

Mrs Runacre
Planning Section
Dover District Council
White Cliffs Business Park
Dover, Kent
CT16 3PJ

4 December 2007

Dear Mrs Runacre,

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION UNDER SCHEDULE 1, PARAGRAPH 7(3)**

**RE: PLANNING APPLICATION LOCAL AUTHORITY REFERENCE –
DOV/07/01148 - LAND WEST OF ENIFER DOWNS FARM AND EAST
OF ARCHERS COURT ROAD AND LITTLE PINEHAM FARM,
LANGDON**

OUR REFERENCE: A/07/117

Thank you for your consultation on the above planning application.

Members of the Regional Planning Committee have considered the application proposals against the current adopted regional spatial strategy (RPG9 and Alterations) and the emerging RSS (the draft South East Plan) and agreed the following response.

The South East England Regional Assembly makes the following representation:

The South East England Regional Assembly makes the following observations in relation to the application:-

On the basis of the information provided, it is considered that the proposed development would not materially conflict with or prejudice the implementation of the Regional Spatial Strategy (RPG9 and Alterations) or the draft South East Plan (March 2006) subject to the local authority fully considering the following:-

- The landscape impact of the proposal, including on the nearby AONB, in accordance with Policy EI of RPG9 and Policies EN5, C2 and C3 of the draft South East Plan.

Contd/...

If the district council is minded to grant permission, it should secure the following through appropriately worded conditions and/ or legal agreements:

- Mitigation measures in relation to flood risk, noise, air quality and impacts on groundwater, and measures to enhance biodiversity of the site in accordance with the objectives of Policies EI, E2, E7, INF1 and INF2 of RPG9 and Policies NRM1, NRM3, NRM4, NRM7 and NRM8 of the draft South East Plan.

I attach a copy of the report presented to members of the Regional Planning Committee for your information. If you wish to discuss any aspect of our response, please contact Kevin Hazell on 01483 555224 or kevinhazell@southeast-ra.gov.uk. I would be grateful if I could be informed of the decision in due course and receive copies of the Decision Notice and Committee Report.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Paul Bevan', written in a cursive style.

Paul Bevan
Chief Executive