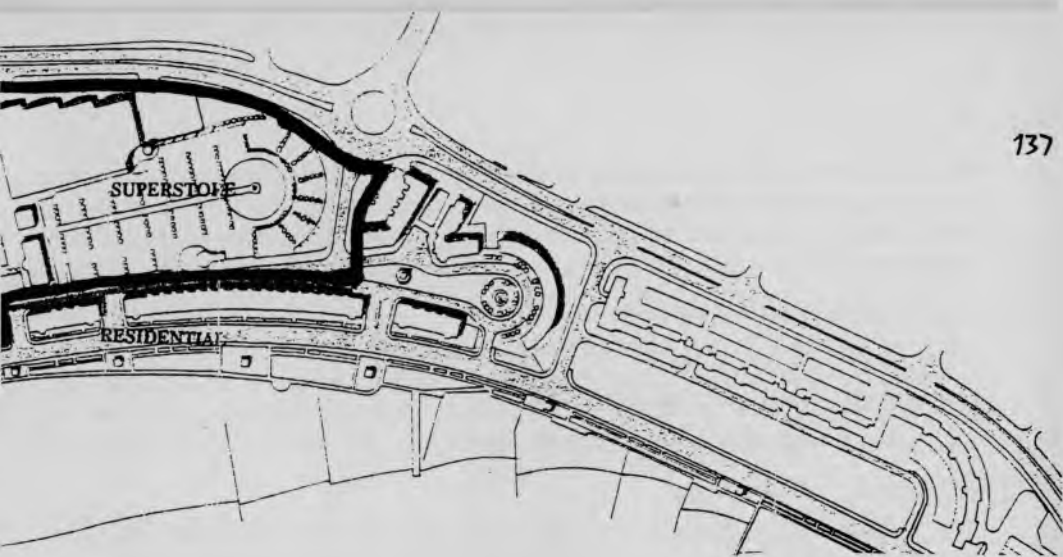


MASTERPLAN PLAN 2

For illustrative purposes only

HALLIDAY MEECHAM, *Architects*



*The Dover Harbour Board and Pearce Developments Limited
present a précis of the Outline Planning Application for
the metamorphosis of the Western Docks*

DOVER WESTERN DOCKS OUTLINE PLANNING APPLICATION

For the past nine months Dover Harbour Board and Pearce Developments Limited have had a team of consultants working to compile and assemble the supporting information necessary for their planning application for the Western Docks.

The application was submitted on 1 November and is based on proposals which were displayed in the Town Hall on 15 and 16 March 1993 and presented to the Dover Society AGM on 26 April 1993. The supporting information runs to five volumes and addresses the following points:

THE NEED FOR CHANGE

In recent years, the use of the Western Docks as a commercial port has declined. The constrained layout and size of the Docks now gives insufficient scope for expansion to meet the demands of shipping companies, whether for cargo or passengers.

Modernisation similar to that carried out in the Eastern Docks is not feasible. This leaves the Western Docks under-utilised and in need of regeneration to bring life back to this important waterfront setting.

138 THE PROPOSAL

The Council's outline approval is now sought so that a detailed building programme can be prepared. The application is framed for maximum flexibility and is supported by an illustrative proposal. This divides the site into zones and allows for development as follows:

Food supermarket – 60,000 sq ft

Other retail – 83,000 sq ft

Office and business use – 246,000 sq ft

Commercial, leisure/recreation – 177,500 sq ft

Residential – 210 dwellings

The proposal would incorporate the Wellington and Granville Docks and the existing Marina, together with the re-use of notable buildings and dockside features. New buildings will be designed to complement the history of the Docks and the adjoining Regency buildings.

THE ISSUES

The proposed development raises several issues:-

Traffic

A detailed study has been carried out in conjunction with the Department of Transport, Kent County Council and Dover District Council and an impact assessment submitted to demonstrate how generated traffic would be accommodated within the local highway network. The proposal would work well with added emphasis placed on providing for both public transport and pedestrians. Ample car parking within the site would also be provided.

Retail Impact

Provision has been made for a foodstore and other substantial retail facilities within the proposal. These outlets would prove an attraction in their own right and would also complement Dover's existing stores. As a result the retail provision in the town centre would be reinforced. A retail impact assessment has been submitted which anticipates a benefit to the vitality and viability of the town as a whole.

Archæology

The Western Docks contains potentially valuable archæological resources and an implications study has been undertaken by Canterbury Archæological Trust and submitted with the application. This initial analysis details the complex history of the area and evaluates the remains which investigations might reveal. Detailed excavations would be made prior to each part of the site being developed.

Design

A high quality design will be necessary for all parts of the site. This would reflect the character of the adjoining Waterloo Crescent Conservation Area and the numerous listed buildings within and close to the site. It would also be vital in attracting occupiers and visitors to the site and in establishing it as one of the principal focal points of Dover.

Planning Policy

The redevelopment of the Western Docks would be in accordance with the objectives of planning policy at national, strategic and district levels. It would return to fully active use an under-utilised urban site. It would play a significant rôle in boosting Dover's economy and would also benefit in the regeneration of East Kent generally.

THE OPPORTUNITY

Redevelopment would offer several opportunities.

1. To extend the focus of Dover town centre to the waterfront. Vehicular links and pedestrian connections would be provided and a balanced retail, commercial, leisure and residential development created to the benefit of the town as a whole.
2. To attract people to the area. This is not only vital to the project's success but necessary for the rejuvenation of the waterfront as a whole. The area was an attractive place to work and live. The new facilities and expansion of the existing Marina would also boost tourism.
3. Links with the highway system. The upgraded A20 will give landmark prominence to the site. The opportunity now exists to provide for the Western Docks' future development with suitable links to the national motorway network and to integrate the Docks with the town centre.
4. Job creation. When the Channel Tunnel opens in 1994, there is likely to be a severe detrimental effect on trade and employment in Dover, especially the ferry and hovercraft operators. The Western Docks proposal would allow Dover to strike back against this adverse impact and could provide over 3,000 permanent jobs for local people.

THE FUTURE

When planning permission is granted, the development of the site would take place in stages and in response to market interest. It is likely that full implementation may take in the order of ten years to achieve.

However, a successful start to the development would act as a catalyst for the revitalisation of the waterfront and a major contributor to an improved local economy. This will enable Dover to retain its historic position as the national gateway to the Continent.

140 CONSULTATION

The planning application and its explanatory text is available for inspection both at the offices of Dover District Council, White Cliffs Business Park, Honeywood Road, Whitfield and at the Dover Harbour Board, Harbour House, Waterloo Crescent, Dover. If you wish to comment on the application, you should write to the Director of Planning and Technical Services at Dover District Council. If you require further information please contact Bill Fawcus of the Dover Harbour Board on (00304) 240400 or Lawrence Clark of Pearce Developments on (0272) 236262.

CONSULTANTS

Planing Consultants – DTZ Debenham Thorpe

Architects – Halliday Meecham

Engineers – Mouchel

Quantity Surveyors – Gardiner Theobald

Marketing Agents – DTZ Debenham Thorpe

Archaeological Consultants – Canterbury Archaeological Trust

THE NEW A20 CROSSES THE RAILWAY BY THE REBUILT AND WIDENED LIMEKILN STREET BRIDGE

