

Table: Extant Major applications in Dover District which met Affordable Housing (AH) Policy thresholds and how AH was secured.

Application number	Site Address	Description of application	Net number of units granted on application	Site Status at end of March 2023	Affordable Units agreed or S106 financial Contribution to AH	Explanation for zero AH Units/ S106 Contribution
22/00499	Land Southeast of Fernfield Farm, Fernfield Lane, Hawkinge	Removal of Condition 25 (affordable housing) of planning permission DOV/16/01450 (outline application for the erection of 19 dwellings) (S73) - Reserved Matter application reference 21/00224	19	Under Construction	0	S106: Scheme for affordable housing was to be submitted and approved by LA prior to commencement. A viability assessment was submitted to the Council, and verified by consultants, who agreed that the development would not be viable if affordable housing was included within it.
19/00690	Land off Chequer Lane, Ash	<u>Reserved Matters</u> application for the access, appearance, landscaping, layout and scale and details for condition 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19 and 20 pursuant to outline permission 16/01049 for the erection of 90 dwellings, new vehicular and pedestrian access, public open space, infrastructure, and landscaping	90	Under Construction	27	
19/01462	Land North of Orchard View, and West of Saunders Lane, Ash	<u>Outline</u> application for the erection of up to 76no. dwellings (with all matters reserved except for access)	76	Not Started	23	

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20/00693	Aylesham Sports Club, Burgess Road, Aylesham	Erection of a three-storey residential block, comprising of 21no. self-contained flats, a drinking establishment and associated parking, formation of additional access	21	Not Started	6	
20/00416	Phase 2B (parcel 9) Aylesham Village Expansion, Aylesham	Reserved matters application Phase 2B (parcel9) for 48 dwellings, associated infrastructure, access, landscaping, layout, scale and appearance, together with details for conditions 2,6,7 (part discharge), 10 (part discharge), 21,24 and 25 pursuant to planning permission DOV/19/00821	48	Not Started	48	
20/01004	Phase 2B Parcel 3 Land for Aylesham Village Expansion, North of Dorman Avenue, North Aylesham	Submission of Reserved Matters application and partial discharge of conditions 37,39, 40 and 41 pursuant to Section 73 application DOV/19/00821, for approval of 97 dwellings, associated infrastructure, access, landscaping, layout, scale and appearance.	97	Not Started	24	
20/00879	Phase 2B Parcels 5 & 6 Land for Aylesham Village Expansion of North of Dorman Avenue, North Aylesham	Approval of Reserved matters relating to layout, scale, appearance, access and landscaping for 32 residential dwellings on phase 2B parcels 5 & 6, including residential access road	32	Not Started	10	

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		2B,7, together with details for conditions 2,6,7 (part discharge) 10 (part discharge), 16,21,24 and 25 pursuant to outline planning permission 19/00821				
21/00758	Phase 2B Parcel 4 (And residential access road 2B.2 & 2B.3) Land for Aylesham Village Expansion, North of Dorman Avenue, North Aylesham	Approval of <u>Reserved matters</u> application Phase 2B Parcel 4 (and including SIC areas 2B.2 and 2B.3) for 40 dwellings, associated infrastructure, access, landscaping, layout, scale and appearance, together with details for conditions 2, 6, 7, 10 (part discharge), 21, 24 and 25 pursuant to planning permission 19/00821	40	Not Started	0 £0	<u>Officers Report:</u> All Affordable Housing is to be provided on Parcels 5 & 6 of Aylesham Village Expansion, therefore there is no specific provision for Affordable Housing to be provided on Parcel 4
20/01005	Phase 2B Parcels 7&8 Land for Aylesham Village Expansion North of Dorman Avenue North. Aylesham	Submission of <u>Reserved Matters</u> application pursuant to Section 73 application DOV/19/00821 for approval of 73 dwellings, associated infrastructure, access, landscaping, layout, scale and appearance	73	Not Started	31	
19/00669	Land between nos 107 and 127 Capel Street, Capel le Ferne	<u>Outline</u> application for the erection of 34 dwellings (8 x 2 beds, 16 x 3 beds, 10 x 4 beds) and means of access with associated landscaping (appearance, landscaping, layout and scale reserved)	34	Not Started	10	

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21/00896	Land On The North East Side Of Middle Deal Road Deal Kent	<u>Reserved matters</u> application for the details of layout, scale, landscaping and appearance for the erection of 63 dwellings pursuant to outline planning permission DOV/17/01530	63	Not Started	10	
21/01683	Site at Cross Road, Deal	<u>Reserved Matters</u> application for the details of layout, scale, landscaping and appearance for the erection of 100 dwellings pursuant to outline planning permission DOV/20/01125	100	Not Started	30	
18/00892	Land on the West side of Albert Road, Deal, CT14 9RB	<u>Reserved Matters</u> application for the approval of appearance, layout, landscaping and scale pursuant to 18/00203 for the erection of 142 dwellings and 370 sqm of retail, together with associated parking and groundworks	142	Under Construction	0 £76,448.34	Affordable Housing S106 financial contribution secured and received.
20/01125	Site at Cross Road, Deal	<u>Outline</u> application for the erection of up to 100 dwellings (with landscaping, appearance, layout and scale to be reserved)	100	Not Started	30	
18/01169	12 King Street, Deal	Erection of a building incorporating 3 retail units (A1) and 16 self-contained flats (existing building to be demolished)	16	Not Started	0	The Officers Committee report : A viability assessment was submitted to the Council, and verified by consultants, who agreed that the development would

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						not be viable if affordable housing was included within it.
19/00895	Land to the rear of Freemans Way, Freemans Way, Deal	Erection of 88 no. dwellings, equipped play area, sports field with 8 no. 15m high lighting columns, erection of club house, associated car parking, hard and soft landscaping (amended documents)	88	Under Construction	26	
18/01322	Former Magistrates Court 1 - 7 Pencester Road Dover	Change of use and conversion to 46no. self-contained flats (C3), to include the erection of a roof extension to incorporate a 3rd and 4th floor, and a four-storey side extension	46	Not Started	0	No Affordable Housing contribution secured through the S106. <u>Officer Report:</u> A viability assessment was submitted to the Council, and verified by consultants, who agreed that the development would not be viable if affordable housing was included within it.
20/01258	Land West Of St Radigunds Community Centre Poulton Close Dover	Erection of a three-story block of 24 residential units to provide short term, interim accommodation, construction of retaining wall, erection of 2.1m high fencing, new vehicle access, associated parking and landscaping.	24	Not Started	24	

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20/00510	Karma Leisure Ltd, Adrian Street, Dover	Erection of two buildings incorporating 29no. flats and home working hub (existing building to be demolished) (Amended Plans)	29	Not Started	0	No Affordable Housing was contribution secured through the S106 or on-site. <u>Committee report</u> explained that the development would not be viable if affordable housing was included within it.
20/01237	Site Adjacent Graham Plumbers Merchants Construction House, Coombe Valley Road, Dover, CT17 0EN	Erection of a four-storey building incorporating 40no. flats with new vehicle access, parking and landscaping (existing buildings to be demolished)	40	Under Construction	12	
18/00468	Land adjoining 1 Malvern Road, Dover	Erection of 2/3 storey buildings incorporating 17 self-contained flats, vehicle access and parking	17	Not Started	0	No Affordable Housing contribution secured through the S106. A viability assessment was submitted to the Council, and verified by consultants, who agreed that the development would not be viable if affordable housing was included within it.
18/01263	Former United Reformed Church, High Street, Dover	Conversion of church building to provide 16 self-contained apartments and associated development	16	Under Construction	0	<u>Viability Report:</u> A viability assessment was submitted to the Council, and verified by consultants, who agreed

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						that the development would not be viable if affordable housing was included within it.
18/00221	62 Castle Street, Dover	Erection of a six storey building, comprising flexible Class A1, A2, A3 & A4 uses (ground floor) and flexible Class A1, A2, A3 & A4 uses and B1 (1st Floor) and the formation of 28no flats (2nd - 5th floor); Separate Commercial and residential access; Associated commercial bin storage; Secure residential bin and cycle storage; Gated rear service yard; 4no parking spaces; Communal roof garden at third floor level and associated works.	28	Under Construction	0	<u>Viability Report:</u> A viability assessment was submitted to the Council, and verified by consultants, who agreed that the development would not be viable if affordable housing was included within it.
19/01364	7-8 Eastbrook Place, St Marys Residential Home, Maison Dieu Road, Dover	Change of use of St Marys Residential home from care home (C2) to residential (C3) to create 18 residential units (6 maisonettes, 7 flats, 3 town houses, and 2 cottages (conversion of existing buildings) and for the erection of 2 new cottages at rear of the site adjacent to existing outbuildings (total 20 units), landscaping, re-provision of parking and turning area, external	20	Not Started	0	<u>Officer Report:</u> A viability assessment was submitted to the Council, and verified by consultants, who agreed that the development would not be viable if affordable housing was included within it.

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		alterations and other associated works				
20/00187	Garage block between 42 to 44 Kimberley Close, Dover	Erection of 2no. buildings incorporating 16no. flats, associated car parking and landscaping (existing garages to be demolished)	16	Completed	16	
19/00287	Former Playground, North Military Road, Dover	Erection of a building containing 20no. apartments with 14no. car-parking spaces at ground floor, erection of a retaining wall following demolition of existing retaining wall.	20	Not Started	0	Committee Report agreed a viability assessment was submitted to the Council, and verified by consultants, who agreed that the development would not be viable if affordable housing was included within it
18/01377	Land adjacent to Allotments, Folkestone Road, Dover	<u>Reserved matters</u> application for the approval of access, appearance, landscaping, layout and scale pursuant to outline planning permission DOV/15/01032 for the erection of 29 dwellings, associated access, parking, road/footway provision and landscaping; and the discharge of conditions 14, 16, 17 and 19 attached to outline planning permission DOV/15/01032.	29	Under Construction	0 £100,000.00	Affordable Housing secured through off site financial contribution of £100,000.00

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20/01084	Former Buckland Hospital, Coombe Valley Road, Dover	<u>Reserved Matters</u> application for details of access, appearance, landscaping, layout and scale for the erection of 81 no. dwellings and the discharge of Conditions 5, 6, 10, 16, 17, 20 (parts 1 & 2), 22, 24, 25, 26, 28 and 29 pursuant to planning permission DOV/17/01523	81	Under Construction	0	<u>Viability Report</u> : A viability assessment was submitted to the Council, and verified by consultants, who agreed that the development would not be viable if affordable housing was included within it.
14/00240	Eastry Hospital, Mill Lane, Eastry	Redevelopment of site to provide a total of 100 residential units comprising; 2 storey terrace, semi-detached and detached new build dwellings, cou and conversion of Tewkesbury House and the Chapel to provide 568 sqm of community space (D1) and employment space (B1) 2 residential units; minor demolition, alteration and conversion of the 'Old Workhouse' to provide 10 residential units; retention & reinstatement of the fire damaged Range building and erection of an 2-storey terrace of 10 residential units'; car parking, landscaping, public open space and alteration to existing access	94	Under Construction	10	
21/00504	Land at Gore Lane, Eastry	<u>Reserved matters</u> application for the details of, internal access, appearance, landscaping, layout,	50	Not Started	15	

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		and scale for the erection of 50no. dwellings and the discharge of conditions 6, 7, 9, 10, 12, 13, 14, 24 and 30 pursuant to Outline application DOV/19/00574.				
18/00764	Stalco Engineering Works and Land rear of and including 126 Mongeham Road, Great Mongeham	Erection of 35 houses, formation of new access road, associated landscaping including demolition of Stalco Engineering Buildings, former squash courts and no 126 Mongeham Road, off-site highway works to include a pedestrian build out	35	Under Construction	10	
18/00981	Former Connaught Barracks, Dover Road, Guston, CT16 1HL (Officers Mess)	Approval of reserved matters (access, appearance, landscaping, layout and scale) for 64 dwellings, with associated access, parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation, and ancillary works; and the discharge of conditions 5, 6, 8, 11, 13, 14, 16, 18, 19 and 25; pursuant to outline planning permission DOV/15/00260. Connaught Barracks Dover Road Guston CT16 1HL	64	Under Construction	0	S106: AH Scheme for that Phase to be submitted for approval alongside Reserved Matters Application. Developer subsequently submitted an Affordability statement stating that the development would not be viable if Affordable Housing was included within in.

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						No further details are available.
19/00447	Connaught Barracks (Main Site), Dover Road, Guston	<u>Outline</u> planning application with all matters reserved, except site access, for the erection of up to 300 dwellings, associated internal access, parking, road/footway/cycleway provision, open space, landscaping, surface water drainage, ancillary works (engineering works concerning movement of aggregate), and the detailed matter of highway junction works.	300	Not Started	30	
15/01184	Land rear of, 114 Canterbury Road, Lydden, Dover	Erection of 31 two and three storey dwellings, together with associated access, car parking and landscaping	31	Under Construction	0	<u>Committee Report:</u> DDC agreed that the development would not be viable if affordable housing was included within it.
20/00419	Betteshanger Sustainable Parks, Betteshanger Road, Betteshanger	<u>Outline</u> application with all matters reserved for up to 210 dwellings including up to 12 self-build plots, together with up to 2,500 sqm of office (use class B1) floorspace and up to 150 sqm of retail (class E) floorspace	210	Not Started	63	

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01/01167	Willowbank Sandwich Kent	Residential development comprising 303 flats and houses with garages, parking and access thereto by way of a new estate road layout connecting to Ramsgate Road and with emergency access to Sandwich Industrial Estate, together with associated works including bunding, landscaping and drainage works and the formation of public open space	303	Under Construction	60	
14/00058	Discovery Park, Ramsgate Road, Sandwich, CT13 9ND	<u>Outline application</u> for the redevelopment of site to include: demolition of some existing buildings (and associated infrastructure); change of use of some existing buildings (from B1 to use classes: B2, B8, Sui Generis (Energy) and D1 uses); the provision of new commercial (use classes: A3/4, B1, B2, B8, C1, D1 and Sui Generis) and residential (use class: C3) development; associated site preparation/enabling, infrastructure, and landscaping works; and provision of car parking (with some matters reserved)	500	Not Started	0 £0	Developer submitted an Affordability statement arguing that the development would not be viable if Affordable Housing was included within in. No further details are available.

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19/00243	Land east of Woodnesborough Road, Sandwich	Erection of 120 dwellings, including 36 affordable homes, together with new vehicular and pedestrian access, internal access roads, car parking, landscaping, provision of 0.84 ha of open space and a locally equipped area for children's play (LEAP) and the removal of vehicular rights over most of by-way ES10 Black Lane	120	Under Construction	36	
17/01345	Land at Churchfield Farm, The Street, Sholden	<u>Outline</u> application for up to 48 dwellings (comprising up to 14 affordable dwellings and up to 34 market dwellings), up to 64 bedroom care home (C2 use), publicly accessible open space (including children's play area), attenuation pond, and creation of vehicular access (two dwellings to be demolished) (appearance, landscaping, layout and scale of development to be reserved). Proposed amendments to highway arrangements - The Street. (new highways information) (re-advertisement).	48	Not Started	14	
21/00402	Land Southwest Of Sandwich Road Sholden CT14 0AD	<u>Outline</u> application for the erection of up to 110 dwellings with associated parking and means of	110	No Started	35	

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		access (all matters reserved except for access)				
21/01459	Land Northwest of Pegasus, London Road, Sholden	<u>Reserved Matters</u> application pursuant to outline permission DOV/19/00216 - erection of 42 residential dwellings (for the approval of appearance, landscaping, layout and scale) and discharge of condition 17 (landscaping)	42	Under Construction	13	
19/01362	Summerfield Nurseries, Barnsole Road, Staple	Erection of 11no. detached dwellings, 6no. affordable houses, garages, cycle/bin stores, vehicular access, and associated parking (existing buildings to be demolished)	17	Under Construction	6	
21/00255	Land Opposite 423 to 459 Dover Road, Walmer	<u>Reserved Matters</u> application pursuant to Outline permission DOV/17/00487 for the details of appearance, landscaping, layout and scale for the erection of 85 dwellings	85	Under Construction	26	
14/00361	Land off, Station Road, Walmer, CT14 7RH	Erection of 223 dwellings (including 66 affordable units) together with associated vehicular access, car parking, landscaping and open space (amended plans)	226	Under Construction	67	

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16/01328	Land to rear of Archers Court Road, Whitfield	<u>Outline</u> application for the erection of up to 28 dwellings (30% affordable), creation of vehicular access (including demolition of 14 Archers Court Road).	28	Not Started	8	