental accommodation, social or council houses. And this should be monitored for compliance.
- A Design Code for Sandwich should be undertaken.

3.6 SAN023 Land at Archers Low Farm, St George's Road, 40 homes

RESOLUTION:

This site should be excluded due to a number of highways issues; traffic generation, vehicular access problems and highways safety. There are already significant traffic problems on St. George's Road and Sandown Road that cause obstructions and gridlock. The Planning Inspector's previous objections to the site should also be re-iterated:

This site is allocated in the LALP for residential development with an estimated capacity of 50 dwellings. This allocation is not justified because of the harmful visual impact on the character and appearance of the local area that would result.

The site is an integral part of the unspoilt countryside that wraps around this part of Sandwich and as a result makes a significant contribution to the town's setting. At present the trees and the open cultivated land on the site provide a soft and attractive edge to the town. The construction of dwellings on the site and the formation of a new access on to Sandown Road would constitute an unwarranted intrusion into the countryside to the detriment of the sensitive landscape setting of this part of Sandwich. Other allocations in Sandwich endorsed in this report, including Sites LA14 and LA16, do not share the same landscape.

The retention of the trees on the site, even if associated with a buffer area, and coupled with the retention of farming and woodland uses nearby, would not be able to mitigate the visual harm to an acceptable extent. The development would be particularly apparent from Sandown Road during the winter months when the existing deciduous vegetation is not in leaf. The standard of road likely to be required and the necessary sight-lines along Sandown Road would also open up views of the site and would be likely to involve tree loss. Although Sandown Road may not be heavily used by vehicles and pedestrians, and some existing housing development in the area may not be of the highest quality, this does not obviate the need to assess the visual implications of this particular allocation. Taking account of all these factors the allocation of this site is not justified. Main Modification MM24 deletes this site from the LALP and is required to make the plan sound."

(from [Inspectors-Report-Complete.pdf \(dover.gov.uk\)](#))

Nothing has changed since 2013 that makes this site now suitable for the proposed development.

If the site was to remain in the Local Plan, the following would be necessary:

- Where a site adjoins a watercourse the watercourse is maintained in its entirety and that only one access/egress can be made across it.
- Where a site contains mature trees or hedging that these are to be retained in all cases.
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