



15 April 2005

Dear Councillor

A meeting of the **LOCAL DEVELOPMENT FRAMEWORK GROUP** will be held in the Council Chamber at these Offices on Wednesday, 27 April 2005 at 4.00 pm when the following business will be transacted.

Members of the public who require further information are asked to contact Pauline Hodding on (01304) 872305 or by e-mail at paulinehodding@dover.gov.uk.

Yours sincerely

Chief Executive

Local Development Framework Group Membership:

Councillor A F Richardson	(Chairman)
Councillor S F Bannister	
Councillor N S Kenton	
Councillor S G Leith	
Councillor Mrs J M Munt	
Councillor Mrs A C Willshaw	
Town Councillor M B Trussler	
Mr B Curtis	(Parish Representative)
Mr D Wanstall	(Substitute Parish Representative)
Mr R Christian	
Mr R Haines	
Mr R Madge	

DECLARATIONS OF INTEREST

Members are required to disclose the existence and nature of a personal interest at the commencement of the item of business to which the interest relates or when the interest becomes apparent. An explanation in general terms of the interest should also be given to the meeting. If the interest is also a prejudicial interest, the Member should then withdraw from the room or chamber.



AGENDA

1. **APOLOGIES**

2. **NOTES**

The Notes of the meeting of the Group held on 7 March 2005 are attached.

3. **PRESENTATION BY SEAN CARTER ON THE DOVER DISTRICT RURAL RETAIL STUDY**

4. **SOUTH EAST PLAN**

5. **LDF UPDATE**

- Local Development Scheme
- Statement of Community Involvement
- Sustainability Appraisal

6. **ANY OTHER BUSINESS**

7. **DATE OF NEXT MEETING**

Notes of the meeting of the **LOCAL DEVELOPMENT FRAMEWORK GROUP** held at the Council Offices, Whitfield on Monday 7 March 2005 at 3.00 pm

Present:

Chairman: Councillor A F Richardson

Councillors: S F Bannister
N S Kenton
Mrs J M Munt
Mrs A C Willshaw

Also Present: Mr R Christian – LSP Port of Dover
Mr R Haines – LSP Dover District Chamber of Commerce
Town Councillor M B Trussler
Councillor Mrs J A Birkett
Councillor Mrs S C Delling

Officers: Chief Executive
Strategic Director (Community and Regeneration)
Chief Planning and Building Control Officer
Development Control Manager
Forward Planning Manager
Senior Planning Officer (Forward Planning)
Principal Planning Officer
Committees and Members Services Officer

Apologies for absence were received from Councillor S G Leith and Mr B Curtis.

51 NOTES

The Notes of the meeting of the Group held on 28 January 2005 were approved as a correct record and signed by the Chairman.

52 STATEMENT OF COMMUNITY INVOLVEMENT

The Group considered the draft Statement of Community Involvement which had been submitted under separate cover and which contained suggested amendments in highlighted text. The Senior Planning Officer advised of further recommended changes on page 13 of the document to refer to electronic submission, to explain delegated decisions, and to use the full titles rather than the initials SEA and SA. Councillor Bannister stated that the term "sustainability" should be clarified to include financial and social sustainability as well as reference to the environment. Mr Haines referred to the duplication of issues covered by Local Strategic Partnerships which might cause confusion. Members of the Group commended the officers for producing an excellent document.

It was agreed:

That subject to the various amendments and reformatting referred to, the draft Statement of Community Involvement be recommended to Cabinet for approval and subsequent submission to GOSE.

53 LOCAL DEVELOPMENT SCHEME

The Principal Planning Officer reported that the scheme had been formally submitted to the Secretary of State and been agreed. Cabinet approval was required to commence the scheme. Discussions had been held with GOSE and other Kent authorities regarding timetabling of the process as all Local Development Schemes would become subject to the examination process at the same time and the Government Office did not have sufficient resources to deal with that level of work. The suggestion had been made by GOSE that the development control policies could be removed from the first examination period and delayed for a few months. The Group's views were sought on this proposal and it was noted that additional cost would be incurred to the District Council due to the need to undertake further advertising and employ relevant staff. Whilst the costs could be covered by the Planning Delivery Grant and no overall delay to the Development Scheme process would occur, Members of the Group were not satisfied that the cost of re-timetabling, at the request of the Inspectorate, should be borne by the people of Dover District.

It was agreed:

That Cabinet be informed of this Group's grave concern regarding additional costs to be incurred by the District Council to cover further advertising and staffing resources arising from GOSE's request to re-timetable the Local Development Scheme process.

54 PRESENTATION ON THE RESULTS OF THE PUBLIC OPINION RESEARCH

The Group received a presentation by the Forward Planning Manager on the outcome of a resident's survey. 5,000 questionnaires had been sent out, over 1,000 had already been returned and reminder letters had been issued. It was noted that no strong mandate had evolved from the survey as yet and that the responses received contrasted with those arising from the Issues and Options Workshop held on 3 March 2005.

55 OUTCOME FROM THE ISSUES AND OPTIONS WORKSHOP ON 3 MARCH 2005

The Principal Planning Officer gave a summary of the workshop held at The Ark, Dover on 3 March 2005 and indicated that key issues arising from the workshop were on display in the Chamber. The facilitator had been excellent and a high level of enthusiasm had been engendered amongst those attending. The Chief Executive referred to the challenge facing the District of providing a mix and diversity of jobs, keeping young people in the District and addressing the skills agenda. Mr Haines believed that there were insufficient premises in the District for small businesses to expand into. Councillor Bannister referred to the stated aim of Dover Harbour Board to double traffic levels and queried whether the road infrastructure in the District could accommodate such expansion.

56 SOUTH EAST PLAN

The Group considered the draft Regional Spatial Strategy (South East Plan) which had been submitted separately. The document indicated work in progress and it was accepted that the Plan was overlong and required a sharper focus. The relationship between the growth of the economy and the provision of housing required clarification. There was an underlying assumption that the economy would

continue to grow at 3% per annum and an adequate level of housing would be required to support this.

It was agreed:

That Cabinet be recommended to approve the comments set out in Appendices A and B to the report as the Council's response to the South East Regional Assembly on the consultation draft South East Plan Core Document, January 2005.

57 DOVER LOCAL DEVELOPMENT FRAMEWORK: CORE STRATEGY, DOVER AREA ACTION PLAN AND SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENTS – ISSUES, OPTIONS AND TOWARDS A PREFERRED OPTION

The Forward Planning Manager introduced the report which included the evidence base compiled during the previous year on the main issues and priorities facing the District. These were contained within Appendix A to the report and Appendix B contained three suggested options open to the Council over the next 25 years. The Chief Executive stressed the importance of growth in the District but under the correct conditions. Mr Haines stated that the Chamber of Commerce favoured maximum growth, possibly greater than that shown in Option C, in order to achieve overall improvements in the District. The Chief Planning and Building Control Officer clarified that 9,000 people equated to 4,000 houses and queried the disposition of new housing throughout the District. Members of the Group acknowledged the importance of tertiary education facilities in attracting growth to a town or city but accepted that North Deal was an instance of too much growth with too little infrastructure. Reference was made to a tariff levied on new houses in Ashford to help pay for infrastructure.

It was agreed:

That subject to the provision of CTRL, funding for the necessary infrastructure, and external support and investment including further and higher education facilities within the District, this Group recommends to Cabinet that an increase of 4,000 houses (9,000 people) in Dover and its immediate environs with a further 1,000 houses (3,000 people) elsewhere in the District, over and above the existing Structure Plan provision, be tested as the preferred option to 2026.

58 DATE OF NEXT MEETING

It was agreed:

That the next meeting of the Group be held on 27 April 2005 at 4.00 pm.

The meeting ended at 5.40 pm.