

Minutes of the Extraordinary Meeting of Sandwich Town Council held on 30th November 2022 at 7pm in the Council Chamber, Guildhall, Sandwich.

Present: Councillors: J Franklin (Mayor)

**D Carter
P Carter
A Fox
P Graeme
N Gray
K Heaven
D Marie
M Moorhouse
D Sivrikaya
H Sampson
C Ungerson
C Wiles**

Dover District Council Representative: D Friend

**Officers: A Hollobon-Baxter
C Leith**

60.11.22 MAYOR'S OPENING COMMENTS

The Mayor thanked members for attending the meeting and explained that this extraordinary meeting was solely to review the Dover District Local Plan, a bold vision for 2040 – Regulation 19 (submission date 9th December 2022).

61.11.22 APPROVAL FOR APOLOGIES FOR ABSENCE

Apologies were received from Cllr M Pennington, who was away. Apologies were given by Cllr Friend as an STC councillor as he attended as a DDC Representative

62.11.22 DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER SIGNIFICANT INTERESTS

Cllr Sampson declared an interest with respect to SP15 – Employment Allocations.

63.11.22 PUBLIC REQUESTS TO SPEAK

Mr T Hopper spoke on SAP21.

Mr I Black spoke on SAP23.

Mrs J Summerhayes spoke on behaviour in the Council Chamber.

URGENT MATTERS

64.11.22 DOVER DISTRICT LOCAL PLAN FOR 2040 – REGULATION 19

Council received and considered inclusions within the Local Plan with respect to Sandwich. After extensive discussion, Council resolved that the following response should be submitted:

Housing and Employment Site Allocation Policies	Resolutions agreed by Council for submission
SAP17	The following should be considered:

<p>Land south of Stonar Lake and to the North and East of Stonar Gardens 40 homes</p>	<p>Access via Ramsgate Road or Stonar Road requires highway audit and consideration. As this site has been vacant for some time consideration and potential relocation must be given to wildlife who may have taken up residence. 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, healthy trees or hedging that these are to be retained in all cases. Heavy traffic usage requires consideration as this is main access from Thanet and Discovery Park across the Toll Bridge into the town. Consideration must be given to pedestrians crossing the Toll Bridge into the town. Consideration must be given to the temporary impact of construction noise and vibrations on wildlife at Monks Wall Nature Reserve. Full archaeological surveys (not desktop ones done in Maidstone) are carried out on all sites and buildings within or the surrounding area. 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 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.</p>
<p>SAP18 Sandwich Highways Depot/Chippies Way, Ash Road 32 homes</p>	<p>The prime necessity of this site must include a provision for coach parking, as previously promised and the current proposal should reflect this - Coach parking element of this development must result in an increase to coach parking in Sandwich. The access route to the town via the Cricket Club should be managed in conjunction with the Club.</p>

	<p>Any housing on this site should only be on the existing hard standing and the current green areas should be retained.</p> <p>Where a site adjoins a watercourse, the watercourse is maintained in its entirety and that only one access/egress can be made across it.</p> <p>Where a site contains mature, healthy trees or hedging that these are to be retained in all cases.</p> <p>All sites that come onto highways that service a school have twenty mile per hour limits as part of the Highways scheme. Proximity to Sandwich Infant School and recommended parking for parents (Gazen Salts Car Park) should be considered.</p> <p>Full archaeological surveys (not desktop ones done in Maidstone) are carried out on all sites within or the surroundings of Sandwich town.</p> <p>All new residential properties must have vehicle electrical charging points which will be necessary by law from 2030.</p> <p>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.</p> <p>All properties are to be 50-year flood risk compliant as recommended in the NPPF.</p> <p>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.</p> <p>All sites to accommodate full fibre communications cabling to allow for super speed internet access to support economic and home working applications.</p> <p>All sites to include drop down curbing allowing adequate accessibility for persons with disabilities or limited lack of mobility.</p> <p>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.</p> <p>Emergency access priority should be considered with the adjacent fire station, affording free movement for emergency vehicles.</p> <p>All sites must have adequate accessibility made for pedestrian and cyclist travel preference to protect and support alternative travel to motorised vehicles.</p> <p>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.</p> <p>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.</p> <p>A master plan of Sandwich must be undertaken to ensure that there is not a cumulative detrimental impact on the town resulting from piecemeal developments.</p> <p>As this site is in public ownership it should be used as an opportunity to produce an exemplar development, displaying a high-quality design featuring cutting edge technology for energy and water conservation, including the production of car ownership and high-quality pedestrian and cycling links into the town centre.</p> <p>The standard requirement for affordable housing should be increased to 50% on this site and 65% of this should be social rented housing. This should be monitored for compliance.</p>
<p>SAP19 Land known as Poplar Meadow, adjacent to 10 Dover Road, Sandwich 35 homes</p>	<p>This site was approved for a much-needed supermarket and due to the fact that Sandwich greatly needs an alternative supermarket, this should be retained as a commercial site. Should DDC determine that this should be considered for housing, STC's comments are as follows.</p> <p>The road alterations that were previously agreed (when the site was approved for a supermarket) should be integrated into the plan, and the proposed</p>

	<p> dwellings must be of a visual appearance and finishing materials in keeping with the surroundings. 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, healthy 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. 20mph speed restriction should begin at Sandwich Technology School affording greater safety outside educational and residential establishments and access roads. 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. 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. 20mph speed restriction should begin at Sandwich Technology School affording greater safety outside educational and residential establishments and access roads. Consideration must be given to the temporary bridge and conditions across The Delf to ensure access is compliant and adopted by County's Highways Authority. 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. This site as well as sites over 40 units should provide adequate road junction improvements to allow large scale traffic flows to move into and out of the site without impacting on existing traffic flows. Further consideration must be given to traverse the pavement, proximity to bus stop, road junction and railway crossing and onto a busy main road. 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 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. </p>
<p>SAP 20</p>	<p>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.</p>

<p>Woods' Yard, rear of 17 Woodnesborough Road 35 homes</p>	<p>Disputed ownership of the access road must be resolved and KCC highways adopt access road. Consideration must be given to the proximity to the railway crossing and tracks. 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, healthy 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. Road junction improvements should be considered and evaluated due to being on a bend, close proximity of rail crossing and large vehicles accessing the adjacent leisure park and large vehicles making deliveries to the town (i.e., Co-Op) Proximity to the town wall (Rope Walk to The Butts) should be considered as one of the main travel routes for children attending the Infant School. 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 affordable housing, 65% of this should be rental accommodation, social or council houses. And this should be monitored for compliance.</p>
<p>SAP21 Land adjacent to Sandwich Technology School, Deal Road</p>	<p>STC rejects Regulation 19 for this site and endorses Regulation 18 which outlines the community use of the application which was previously designated / safeguarded for community use.</p>

<p>40 homes</p>	<p>As per Regulation 18 half of the site should be retained for community use. If this was reinstated this site would be supported if the following caveats were included:</p> <p>The hedge along Deal Road should be retained to screen the site.</p> <p>The entrance/exit should be on DEAL ROAD, and DEAL ROAD should be reduced to a 30mph speed limit (currently 40mph), this reduction should also continue outside Sandwich Technology School.</p> <p>Mini roundabout should be introduced to manage traffic speed due to heavy traffic use entering the town and accessing the schools.</p> <p>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.</p> <p>STC requests confirmation from DDC and the landowner that part of this land is designated / safeguarded for community use.</p> <p>Biodiversity sensitivity must be considered.</p> <p>Impact of increased traffic & concern for highway safety, particularly for students should be mitigated, including consideration of problems associated with school drop off/pick up times must be addressed and resolved before the development progresses.</p> <p>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.</p> <p>There have been major concerns about water supply and in 2015 concerns about sewage were raised.</p> <p>There is an existing irrigation main across the site that needs to be investigated and considered.</p> <p>Where a site adjoins a watercourse, the watercourse is maintained in its entirety and that only one access/egress can be made across it.</p> <p>Where a site contains mature, healthy trees or hedging that these are to be retained in all cases.</p> <p>The hedge along Deal Road should be retained to screen the site.</p> <p>All sites that come onto highways that service a school have twenty mile per hour limits as part of the Highways scheme.</p> <p>Full archaeological surveys (not desktop ones done in Maidstone) are carried out on all sites within or the surroundings of Sandwich town.</p> <p>All new residential properties must have vehicle electrical charging points which will be necessary by law from 2030.</p> <p>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.</p> <p>All properties are to be 50-year flood risk compliant as recommended in the NPPF.</p> <p>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.</p> <p>All sites to accommodate full fibre communications cabling to allow for super speed internet access to support economic and home working applications.</p> <p>All sites to include drop down curbing allowing adequate accessibility for persons with disabilities or limited lack of mobility.</p> <p>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.</p> <p>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.</p> <p>All sites must have adequate accessibility made for pedestrian and cyclist travel preference to protect and support alternative travel to motorised vehicles.</p> <p>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.</p> <p>Section 106 funding should be directed towards improving and updating</p>
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	<p>existing essential services such as doctors, dentists, schools, libraries, toilets, play areas and public recreation.</p> <p>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.</p> <p>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.</p> <p>A Design Code for Sandwich should be undertaken.</p>
<p>SAP23 Sydney Nursery, Dover Road 10 homes</p>	<p>Sandwich Town Council agrees in principle to this ten home development but strongly opposes opening up of the access to the bypass as the residents are against this and it is not appropriate, measurable or achievable. No other objections raised to what is a small 'infill' self-build site, however the following mitigation should take place:</p> <p>The following should be considered:</p> <p>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.</p> <p>In the case of both SAP21 and SAP23, the roundabout at the junction of the Dover / Deal Road should be reconstructed to allow direct access to the bypass, thus pre-emptively relieving the inevitable extra pressure on the narrow streets in Sandwich itself.</p> <p>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.</p> <p>Mitigation of site planning.</p> <p>Earth bund to be installed and mature trees to be transplanted, in order to provide an instant screen.</p> <p>Where a site adjoins a watercourse, the watercourse is maintained in its entirety and that only one access/egress can be made across it.</p> <p>Where a site contains mature, healthy trees or hedging that these are to be retained in all cases.</p> <p>Speed limit should be reduced to 20mph due to heavy traffic use and residential and school access as all sites that come onto highways that service a school have twenty mile per hour limits as part of the Highways scheme.</p> <p>Full archaeological surveys (not desktop ones done in Maidstone) are carried out on all sites within or the surroundings of Sandwich town.</p> <p>All new residential properties must have vehicle electrical charging points which will be necessary by law from 2030.</p> <p>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.</p> <p>All properties are to be 50-year flood risk compliant as recommended in the NPPF.</p> <p>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.</p> <p>All sites to accommodate full fibre communications cabling to allow for super speed internet access to support economic and home working applications.</p> <p>All sites to include drop down curbing allowing adequate accessibility for persons with disabilities or limited lack of mobility.</p> <p>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.</p>

	<p>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.</p> <p>All sites must have adequate accessibility made for pedestrian and cyclist travel preference to protect and support alternative travel to motorised vehicles.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Of the requirement for affordable housing, 65% of this should be rental accommodation, social or council houses. And this should be monitored for compliance.</p> <p>A Design Code for Sandwich should be undertaken.</p> <p>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.</p> <p>Earth bund to be installed and mature trees to be transplanted, in order to provide an instant screen.</p> <p>Where a site contains mature trees or hedging that these are to be retained in all cases.</p> <p>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.</p>
<p>SAP22 Land at Archers Low Farm, St George's Road 35 homes</p>	<p>STC feel very strongly that this site should be excluded from the proposed LALP following a robust response objecting to this application submitted recently to DDC in support of over 450 negatives responses to this proposal, highlighting the following issues: traffic generation, vehicular access, traffic and safety concerns.</p> <p>The proposed housing, access road and associated infrastructure would: Be visible from Sandown Road and constitute an unwarranted visual intrusion into the countryside. Be amplified by the loss of, and impact on, ancient trees and woodland on the site. Would cause the loss of a significant number of trees and considerable encroachment into Root Protection Areas of retained trees. These trees, many of which are the subject of TPOs, contribute significantly to the area's character, the unrivalled beauty of the countryside and the sensitive landscape setting of this part of Sandwich. Be outside of the settlement confines of Sandwich. Would severely harm the landscape and beauty of the countryside, contrary to Policies DM1, DM15 and DM16 of the Dover District Council Core Strategy and paragraphs 130, 131 and 174 of the NPPF. This would significantly and demonstrably outweigh the benefits of the application.</p> <p>The Planning Inspector's previous objections to the site should also be reiterated:</p>

This site is allocated in the LALP for residential development with a new 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 sightlines 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:

- Consideration must be given to tree preservation and impact greatly on the natural vista.
- There are already significant traffic problems on St. George's Road and Sandown Road that cause obstructions and gridlock.
- Special consideration should be given to the issues covered by Policies DM1, DM15 and DM16 of the Dover District Council Core Strategy and paragraphs 130, 131 and 174 of the NPPF.
- 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.

	<ul style="list-style-type: none"> • 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 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. <p>Where a site contains mature trees or hedging these should be retained in all cases. All healthy trees should retained. 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. Be amplified by the loss of, and impact on, ancient trees and woodland on the site. Would cause the loss of a significant number of trees and considerable encroachment into Root Protection Areas of retained trees. These trees, many of which are the subject of TPOs, contribute significantly to the area's character, the unrivalled beauty of the countryside and the sensitive landscape setting of this part of Sandwich. 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. Modification MM24 deletes this site from the LALP and is required to make the plan sound." (from Inspectors-Report-Complete.pdf (dover.gov.uk)) If the site was to remain in the Local Plan, the following would be necessary: Consideration must be given to tree preservation and impact greatly on the natural vista.</p>
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Development Management Policies

<p>SP1 Climate Change Policy</p>	<p>This policy should be amended to include the need for mitigation and adaptation to apply to existing buildings as well as new developments, particularly when they come into the planning process – for example, when</p>
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	<p>applications are made for extensions, renovations, demolition and refurbishment.</p> <p>The policy should also be amended to state that great weight should be given to climate change mitigation and adaptation when any new development is considered for approval and that developments which are not carbon-neutral should be resisted.</p> <p>Seek opportunities to plant more trees to offset climate change.</p>
<p>SP5 Affordable Housing</p>	<p>This policy should be amended to state that where sites are owned by public bodies (in any part of the district) the proportion of affordable housing should be set at 50%.</p> <p>Sandwich Town Council would like to encourage developers to include more social housing within their proposed applications for Sandwich.</p>
<p>SP7 Retail and Town Centres</p>	<p>This policy should be amended to include Bullet points 8 and 9 stating that,</p> <p>8. The Council will support proposals to bring upper floors back into use within Primary Shopping Areas, including for residential and office use, unless the current use is for retail and the business is both viable and valued by the local community.</p> <p>9. Changes of use to residential will not be permitted on the ground floor of any unit within the Primary Shopping Areas and this includes the prohibition on any loss of any square metres of retail space on ground floors.</p>
<p>SP10 Sandwich Town Centre</p>	<p>A new point 7 should be added stating 'Carry out a full, evidence led, review of pedestrianisation and vehicular traffic in the town centre.</p>
<p>SP11 Infrastructure and Developer Contributions</p>	<p>Pooling of S106 funds should be utilised to address highways safety matters in Sandwich.</p> <p>Equal weight should be given to the consideration of walking, cycling, public transport and the highways network.</p> <p>Accessibility should be included. S106 funds be increased to allow disability access improvements within Sandwich.</p> <p>DM Policy 33: Protection of Open Space The Green Open Spaces must be protected from future development.</p>
<p>SP12 Strategic Transport Infrastructure</p>	<p>Sandwich Town Council strongly support the expansion of the A2 to resolve some of the traffic issues within the town and district.</p>
<p>SP13 Protecting the Districts Hierarchy of Designated</p>	<p>As an integral part of the towns history and natural environment, Sandwich Town Council would like to see The Delf Stream, Sandwich Waterways and adjoining green areas be considered for inclusion within this strategic policy.</p>

Environmental Sites and Biodiversity Assets	
<p>SP14 Enhancing Green Infrastructure and Biodiversity</p>	<p>Monks Wall Nature Reserve, Gazen Salts and Sandwich Bay Bird Observatory should be considered for inclusion within this strategic policy.</p> <p>Retain all trees on the perimeter of large developments and pockets of existing trees within developments.</p> <p>Add protection for all existing woodland because of the value of trees in preventing speedy runoff of water in times of heavy rainfall, woodland helps prevent inland flooding.</p> <p><u>Note: DDC Green Infrastructure Strategy- Tree Strategy</u> Reference CC8 5.56: <i>'as part of the Council's Green Infrastructure Strategy a Tree Strategy will be prepared to accompany this Plan and provide detailed guidance on the delivery of this Policy.'</i></p>
<p>SP15 The Historic Environment</p>	<p>DM Policy 48: Historic Parks and Gardens Monks Wall Nature Reserve, Gazen Salts Nature Reserve and the entire original town wall should be added to Historic England's register of Parks and Gardens of Specific Interest and Kent Gardens Compendium.</p>
<p>Employment Allocations:</p>	
<p>1.1 Sandwich Industrial Estate</p>	<p>All sites are supported and if there is any opportunity to attain a favorable status for all three sites, not just Discovery Park, this should be sought.</p>
<p>1.2 Discovery Park</p>	<p>All sites are supported and if there is any opportunity to attain a favorable status for all three sites, not just Discovery Park, this should be sought.</p>
<p>1.3 Ramsgate Road</p>	<p>All sites are supported and if there is any opportunity to attain a favorable status for all three sites, not just Discovery Park, this should be sought.</p>
<p>CC1 Reducing Carbon Emissions</p>	<p>Sandwich Town Council strongly supports enforceable standards inline with climate emergency, future proofing development.</p>
<p>CC2 Sustainable Design and construction</p>	<p>Sandwich Town Council strongly supports enforceable standards inline with climate emergency, future proofing development.</p>
<p>CC3 Renewable and Low Carbon Energy</p>	<p>Sandwich Town Council strongly supports enforceable standards inline with climate emergency, future proofing development.</p>
<p>CC4</p>	<p>In view of the need to mitigate against the impact of climate change (drier</p>

Water efficiency	summers, wetter winters) this policy should be amended to state that all, 'All new dwellings should have grey water systems installed to recycle water, and these should include measures to harvest rainwater using underground or above-ground tanks of up to 5,000 litres for both WC flushing and watering of gardens.'
CC6 Surface Water Management	Higher expectation of maintenance of roads, car parks to prevent flooding and surface water and clearance of drains which often places areas in the town and on the highways of out use.
CC7 Coastal Change Management Areas	Sandwich Town Council strongly supports this policy to protect our coast.
CC8 Tree planting and Protection	<p>Sandwich Town Council strongly support tree planting and protection.</p> <p>CC8: Tree Planting and Protection Existing trees which are capturing carbon in this decade 2020-2030 and the next 2030 -2040, must be protected</p> <p>Tree planting</p> <ul style="list-style-type: none"> • b. Addition - that Trees should be climate resilient trees Kent species, consideration of appropriate selection to survive changes in the climate -100 Year horizon. • Species selection will be compatible with KCC's plan Bee, pollinators <p>Tree Protection and Replacement</p> <ul style="list-style-type: none"> • Schedule of inspection management should be initiated to protect trees particularly with periods of prolonged weather • Any trees or plants that within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation. To ensure that the work is carried out within a reasonable period in accordance with the NPPF. • All promises from developers regarding tree retention, tree planting and biodiversity enhancement must be subject to 'robust auditing'. Honest, objective, before-and-after evaluations / baseline measurements must be used. • Retain all trees on the perimeter of large developments and pockets of existing trees within developments. • 90 - 100% of existing healthy trees retained on new developments. <p>Note: DDC Green Infrastructure Strategy- Tree Strategy <i>Reference CC8 5.56: 'as part of the Council's Green Infrastructure Strategy a Tree Strategy will be prepared to accompany this Plan and provide detailed guidance on the delivery of this Policy.'</i></p>
Place Making	Sandwich Town Council heavily support these important guidelines.
New Homes	The tenure, type and size of housing in new developments should reflect the demographics of the population of Sandwich.

Employment and Local Economy	Sandwich Town Council positively encourages the retention and expansion of the commercial business and retail premises and industrial employment sites.
Retail and Town Centres:	
R1 Primary Shopping Areas	<p>The primary shopping area should be widened to extend the SP10 boundary to include Strand Street, Delf Street, The end of the Butchery, Potter Street and Harnett Street.</p> <p>This policy should be amended to state in the final two paragraphs:</p> <p>Sandwich Town Council will support proposals to bring upper floors back into use, including for residential and office use, unless the current use is for retail and the business is viable and valued by the local community.</p> <p>Changes of use to residential will not be permitted on the ground floor of any unit within the Primary Shopping Areas and this will prohibit the loss of any square metres of viable retail space on ground floors.</p>
R3 Local Shops	Commercial premises should be supported and encouraged, and new commercial ventures should be given a financial incentive.
R4 Shop Fronts	Commercial premises established or vacant should remain commercial and not be permitted to convert to domestic. Should positively reflect and contribute to the character and vitality of this medieval town.
Traffic and Infrastructure:	
TI1 Sustainable Transport and Travel	It is vital that High Speed Trains return to Sandwich on a regular scheduled timetable throughout the week.
TI2 Transport Statement Assessments and Travel Plans	<p>Would Council like to enter any comments or recommendation in consideration in recognition of any new proposed developments and how this will impact on Sandwich current highways and traffic management</p> <p>Consideration should be given to Sandwich's visitors arriving by coach.</p> <p>Consideration should also be given to limited parking provision within the town and feasibility and viability of a further car park is necessary.</p>
The Natural Environment:	
NE1	To strongly commend NE3 and NE6
NE3 Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy	To conserve conservation considering migratory birds and to carefully monitor including impact of recreational activities.

<p>NE6 The River Dour (Delf and Sandwich Waterways)</p>	<p>A similar report for the Stour, Delf and Sandwich Waterways should be created as per The Dour</p>
<p>The Historic Environment:</p>	<p>As a medieval town the District and Town Councils must support the conservation and restoration of Sandwich unique town centre. Sandwich has a huge number of listed buildings which will at some stage require restoration and conservation and the District Council should be considerate in funding and realistic achievements to ensure future preservation of buildings.</p>

65.11.22 **DATE OF NEXT MEETING**
Monday 19th December 2022

Signed.....

Date.....