

NORTH DOVER COMPOSITE RESPONSE

- **Oppose additional building of 2000 houses in Dover District. It is suggested that the extra homes are to be built on Greenfield sites**
- **Priority should be given to the protection of the countryside from large-scale housing developments. Greenfield sites should only be used when all available Brownfield and previously developed sites have been used. This is essential to ensure the regeneration of Dover Town and to halt its decline. Concentration of out of town development will only add to Dover's difficulties**
- **Dover District has 750 long-term vacant homes that should be occupied and 5,300 homes classed as unfit for human habitation that require improvement and renovation. Before building new houses these problems should be addressed by Dover District Council**
- **Concern that the Potential Land supply figure for Dover District of 4780 is not realistic and that 3,000 of these sites may never become available. Greenfield sites may be required to make up the shortfall. Also concern that the lack of available land for housing development may lead to a reduction of LA planning control due to developers using 'Planning by Appeal' tactics to force release of Greenfield sites**
- **House prices are already among lowest in region, an indication of the lack of desire for inward migration. Building new houses will not attract others to move to the area. The area has economic problems which need to be addressed.**
- **Dover District Council's efforts should be concentrated on economic development and regeneration in the District. Any increase in housing numbers should be lead by demand and the scale of housing growth must be balanced with employment opportunities**
- **Small-scale affordable housing sites in rural areas are needed throughout Dover District as starter homes to enable the young to stay in villages and to maintain rural communities**
- **Improved employment opportunities and massive investment in roads, infrastructure and services are required before any extra homes in the District are considered. The local community and local services will not be able to cope with an additional 2000 houses. The existing roads and services are already inadequate**
- **By situating developments in areas with inadequate service provisions 'ghettos' will be created**
- **Develop Connaught Barracks area in preference to the proposed Greenfield sites. This site already has services supplied and is within walking distance to the town. It is closer to schools and is more accessible by road and public transport**
- **Consultation process was too complex to encourage involvement from the general public. Not widely publicised and most people unaware of the process or how the RSS will affect them**