

APPENDIX 1

Dover District Local Development Framework Infrastructure Summit – Outcomes Report The Ark, Dover District Council 15th January 2007	
Major Current Plans (Option 1)	
Dover	<ul style="list-style-type: none"> • Riverside Centre completed to match increased demand • Discovery Centre provided- but major parking issues and access problems- Public Realm Strategy addressing this. • Refurbishment of the theatre 07/08 • Public Realm Strategy October 06 – prompt to investment • £1.8m to spend on private sector housing. Regional Housing pot rented/owner occupied 07/09 targeted at deprived wards • KCC ‘Empty Property Project’ (possible £1m for Dover) 07/08 • Dover Town Investment Zone- large mixed development scheme –SEEDA/EP/ASDA e.g. £180m • High speed link 14th December 2009- first train service (60 mins) start 2008? Completed 2012? Dover Priory – refurbishment – link to Ashford line. • Part of Dover Expansion- development of Western Docks- 5 years. £BIG! Mostly private sector. • Transportation strategy for Dover including parking strategy. Making sense of transport infrastructure. • Mid town development-2011? Pencester, Biggin Street, Ladywell- embryonic • White Cliffs Business Park- Phase 2 approved. £150m, 5-6 years to complete • Review of Sheltered Housing (whole district). Decide on future provision beyond 2007. Big question is do we need public sheltered housing? • KCC undertaking ‘Supporting People Review’ • Police plan for dedicated PCSO in every ward? • South Kent College (SKC) - looking at Mid Town Area. NHS, Dover Pride & KCC- initial feasibility study of this area. SKC looking at a £25 m investment. Improve the range of courses on offer. 3 year plan 100% access and learning. • Air quality- air management zones already identified. Mid Town- need to be aware in an area of poor air quality. • Port of Dover <ul style="list-style-type: none"> • 30 year master-planning exercise. Currently reaching capacity in terms of freight traffic. Freight traffic will double in 30 years- 9,000 lorries per day. • Increase in the number of car traffic • Strategic road network reaching capacity • Looking at redeveloping the Dover Western Docks- creating new ferry terminals (submitting planning applications) £250-300m investment end of year- start building 2009. Considerable work done by 2012. • Parking zone for holding lorries for the Port to avoid Operation Stack. • Car parking in the town centre reaching capacity- information from car parking survey and Dover Transport Study will help to formulate a view on this.

	<ul style="list-style-type: none"> • CTRL domestic service coming to Dover Priory Station • Dover Eastern Docks- building a new egress road. £2-3m investment. • Modelling of the River Dour is happening this year (Environment Agency) • Dover has sewerage capacity issues now. The initial sift through studies has identified this. Other options will require further studies. • Enhanced sheltered housing is needed. Better leisure facilities for elderly people are needed, especially those in residential care. • Exploring other options to Buckland Hospital- bad location and old premises • Need to identify a 'centre' for the town- use of GP's • Quality of housing- not adaptable. More people are staying in their homes when ill rather than going to hospital. • Dover Pride etc- port expansion plans- increase in freight. • Attractiveness of Dover town centre as a catalyst for employment, adaptable housing, tourism • Transport- infrastructure for the whole district • PCT have 'Dover Project'- services to be community based and accessible to local people. • Aylesham master plan and Buckland Mill- good practice but need to go further and need to be involved early (PCT) • Education- same as Deal issue- too many schools for the number of children. There is a proposal to amalgamate two primary schools. Secondary education is OK. Pupils are coming from outside Dover. There may be an issue in 3-4 years. • The new FE college may have some impact. • County Council pressures include dealing with immigration, public health and highways. Aiming to use property assets to meet pressures. • Main site for East Kent highway maintenance • Need a new site for waste • English Partnerships- helping to deliver housing and looking to acquire sites for regeneration • South Kent College is starting to investigate the redevelopment of sites. The LSC is to fund and assist in this. Will need to take account of options with the aim of increasing participation in education post 16 years. • The voluntary sector has a capacity issue. SRB has ended and there is not enough funding for urban areas.
Deal	<ul style="list-style-type: none"> • Deal Library is having a major refurbishment 2007/8 • Similar picture in terms of quality and capacity issues for car parking • Increase traffic flows along the A258- impact on the Port • Cannon Street master plan exercise being undertaken for a community facility and 80 units • Air Quality not a major issue- increase in traffic will not be sufficient but might be a problem. • Impact of Richborough wind farm on East Kent access road • Transport to and from Deal on major roads and access to QEQM in Margate. There are public transport issues- access is desirable if this is to be an upcoming place to live. • Lack of community facilities- north of Deal. • Lack of business premises within Deal

	<ul style="list-style-type: none"> • Lack of properties suitable for disabled people in Deal • Deal Age Concern- developing in area • PCT- residents often use Dover Services so transport is an issue. • Closing Ripple School, amalgamating South Deal and Mongeham Primary Schools. Just coping with the decline in numbers so there will be a future impact on the secondary sector. • There is no 6th form provision- pupils need to travel to Sandwich & Dover. The least popular schools will decline in numbers. • The Job Centre is closed in Deal- now served by Dover • No other KCC activities planned • No Learning Skills Council plans currently.
Sandwich	<ul style="list-style-type: none"> • Check Sandwich 'Health Check' – Market Town • East Kent Access Road • Quality side of port OK at the moment • Nearing capacity of car parking • No air quality problem nor build up of traffic – access is adequate • Noise source at Sandwich industrial estate, which is adjacent to housing development. • East Kent Access Road- opening in phases starting autumn 2008 • Sea defences are being improved- a big scheme (Environment Agency) • The expansion of the strategic mains currently in conjunction with the East Kent Access Road. Not sure will serve the scale of development proposed (Southern Water). • Lack of provision for the elderly- carers and paid providers are hard to get. Age Concern needs developing in the area. The market is not responding. Need to develop the concept of 'homes for life' (people are living longer and staying at home) • Partnership working • No Fire Service, East Kent Hospitals, or Community development issues. • Practice based commissioning- 4 to 1 PCT. GP clustering in Sandwich and Deal. • Move to community led services • GP's identify local need. Respond to needs of community. Market Place GP surgery needs extension. • Services commissioned in a cluster • Not planning any changes to meet existing needs. • Education- respond to need. Number seeking school places. Generally things OK. Impact from surrounding areas. • Highways- the Depot needs planning permission for development so that they can sell to invest in Dover. • Social services- reshaping so practitioners can visit clients. Reduction in office spaces- more travel. Spare offices in Sandwich. • Not much of a regeneration agenda in Sandwich. • No learning and skills issues in Sandwich. Need to know where people go to learn. Transport issues are linked to training.

	<ul style="list-style-type: none"> • Voluntary sector- consultation on support of voluntary sector. Served by Thanet as well as Dover. Part of East Kent- identify issues.
Rural	<ul style="list-style-type: none"> • Who is looking at the infrastructure linkages between Aylesham and Snowdown? • Betteshanger Country <i>Park</i> (<i>due to open</i> in May 2007) and Betteshanger industrial Estate- granted planning approval • Upgraded road network • Aylesham 1000 dwellings/community facilities and upgrading the village • foul sewer capacity is a problem in Ash • Natural East Kent and diversification of countryside and rural economy • Rural areas add to the quality of life for all district residents • Rural care for the elderly- older people need more care (life Homes) • Transport infrastructure needed especially public transport in rural areas for disable people.
General	<ul style="list-style-type: none"> • Growth in provision for the elderly needed (funding issue) • Health issues are going to escalate. Key implications for PCT • Major implications for disability access issues • Lack of services/infrastructure for young people- what makes it attractive for young people to locate/stay in Dover District? • Sheltered accommodation and complementary services required throughout the District. • The increase in elderly population will put pressure on services even without more development- housing, leisure, public transport, access to services. • Transport to hospitals for patients and their visitors is a key problem throughout the District, especially direct routes to hospital. • Sewerage capacity is limited throughout the District, including rural areas. There is a Southern Water study underway reporting in March that will report on proposals for development in Option 2 (Option 1 allocations fall within Option 2) • Need radical rethink on transport • Consider trunk road capacity to and from the Port of Dover. The Port is 'owned' by the whole country- this has spill over implications.
Option 1A	
Dover	<ul style="list-style-type: none"> • Greenfield /out of town development (Barracks) <ul style="list-style-type: none"> • Key concern is that it must be linked with the town centre activity and development • It makes sense to take opportunities to develop all brownfield sites in Dover if there is a choice. Need to look at differential infrastructure costs. • DTIZ <ul style="list-style-type: none"> • Mid town, Coombe Valley, Buckland Mill, North Town, Western Docks • Better use of existing stock • Explore/utilise all opportunities that don't require additional/ new infrastructure • Shortage of private sector housing providers willing to invest • Leisure facilities would need to be upgraded

	<ul style="list-style-type: none"> • Transport infrastructure costs • KCC Development Investment Guide helps determine private sector contribution to infrastructure • KCC Community Director- not significant enough to increase community service provision. Specific to Whitfield adult education, Youth, communities etc. • Could be a need for more youth provision in Whitfield area? • Crime and disorder (police) thresholds? • South Kent College- option may affect their investment but depends on what the composition is (i.e. family housing). Within 10 years and timetable may need to provide more facilities. • Whitfield roundabout would need upgrading to cope with the increase in traffic. • If development does take place at Whitfield you would need to introduce an air quality receptor- need to position housing back from the A2 to address air quality issues. • Any development would need to militate against the noise from the A2. • Does the Whitfield site need a new primary school? • Surface water drainage is an issue in Dover • Connaught Barracks site- address the potential for isolation from the rest of the town. Access to shops and town centre generally will be needed. • Dover College area- synergy between activities • GP issues at Whitfield- would need to be accessed with good infrastructure • Whitfield- there are no GP or dental services locally so people will have to travel into Dover. We will need additional services to keep people well. • Any further development at Whitfield will need an additional primary school- there are no links across the A2 for school children • Social Services office may have to move to Whitfield • Need to provide links into Whitfield developments • Marina as an attraction to keep visitors • Whitfield will cause environmental impact due to car being needed to get anywhere. It will lose its village status
Deal	<ul style="list-style-type: none"> • Land at Sholden. A258 already congested when entering Deal • Development more likely to put pressure on existing car parking. Need to investigate public transport • Flood risk sequential tests needed- this undertaken at planning application stage • Sewerage system capacity is a problem- investigations in connection with Ofwat bids are being carried out but would need developer with requisition to complete the assessment • Waste water treatment works capacity and water quality discharge is a query especially with standards being raised. This will be picked up by Southern Water capital programme once the scale of population is known. • Sholden, Deal- may move Sholden school into development
Sandwich	<ul style="list-style-type: none"> • Car parking reaching capacity- ageing population. Greener forms of transport could influence. 0-5 years. (Peter Brett) • Need to look at air quality issues in Sandwich town. (Environmental Health)

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Rural	<ul style="list-style-type: none"> • Flood risk sequential tests needed- this undertaken at planning application stage • Sewerage system capacity is a problem- investigations in connection with Ofwat bids are being carried out but would need developer with requisition to complete the assessment • Waste water treatment works capacity and water quality discharge is a query especially with standards being raised. This will be picked up by Southern Water capital programme once the scale of population is known. • Aylesham – existing plan, 48% surplus spaces in primary school
General	<ul style="list-style-type: none"> • Unlikely to have much affect on Learning Skills Council • Community buildings generally- need to consider funding for and on-going management of community buildings • All health services would be strained. Not possible to quantify. • Dental services are a problem. • Money is supposed to follow the patient so costs will come from outside East Kent • All options can absorb town centre developments • Road re-engineering (valid for all options) including road crossings on A258 and A2 • Town centre- part funding
Option 2	
Dover	<ul style="list-style-type: none"> • How do we ensure deprivation in town is alleviated and the town centre regeneration is enhanced by peripheral area development? • Increase in housing still below the threshold for major new static community provision- possible need for community centre. • New link to A256- need to consider the A2 as well • May result in demand to improve the A2 Guston to Duke of York's roundabout • South Kent College- increase in housing will impact on facilities at SK College • WSP- development of this size would help to improve public transport links to the town • Port of Dover- development that is planned at Whitfield needs to be considered in relation to the CTRL train services- additional traffic flows from Whitfield to the railway station • Whitfield needs its own master plan with development on this scale • Transport issues • Property ladder- quality design- mix • Schools

	<ul style="list-style-type: none"> • GP would need testing- is it justifiable? • Buckland hospital- housing- brownfield site
Deal	<ul style="list-style-type: none"> • Need for decent transport infrastructure • Car parking issues in the town (Peter Brett) • No air quality issues • Sewerage system capacity • Transport issues will increase
Sandwich	<ul style="list-style-type: none"> • need for decent transport infrastructure • No development as part of option • Sewerage system capacity
Rural	<ul style="list-style-type: none"> • need for decent transport infrastructure • Eythorne has a particular sewerage capacity problem • Sewerage system capacity • Smaller services in villages would be affected. Could be negative. Would need to have services back.
General	<ul style="list-style-type: none"> • Extra growth will have an impact on Learning Skills Council plans. There will be a need for post 16 education
Option 3	
Dover	<ul style="list-style-type: none"> • This looks like a new village • Clear need for youth and community provision- community hall? Increase mobile provision • Age Concern need to increase provision for elderly services from 2-3 times a week to daily. • Increases population of Dover by one fifth. Concern about impact on town centre. How do we see this as a Dover development not as a satellite of Canterbury. • Need to look at upgrading the Singledge Lane junction with A2 • Need to make 'Dover' very attractive for the Whitfield residents otherwise they will go to Canterbury • If the A2 is downgraded it may discourage people using this route. Proposal would have negative effect on Townwall Street in terms of air quality. Lorries won't want to use the A2 as it involves extra mileage. • People need a quicker and more attractive route into Dover to avoid people driving through Dover. • Trigger review of A256 junction with A2. • Sewage capacity needs checking and also capacity of water treatment plant • Environment Agency is generally not in favour of any greenfield development • Kent County Council is concerned that the core of Dover town could suffer with the development of a new growth centre on the edge of town. There are community cohesion issues that need to be looked at. • Also development on this scale has far reaching implications for existing services. It could for example skew transport services (buses) in Dover Town, leading to reduced services in some areas as providers provide services in Whitfield. • There are potentially significant road/congestion implications for the town centre. • We need to be sure that Whitfield doesn't become a satellite for Canterbury or Ashford.

	<ul style="list-style-type: none"> • Fire and Rescue- No issues as further housing development is low level risk • Water provision? • Mains service provision • Transport- road infrastructure • Employment issues • Age Concern- getting the workers in and providing social care/health services – these must be needs led.
Deal	No specific issues
Sandwich	No specific issues
Rural	No specific issues
General	<ul style="list-style-type: none"> • Extra capacity will be needed at colleges