

Authority Monitoring Report



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Executive Summary

Key Developments

1st April 2023 to 31st March 2024

710 New Dwellings Built in the year

- 45% on Allocated sites, 55% on Windfall sites
- 16% at Whitfield Urban Expansion
- 43% on Brownfield Land
- 22% Affordable Housing



- 852 Dwellings Granted Permission in the year
- 564 Under Construction at end of March 2023
- Overall, 4,747 homes with permission, yet to be built

Other Developments

- 3,284sqm of New Commercial Floorspace built this year
- Over £1.5 million in funds secured towards infrastructure this year
- Dover Fastrack Bus is operational
- New Local Plan adopted October 2024





Dover District
Local Plan

Introduction



In this Section:

- *What is the Authority Monitoring Report (AMR)?*
- *Time period covered by this AMR*
- *Development Plan Targets and Monitoring Indicators*



Introduction

What is the Authority Monitoring Report?

The Authority Monitoring Report (AMR) is a document produced annually by the Council and has a number of functions. It demonstrates what development and growth is happening and sets out useful information on planning documents, local information and statistical data to communities.

What are the key requirements of the Authority Monitoring Report?

The requirement for a local authority to produce Authority Monitoring Reports, and what information they should contain is set out in national legislation¹. This requires every authority to produce and make publicly available a series of reports containing information on the implementation of the Local Development Scheme (LDS) and the extent to which the planning policies set out in the Local Plan documents are being achieved, and whether they require a review.

This AMR has been prepared in accordance with legislation which sets out what information the reports must contain, although there is other useful information that can be set out. In particular, the report can highlight other relevant facts and statistics about the district and information on the implementation and progress of any neighbourhood plans.

The AMR does the following:

- Reviews the council's progress in relation to the development plan (the Local Plan) and reports against its monitoring targets;
- Reviews the Council's progress in producing planning policy documents and guidance;
- Provides District-wide planning statistics on housing, placemaking, employment and retail, natural and historic environment and climate change, transport and infrastructure;
- Reports on public consultations undertaken by the planning department; and
- Reports on Neighbourhood Planning progress.

¹ Section 35 of Planning and Compulsory Purchase Act 2004, Regulation 34 Town and Country Planning (Local Planning) (England) Regulations 2012 and Localism Act 2011.

Time Period Covered by This AMR

This AMR refers to data collected within the most recent full monitoring year 2023/24, which is from the **1st of April 2023 to the 31st of March 2024** inclusive.

However, the status and progress of some topics and in particular the status of policy documents mentioned in this AMR are relevant as of January 2025 at the time this report was produced.

Copies of previous AMRs are available and can be downloaded from [DDC's Website](#).

Development Plan Targets / Monitoring Indicators

To monitor the policies within the development plan (Local Plan) effectively, it contains a number of targets or '[monitoring indicators](#)' which can be used to assess annually whether policy aims are being achieved.

The Local Plan to 2040 introduced a number of new policies which will apply across the district, and with those policies are new monitoring targets. This AMR has been designed to reflect the new Local Plan structure, policies and the new monitoring indicators.

The plan was adopted in October 2024, and this report covers the period 1st April 2023 - 31st March 2024, when those policies were not being used to determine planning applications.

As such, they cannot all be effectively monitored yet, as the data and mechanisms used to do so have not yet been finalised or the data is not yet available as the policies were not applied to the developments being monitored. There will be a transition period of several years, during which time processes will be implemented at the planning application stage to enable the effective monitoring of these policies in future AMRs.

Please see [Appendix A – Monitoring Indicators 2023-2024 including Future Monitoring of Local Plan Policies - Table 1](#) for the full list of monitoring indicators which are unable to be monitored for the 23/24 AMR.

In the meantime, the council has included all relevant statistical data in this AMR which is relevant to the Local Plan policies and monitoring indicators.

Development Plan



In this Section:

- *Local Development Scheme*
- *Current Adopted Development Plan – Local Plan Update*
- *Supplementary Planning Documents and Other Planning Guidance*
- *Neighbourhood Plans*

Dover Development Plan

Local Development Scheme

Local Planning Authorities (LPAs) are required to prepare and maintain a Local Development Scheme (LDS) in accordance with the Planning and Compulsory Purchase Act 2004 (as amended by the [Localism Act 2011](#)). The LDS is a project plan that sets out the timetable for the production of new or revised Planning Documents which will form the Council's Local Development Plan.

The current Local Development Scheme was adopted in September 2022. View the current Local Development Scheme [here](#).

Following adoption of the Local Plan in October 2024 and a request from the Deputy Prime Minister in December 2024 to publish a revised LDS, the council is considering which Local Development Documents and Planning Guidance documents will be produced / updated over the next 3 years.

The council will be updating its LDS in March 2025 to set out details of these planned documents and their proposed timescales.

Current Adopted Development Plan

The [Local Plan to 2040](#) was adopted on 16th October 2024. It sets out the strategic priorities, policies and plans to guide future development, addressing topics such as climate change, place making, housing, employment, transport, infrastructure, the environment and heritage.

It is now used to determine planning applications in the district and replaces the Core Strategy (2010), Land Allocations Local Plan (2015) and the saved policies within the Local Plan (2002).

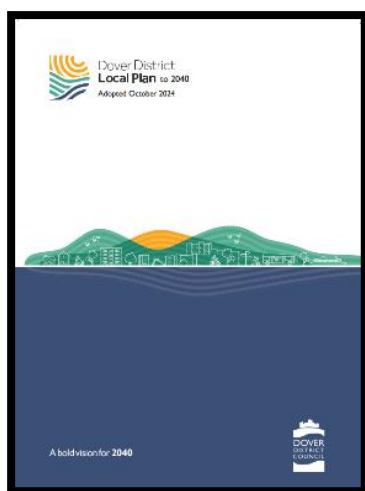
In summary, as of October 2024, the documents below create the adopted 'Development Plan' for the Dover District:

- **Dover District Local Plan** to 2040 (2024)
- **Worth Neighbourhood Plan** (2015)
- **Ash Neighbourhood Plan** (2021)
- **Kent Minerals and Waste Local Plan** (2013-30) (as amended by Early partial review) (Kent County Council)
- **Kent Mineral Sites Plan** (2020) (Kent County Council)

These can all be viewed as PDFs on District Council website [here](#) and visually using the Interactive Policies Map which can be found on our website [here](#).

Alongside the adopted development plan there are a number of background and evidence base documents, these can be viewed on the Local Plan dedicated website [here](#).

Figure 1 – Dover District Local Plan to 2040



Neighbourhood Plans

Neighbourhood Plans are produced by the local community to shape and guide its future development. They may set out their vision for the future and provide general planning policies and proposals to guide development in their neighbourhood.

Adopted and Emerging Neighbourhood Plans

As of late 2024, there are 9 Parish/Town Councils in the District with Neighbourhood Area Designations who are at different stages of the neighbourhood planning process. Currently there are 2 'made' (adopted) Neighbourhood Plans; **Ash, and Worth.**

Langdon Parish Council commenced a 6-week consultation on the draft (Regulation 14) of their plan in January 2025.

Ringwould-with-Kingsdown and Aylesham parishes received designated neighbourhood status in the last 2 years and are in the process of developing their own respective neighbourhood plans.

More information about the status and stages of all the Neighbourhood Plans in the District can be found [here](#), however, please contact your Parish Council's Neighbourhood Plan directly for specific information on their plans and progress.

If you are a Town or Parish Council or community group considering undertaking a Neighbourhood Plan in your area further information can be found on our [website](#).

Supplementary Planning Documents and Other Planning Guidance

Supplementary Planning Documents (SPDs) and Guidance documents are intended to provide detailed guidance on how planning policies will be implemented. They can either be topic or area related. Some of the key documents are listed below:

- [Thanet Coast and Sandwich Bay SPA Mitigation Strategy](#)
- [Delivering Affordable Housing through the Planning System SPD \(September 2007\)](#)
- [Affordable Housing SPD Addendum \(July 2011\)](#)
- [Security Measures for Retail and Commercial Premises \(January 2002\)](#)
- [Affordable Housing Rural Exception Sites \(January 2002\)](#)
- [First Homes Position Statement \(November 2021\)](#)

It is intended that some of these will be updated and new guidance produced to reflect the new Local Plan policies. Details will be set out in the updated Local Development Scheme 2025.

More information about SPDs and all other planning guidance can be found on our website [here](#).

Conservation Area Character Appraisals

In addition to the above guidance documents the council has a number of approved Conservation Area appraisals. The council is endeavouring to either work with local community groups or consultants to produce appraisals for the remaining areas.

Some of our conservation areas have had Article 4 Directions applied. This is a planning tool which limits permitted development rights for dwelling houses to ensure that any changes are managed with the character or appearance of the conservation area in mind

The following conservation areas have appraisals:

- Dover Town Centre
- Kingsdown
- Upper Deal
- Nelson Street, Deal
- Deal South Barracks
- Waterloo Crescent
- Victoria Rd and Wellington Rd
- St Margarets Bay
- Dour Street, Dover Conservation Area Character Appraisal (adopted in September 2023)

More information about Conservation Area Appraisals and Article 4 directions can be found [here](#).

Climate Change



In this Section:

- *Reducing Carbon Emissions*
- *Sustainable Design and Construction*
- *Low Carbon Energy Development*
- *Water Efficiency*
- *Flood Risk and Surface Water*
- *Coastal Change Management Areas*
- *Tree Planting and Protection*

Climate Change

This chapter reports on the monitoring indicators of the Local Plan Policies related to Climate Change. Policy SP1 forms the strategic objective and vision, and policies CC1-8 provide more specific topic guidance:

- **SP1: Planning for Climate Change**
- **CC1: Reducing Carbon Emissions**
- **CC2: Sustainable Design and Construction**
- **CC3: Renewable and Low Carbon Energy Development**
- **CC4: Water Efficiency**
- **CC5: Flood Risk**
- **CC6: Surface Water Management**
- **CC7: Coastal Change Management Areas**

Reducing Carbon Emissions

Dover District Council has declared a climate change emergency and is committed to working towards a carbon neutral district over the lifetime of the Local Plan 2040. The proposed amendments to the Building Regulations are a significant step to ensuring new

residential and commercial development arising from this Local Plan will contribute to the delivery of such objectives. Our [Climate Change Strategy and Action Plan](#) sets out plans for Dover District Council to become a net zero carbon emitter by 2030 at the latest.

The Met Office have produced a service to provide a local Climate Report for every part of the UK. It provides guidance on how to use the Climate Report for your Local Authority to assess your local climate risk and signposts to resources to help you take action in response to it. A Climate Report can be generated through the [Climate Explorer](#).

Further information can be found on the council's Website [here](#).

Climate Change Statistics

Two new low-carbon Council homes have been built by DDC which include solar panels, triple glazing, and air source pumps at [Foxborough Close](#), [Woodnesborough](#).

[Insulation/heating grants](#) for fuel poor/vulnerable households - helping residents achieve affordable warmth whilst at the same time reducing the household's carbon footprint and therefore improving the energy efficiency of the district's housing stock.

Cutting edge solar panel systems installed on the roof of 16 new studio flats at [Walter Hammond Close, Dover](#).

[Bomford Place](#) named residential project regional winner (Southeast) by the Royal Institution of Chartered Surveyors (RICS). The affordable housing project is designed and built with high levels of insulation, natural ventilation, and double-aspect windows to make the most of natural light to minimise the energy needed for heating and lighting.

[Solar Together Kent](#) is a group-buying scheme that brings households together to get high-quality solar panels at a competitive price, to help deliver the district's and Kent's vision of carbon net-zero.

Annual Emissions are published on the [Council's website](#) and reported in the [Council's Performance Report](#).

Number of current Public EV Charging Devices in the District

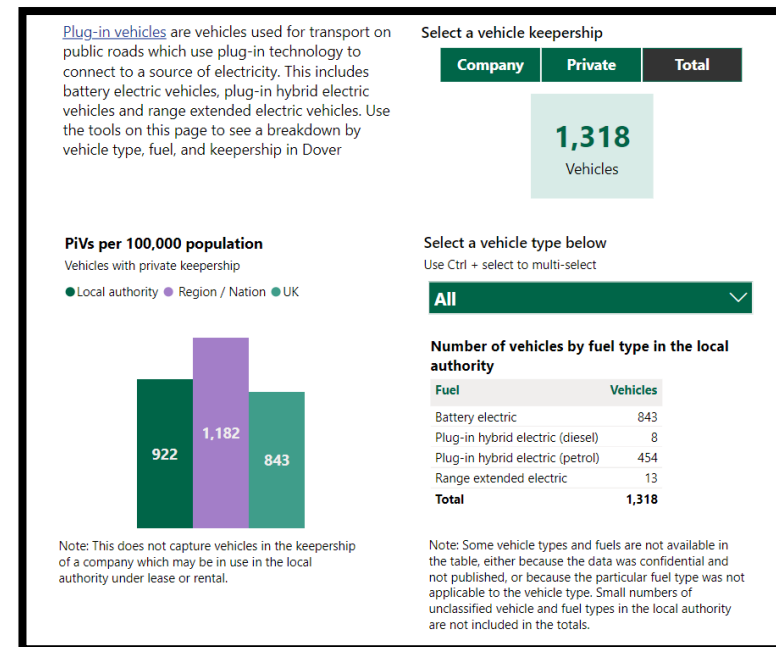
53 electric vehicle charging points have been installed in 18 locations in Dover, Deal and Sandwich, (DDC-owned public car parks and on-street). 12 electric vehicle charging points have been installed in the private market sales development in Dover for resident use and a further 2 accessible for public use. Nine electric vehicle charging points are included in

the new developments at Napchester Road, Whitfield and Foxborough Close, Woodnesborough. Click [here](#) for more information.

To search for EV charging points in towns / per postcode click [here](#).

To explore electric vehicles and the charging points within the District, please visit the [UK Parliament](#) website and select Dover from the drop down menu.

Figure 2 - PiV ownership rates in the District – Data from the Department for Transport (DfT)

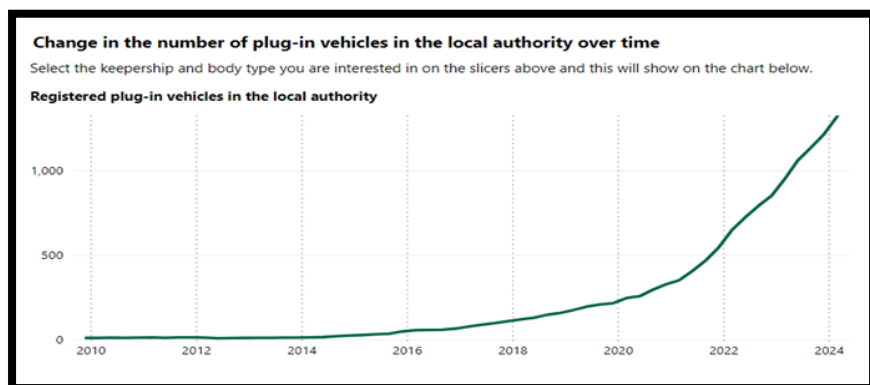


Future EV Charging Points planned across the District

The council is to install 49 electric vehicle charging points at 18 locations in Dover, Deal and Sandwich, including both DDC-owned public car parks and on-street in the biggest single investment in electric vehicle charging points in the district to date.

The council has received £224,270 following a successful funding bid to the [Office for Zero Emission Vehicles \(OZEV\)](#) to significantly upgrade the provision of electric vehicle charging points as part of the Council's commitment to reducing carbon emissions. More information can be found [here](#).

Figure 3 – Change in PiV ownership rates in the District – Data from the Department for Transport (DfT)



Kent County Council (KCC) has been awarded a grant of just over £12 million from the Department for Transport (DfT) to increase the number of electric vehicle (EV) charging points in the county. Click [here](#) for more information.

Local Plan Policies

Planning also plays a key role in reducing carbon emissions and mitigating the effects of climate change and the Local Plan policies set out how this can be achieved.

Policy CC1 requires that new buildings must demonstrate how energy efficiency and a reduction in carbon emissions has been incorporated into the proposed building design. In particular the following measures must be considered:

- Use of good fabric standards that reduce heat and energy needs;
- The use of on-site renewable and low carbon energy technologies;
- Measures (such as the arrangement of rooms, and orientation, size and position of windows) to utilise and control solar gains, including the position and permanence of solar shading features;
- Measures to promote natural ventilation.

Sustainable Design and Construction

Sustainable design and construction can make an important contribution to delivering sustainable development and addressing climate change. Such an approach also results in long-term financial savings to occupiers and benefits to the wider community by reducing carbon and other emissions and conserving water resources.

Through Policy CC2 of the Local Plan the Council will ensure that new buildings coming forward adhere to the principles of sustainable design and construction and that new development is as resilient as possible to the effects of the changing climate conditions.

Specific data collected on the percentage reduction of CO2 emissions and energy efficient measures installed in homes across the District, and Energy Performance Certificates (EPC) on new homes is currently unavailable for this year's AMR. However for information collected by the government EPC's across the District for all dwellings can be found [here](#), using Table D1 and by clicking on the 'D1 by LA' tab and filtering the region to Dover.

The council will also be monitoring the effectiveness of the Local Plan policies through the application process and requirement for Energy Statements and

Sustainable Design and Construction Statements to be submitted for approval.

Please see Appendix A – Monitoring Indicators 2023-2024 including Future Monitoring of Local Plan Policies - Table 1 for the full list of monitoring indicators which are unable to be monitored for the 23/24 AMR.

Renewable and Low Carbon Energy Development

Through Policy CC3, new development is encouraged to maximise opportunities for renewable energy by producing, storing and using renewable energy on-site. The Council will also take positive account of, and support development that provides further energy reductions, efficiencies, or delivers retrofitted renewable and low carbon energy measures on or near existing development sites, where measures comply with other policies of the Plan.

This new policy was not in place for the 2023/24 year, but in the future AMRs a report will be sought on the number of applications permitted for the generation of renewable or low carbon energy.

Water Efficiency

Policy CC4 requires all new dwellings to be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations, to achieve a maximum use of 110 litres per person per day. The Council will strongly support proposals that seek to reduce daily water consumption even further, through the use of additional measures such as rainwater harvesting.

For further information on how we plan to improve water efficiency across the District, please read our [Water Cycle Study](#).

The Environment Agency (EA) are consulted on all relevant planning applications. Only 1 was objected to for an unacceptable risk to groundwater/surface water quality in 23/24, however, following further submission of information from the applicant the EA withdrew their objection, and the planning consent was granted.

Read the officer report for this application [here](#).

Read the Environment Agency Flood Risk Objection Reasons [here](#).

Flood Risk

As set out in Policy CC5, development on sites at risk of flooding must comply with the National Planning Policy Framework and associated guidance and will only be permitted where it is demonstrated by a site-specific Flood Risk Assessment (FRA), (having regard to the requirements set out in the Council's Strategic Flood Risk Assessment), that it would not result in an unacceptable risk of flooding on the site itself or elsewhere.

The FRA should have regard to the guidance set out in the Council's Site-Specific Guidance for Managing Flood Risk. For development identified by the FRA to be at risk of flooding.

Where development does go ahead in Flood Zone 3, all floor levels for living and sleeping accommodation should be set at a minimum of 300mm and 600mm above the design flood level respectively, including an allowance for climate change.

The Environment Agency (EA) are consulted on all relevant planning applications.

Of the 12 applications that were determined in 2023/24, 1 was granted permission against EA advice.

Surface Water Management

Policy CC7 of the Local Plan addresses the risk of flooding through surface water runoff and requires all new development to decrease surface water runoff through the use of Sustainable urban Drainage Systems (SuDS). Where required, applicants must submit a Sustainable Drainage Strategy. Major development proposals must also consider advice from the Lead Local Flood Authority (KCC), the councils site specific flood guidance which includes a proforma for completion and be approved.

Future AMRs will monitor the submissions of SuDS strategies and Proformas through the application process.

Coastal Change Management Areas

The district contains an area classified as a Coastal Change Management Area (CCMA). The area covered can be viewed on the [Policies Map](#) but runs along the white cliffs coastline from Langdon Bay to Kingsdown. In this area, no new permanent development is permitted, and Policy CC7 allows extensions in some cases, but restrict other development such as swimming pools. All applications in the area must be supported by a coastal change vulnerability

assessment and geotechnical appraisal to ensure that the physical impacts on the coastline are not exacerbated.

Future AMRs will monitor the applications coming forward in this area, and whether they are permitted.

Tree Planting and Protection

Policy CC8 of the plan requires tree planting on new developments – 2 for a new house, and 1 for every 500sqm of commercial floorspace. It is required on-site but in exceptional cases the council may accept a financial contribution towards tree planting in the district, to be used as set out in a future Tree Strategy.

The policy applied from plan adoption in 2024. In future AMRs, the number of new trees secured through the application of this policy will be reported.

The Policy also protects existing trees, especially those Trees protected by a Tree Preservation Order (TPO). A TPO may be in place if the tree is in Conservation Area or part of a new development (up to 5 years) and protected by Planning conditions or is part of a woodland area. Hedgerows in rural areas are also protected if they are considered to be important. In the District there are over 600 TPOs in effect.



Dover District
Local Plan

Place Making



In this Section:

- *Planning for Healthy and Inclusive Communities*
- *Design Quality of Development*
- *Residential Space Standards*
- *Open Spaces, Sport and Community facilities*



Place Making

This chapter reports on the monitoring indicators of the following Local Plan Place Making Policies:

- **SP2: Planning for Healthy and Inclusive Communities**
- **PM1: Achieving High Quality Design, Place Making and provision of Design Codes**
- **PM2: Quality of Residential Accommodation**

Planning for Healthy and Inclusive Communities

This section is new to the AMR as the policies above are from the recently adopted Local Plan. As such, this edition focuses on the aims of Policies, SP2, PM1 and PM2 and identifies baseline data sources and district information that will be used to measure their efficacy in coming years.

² [Dover District Local Plan to 2040, Appendix C](#)

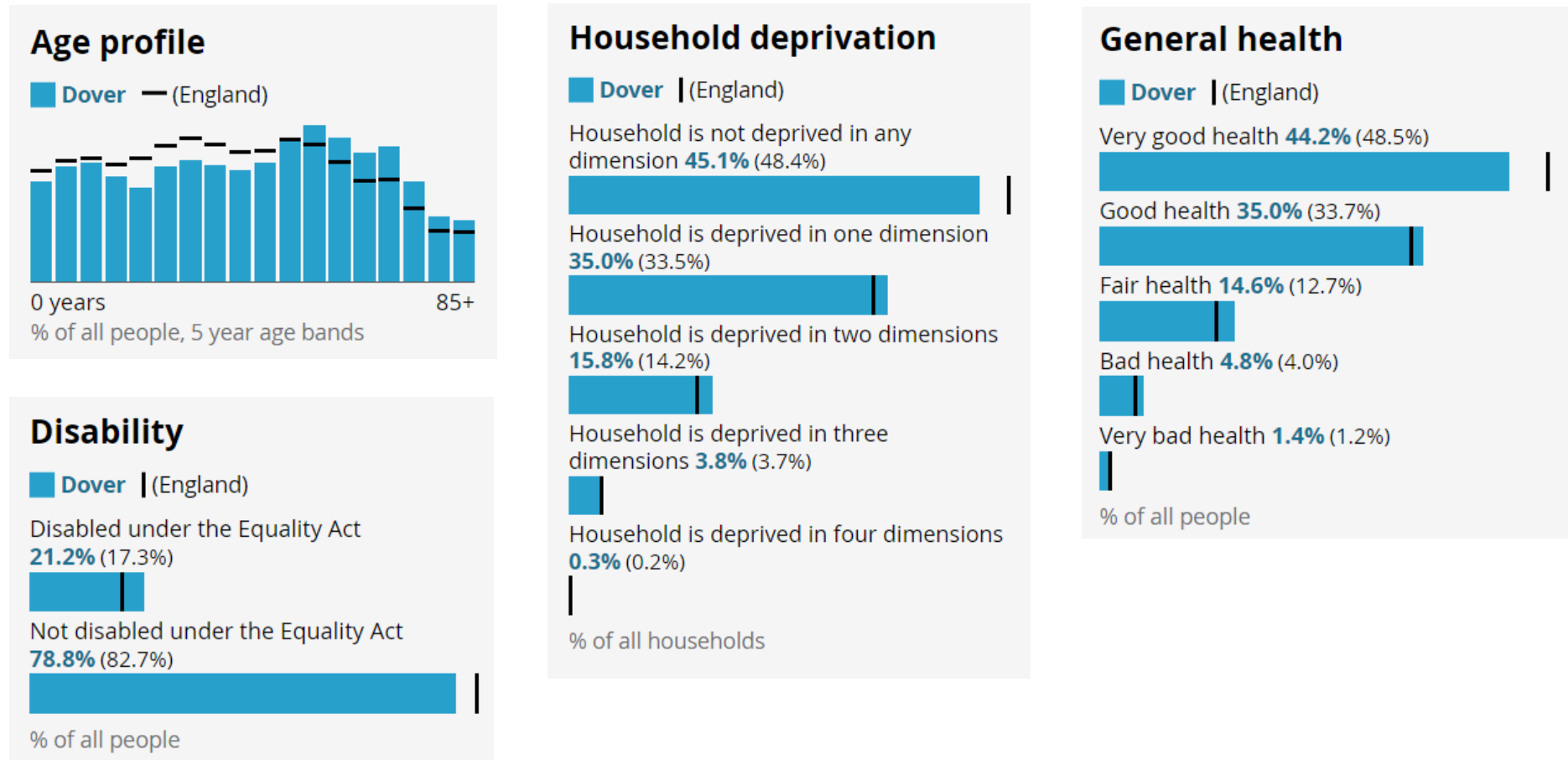
³ [Build a custom area profile - Office for National Statistics; Local Area Profiles \(dover.gov.uk\); Indices of Multiple Deprivation – from](#)

Data from the latest census, alongside KCC and DDC population data, demonstrate a mixed picture of health and deprivation in the District^{2 3}.

- Overall, **life expectancy at birth grew during the period 2002-2022, but fell slightly in from 2017 onwards**, demonstrating the impact on health outcomes of the Covid-19 Pandemic and increasing deprivation in the district.
- **The District has one of the highest upper middle-age populations In Kent**, with the second most residents aged 65 or over, but the fifth most aged 85 or over.
- **The District's 'General Health' measures lower than the national average**, and a higher percentage of residents live with a disability as described by the Equality Act (2010). On each measure, Dover is slightly below neighbouring council areas and below the national average.
- **Deprivation increased slightly** with one area falling into the most deprived decile in 2019 compared to 2015. Much of the extreme and multiple deprivation in the District is concentrated in pockets within urban centres.

[KCC 2019 data; Census 2021 \(dover.gov.uk\); Financial Hardship - KCC 25/09/2024; DDC Website](#)

Figure 4 – Demographic Data showing the Age Profile, General Health, Disability identity and Deprivation within Dover District⁴



⁴ Office for National Statistics – November 2024

Percentage change in crime levels

Crime levels in the district have risen slightly in its urban centres of Dover, Deal and Sandwich, and are largely stable in its rural centres. This comes from Kent Police data on the preceding single year and 3-year period to date as of October 2024. More information can be found on the [Kent Police Website](#).

Effective place making and improvements in housing quality using Policies PM1 and PM2 can help correct this trend, by reducing poor quality housing and community dislocation, increasing natural surveillance to increase safety in the built environment, and building valued community assets and facilities to reduce anti-social behaviour and vandalism.

Design Principles

Policies SP2, PM1 and PM2 of the Local Plan seek to address some of the challenges highlighted by the health and crime statistics referenced above by introducing a number of measures.

Design Code Production

Policy PM1 sets out a number of design criteria which must be taken into account when considering new proposals. This includes consideration of public and private spaces and how inclusive, safe and accessible they are, taking into account local character and

provision of open spaces and nature for sport, play and recreation, utilising public transport.

The council has also committed to undertaking area wide design codes. These will follow [National Design Guide](#) and [National Model Design Code](#) guidance from national government. Additional design information used to determine planning applications is found in [the Kent Design Guide SPD from KCC](#), and the [Sport England Active Design guidance](#) and will be applied on major and mixed-use sites.

Policy PM1 also sets out requirements for where major schemes will be referred to a Design Review Panel. More information is available here: [Design and Design Review](#). Future AMRs will report on the sites which have utilised the Design Review Panel.

The council has commenced the production of a Design Code SPD, the timetable will be set out in the updated Local Development Scheme (LDS) 2025.

Density of new housing

One of the requirements of Policy PM1 is in relation to built form and the density of new development. It requires appropriate densities of between 30-50 net dwellings per hectare to be achieved, and higher density is encouraged around sustainable locations and accessible locations.

Average density of new residential development

The average density of all permissions granted across the district in the monitoring year 2023-24 was 42.7 dph. This compares with an average of 38.4 dph across all historic permissions, demonstrating a general trend towards higher density in appropriate settings. Throughout the lifetime of the plan, Policy PM1 will aim to ensure we continue to meet this target.

Average Density by Parish

Policy PM1 also aims to protect local 'Context and Identity', such that settlements retain a density in their built form which is commensurate with the existing settlement. Therefore, rural settlements would expect to see lower densities than urban settlements across new applications.

Using our Settlement Hierarchy and parish-specific data from the year 2024, we can demonstrate a strong positive correlation between settlement size and average density on new applications. For example, developments in the rural parish of Eythorne had average densities of 20.0 dph. Meanwhile, applications in Dover had average densities of 65.9 dph.

The average density of new completions across the district was 48.8 dwellings per hectare.

Please see [Appendix E - Average Density by Parish – Policy PM1](#) for information on the density of applications granted in the monitoring year in all settlements.

Quality of Residential Accommodation

The evidence that good quality housing is critical to health and wellbeing is well established, and the covid pandemic highlighted the importance of adequate space in our homes and gardens. Improved housing can increase life expectancy, prevent disease and poverty and improve quality of life. Furthermore, given that people are living longer and the proportion of older people in the population is increasing, the need to provide flexible accommodation as they change over time is critical.

To improve the quality of new homes in the district, Policy PM2 requires all new residential development to have suitable living conditions, with regards to a number of factors including the size and layout of internal spaces, light and ventilation, and to ensure there is sufficient housing stock that meets the needs of residents with accessibility needs.

The policy requires all development to meet the Nationally Described Space Standards (room sizes) and on schemes of up to 19 dwellings, the homes must be built in accordance with Building Regulation part M4(2). This means that all the homes are 'Accessible and Adaptable' which includes step free access to the home and parking areas, ground floor WCs and wider

doorways and enable future adaptations to be made for accessibility and functionality if required.

On sites of 20 or more homes, in addition to the M4(2) units, 5% of the homes must meet the building regulation M4(3) – ‘Wheelchair User Homes’. These homes will be provided in the Affordable Housing element of the development rather than the market homes, to accord with national guidance.

The policy applied to planning consents from adoption of the Local Plan in October 2024, and future AMRs will report on the amount of homes delivered which meet these standards from that date.



Open Space, Sports and Community Facilities

Policies PM4, PM5 and PM6 of the Local Plan require new development, mainly on major sites of 10 or more homes, to be supported by local infrastructure, such as open space, play, sports and community facilities. These are secured through the developer contributions process (S106 legal agreements) and for most sites, open space is required on-site. However, there may be circumstances where the council seeks financial contributions to an existing facility or service in the area, such as for a sports ground or community centre.

All information on financial contributions secured through this process can be found in the [Infrastructure Funding Statement 2023/24](#).

With regards to the loss of existing provision, the policies resist any loss of these services unless evidence is provided. New facilities are supported.

Future AMRs will report on the implementation of these policies and any gains or losses of these facilities and services in the district.



Dover District
Local Plan

Housing Growth



In this Section:

- *Housing Growth*
- *Site Allocations*
- *Windfall Housing Development*
- *Type and Mix of Housing*
- *Affordable Housing*
- *Rural Local Needs Housing*
- *Gypsy & Traveller Accommodation*
- *Self-Build and Custom Housebuilding*
- *Extensions and HMOs*



Housing Growth

This chapter reports on the monitoring indicators of the following Local Plan Housing Policies:

- **SP3: Housing Growth**
- **SP4: Residential Windfall development**
- **SP5: Affordable Housing**
- **H1: Type and Mix of Housing**
- **H2: Rural Local Needs Housing**
- **H3: Meeting the needs of Gypsies and Travellers**
- **H4: Gypsy and Traveller Windfall Accommodation**
- **H5: Self-Build and Custom Housebuilding**
- **H6: Residential Extensions and Annexes**

Housing Target and Supply

As set out in Strategic Policy SP3, over the plan period up to 2040, the Council has set a target of at least 10,998 net additional new homes across the district, which will be realised through site allocations and windfall applications. It is expected that the majority of the new housing coming forward will be in Dover and

Whitfield Urban Expansion (WUE), where a total of 2,200 new homes has been planned for up to 2040, with more beyond, totalling around 6,320 once complete.

A further 1,914 homes have been identified to come forward through new developments covering the District Centre of Deal, and the Rural Service Centres of Sandwich and Aylesham. Finally, it is expected that over the course of this plan period 1,094 additional homes will be built in the rural areas of the district.

What is the difference between site allocations and windfall applications?

A **site allocation** is a site that has been identified and proposed for development in the Local Plan. Each of these sites, have been allocated an indicative number of housing units that it can deliver. These allocations are split into 2 further sub-groups: **Strategic sites** and **non-strategic sites**. Strategic sites are central to the delivery of the Local Plan's strategy and are typically larger in scale than non-strategic, the delivery of these sites is paramount for the Local Plan to deliver its target for the district.

“Windfall sites” are those sites which become available for development through the planning application process rather than being allocated through the Local Plan process.

Windfall Sites are additional sites for development, which must be consistent with other Local Plan policies to be granted planning permission. Over the last 10 years, windfall development has made an important and sustained contribution to the provision of additional homes across the District, accounting for 45% of all completed developments during this period. For further information on this please refer to [HEB02 Housing Topic Paper](#). Headline data can be found in [Appendix C](#).

What is the Settlement Hierarchy?

The Settlement Hierarchy sorts the settlements within the District into Settlement types, which is based on the level of services available in each one. The purpose of the hierarchy is to steer the distribution of housing growth in a way that is sustainable. For further information on this, please see the [HEB03 Hierarchy and Confines Paper](#), and [HEB03/A Ripple Settlement Hierarchy Scoring Note](#).

Table 1 - Hierarchy ([Table 3.3](#) of the Dover District Local Plan to 2040)

Settlement Type	Settlement
Regional Centre	Dover (inc. Guston, Temple Ewell and Whitfield) And Whitfield Urban Expansion (WUE)
District Centre	Deal (inc. Walmer, Sholden, Great Mongeham)
Rural Service Centre	Sandwich, Aylesham
Local Centres	Ash, Eastry, Wingham, Shepherdswell, Eythorne & Elvington, St Margaret's-at-Cliffe, Kingsdown
Larger Villages	Capel-le-Ferne, Lydden, Preston, Goodnestone, Northbourne, Worth, Alkham, East Langdon
Smaller Villages	Ringwould, Denton, Ripple, Finglesham, Tilmanstone, Chillenden, Nonington, Woodnesborough, Staple, Coldred, Martin Mill, West Hougham, Betteshanger, East Studdal, Barnsole, East Stourmouth, Wootton, Sutton, Ashley, Martin, Wingham Green.

Housing Growth Summary

Housing Completions

The table below shows the overall housing completions across the district in 23/24 monitoring year and shows 55% of the completions have come from windfall applications, which follows the past trend over the last 10 years.

Table 2 – Housing Completions across the District 23/24

	Allocations	Windfall	Total
Dover	88	58	147
Deal	9	190	199
Sandwich	30	14	44
Aylesham	81	0	81
Local Centres	0	83	83
Larger Villages	0	22	22
Smaller Villages	0	23	23
Whitfield Urban Expansion (WUE)	111	0	111
Total Completions	319	390	710

Expected Future Delivery of Homes

In terms of expected future delivery of housing, there are several sites with planning applications granted that are under construction or not yet started, known as '**extant**'.

The table below shows all extant housing consents which have been granted over the last few years. It is showing that a high proportion of short term future growth of 75% will be coming from windfall sites rather than allocations, but it is important to note that as the Local Plan has been recently adopted, the council anticipates a significant increase in allocated sites coming forward to application stage in the medium to long term, which will reduce the reliance on windfall delivery.

	All (Allocations and Windfall sites)		Windfall Sites only	
	Number of applications granted	Total Extant	Number of applications granted	Total Extant
Dover (excl. WUE)	106	926	100	425
Deal	81	895	78	706
Sandwich	16	764	16	764
Aylesham	11	304	1	27
Local Centre	64	298	64	298
Large Village	41	306	39	284
Small Village	50	132	48	118
Total	369	3625	346	2622

Table 3 – Extant Housing Consents across the District 23/24

Site Allocations Progress

Strategic Allocations

Out of the 66 housing sites that have been allocated in the Local Plan, 3 are considered as Strategic, and vital to the strategy and success of the Plan, they are:

- SAP1 - Whitfield Urban Expansion (6,350 homes total with 2,200 in the plan period)
- SAP24 - Land to the South of Aylesham (640 homes)
- SAP28 - Land between Elvington and Eythorne (300 Homes)

Projected phasing for allocations have been phased in the Appendix 3 of the [Housing Land Supply](#).

Previous Allocations

The Whitfield Urban Expansion was previously allocated in the Core Strategy 2010 and development of Phase 1 has already commenced. In addition, a large site in Aylesham was previously allocated and progress has been made on both allocations.

Phases 1/1A and 4 of Whitfield Urban Expansion

The Whitfield Urban Expansion (WUE) SPD was adopted by the District Council in April 2011. Two outline planning permissions were granted under Phase 1/1A, totalling 1,350 units:

- 10/01011: 100 units, a new community hub/District centre and other required infrastructure, built out in 22/23
- Outline consent 10/01010: for 1,250 homes
- There is consent for 1,023 units through Reserved Matters (RM) applications
- There are 567 extant units on RM applications
- There remains 327 extant units without RM on 10/01010 application
- Phase 4 – Singledge Lane for 133 homes is complete
- During 2023-24, 111 new homes have been built across various planning applications, bringing the total number of houses built across the development to **589**.

Please see [Appendix B – Strategic Allocations Development Progress Data for further data](#)

Table 4 – Whitfield Urban Expansion Phases 1/1A and 4

	Singledge Lane Phase 4	Phase 1/1A	Total
Units on Outline Application	133	1,350	1,483
Total Completions	133	456	589
Extant with full permission	0	567	567
Extant with outline permission	0	327	327
Total Extant	0	894	894

Aylesham Garden Village

Aylesham Garden Village has been identified as an area for growth for over 30 years. Due to its size and importance as a development, detailed monitoring of this site has been included in this report.

- 1,360 units were granted planning permission at Aylesham as part of the village expansion under planning reference DOV/19/00821.
- As of March 31st 2024, 1,065 new homes have been built, 81 of which were built during this monitoring year leaving 209 homes to be built (that have planning permission) expected to be completed next year
- This leaves 86 homes (remaining from the Section 73 application 19/00821), which can be built once a Reserved Matters planning permission is granted.

More information: [Aylesham Village](#)

Please see [Appendix B – Strategic Allocations Development Progress Data – Table 3](#) for further data.

Table 5 - Aylesham Village Expansion

Application Status 2023-24			
Application	Not Started	Under Construction	Net Completions
20/00416	0	32	16
20/01004	33	9	55
20/00879	0	22	10
21/00758	40	0	0
20/01005	73	0	0
Total	146	63	81

Housing Land Supply

The Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies. It also requires a 5% buffer allowance to the need calculation in accordance with national policy.

The Council are currently able to demonstrate **6.4 years' supply**.

For further information please read the [Housing Land Supply paper 2024-2029 \(updated in January 2025\)](#).

This report sets out progress on delivery and potential phasing of all sites, including Local Plan site allocations.

Windfall Housing Development

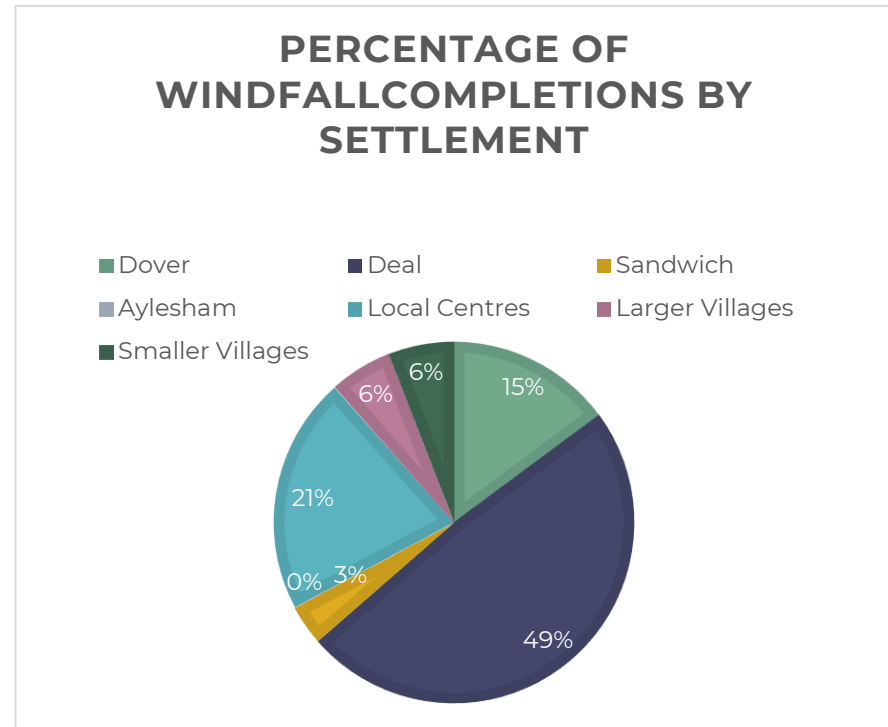
'Windfall' sites are those that have not been identified or 'allocated' through the Local Plan process and come forward at any time through a planning application process.

Strategic Policy SP4 of the Local Plan sets out how applications for windfall residential schemes will be assessed, in accordance with the settlement hierarchy which establishes the most sustainable locations for growth and the settlement boundaries (confines).

Amount and location (by settlement) of new windfall housing development

During the monitoring period of 2023/24, a total of 689 new homes have been granted planning permission from windfall applications across the district, the largest numbers being in Deal (inc. Walmer, Sholden and Great Mongeham) and Large Villages (inc. Alkham, Capel-le-Ferne, Goodnestone, Langdon, Northbourne, Preston and Worth).

Figure 5 – Windfall Completions by Settlement



A total of 391 completions came from Windfall applications, with the greatest volume of completions at 49% coming from within the Deal area (inc. Walmer, Sholden and Great Mongeham).

Type and Mix of Housing

Policy H1 aims to provide a range of housing types and sizes in the district to meet the needs of the local community, provide resilience in the housing market, increase choice and widen opportunities for home ownership. It applies to sites of 10 or more homes.

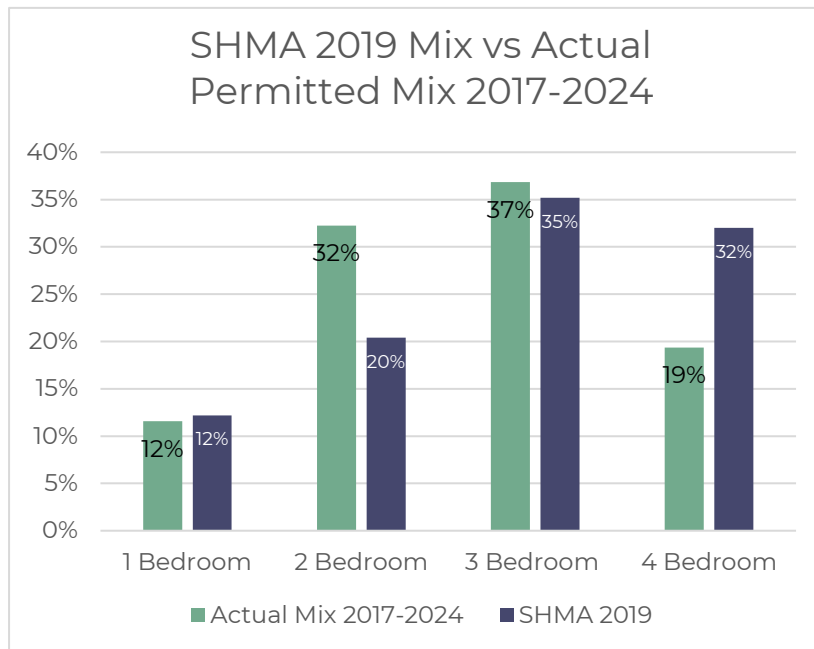


Figure 6 – SHMA 2019 Mix vs Actual Permitted Mix 2017-2024

The latest Strategic Housing Market Assessment ([SHMA](#)) sets guidelines for an appropriate type and mix of housing within the District. These are 12.2% one-bedroom, 20.4% two-bedroom, 35.2% three-bedroom, and 32.2% four or more-bedroom dwellings.

Housing Completion data for the period 2017-2024 demonstrate that the 1 bedroom and 3-bedroom targets are most closely met, while there is an oversupply of 2-bedroom dwellings and an undersupply of 4+ bedroom dwellings.

Policy H1 within the new Local Plan will seek to address this imbalance in the coming years over the plan period.

Please see [Appendix C](#) for further data on housing type and mix by settlement.

Older Persons Housing

The SHMA also prescribes that housing for older people and housing are needed in the district.

There are 2 extant planning applications, which provide a gain of 144 new places for elderly care (C2), one in Dover (18/00079, 80 bed) and the other in Sholden (22/00817, 64 bed).

Affordable Housing

Affordable Housing can either be provided by the Council, other affordable housing providers, or registered social landlords operating locally. New Affordable Housing can either be the result of the direct construction of new properties (either as part of a development or a standalone development) or through the purchase of open market properties for use as affordable housing.

As set out in Policy SP5, the Council requires a percentage of affordable housing on schemes of 10 dwellings or more (and on sites of 0.5 hectares or more) across the district, and in [Designated Rural Areas](#) on schemes of 6 dwellings or more, with provision being **not less than 30% of the total housing provided on the site**. This is except for the Dover Urban Area, as set out on the [policies map](#), where there will be no requirement for affordable housing to be provided due to viability issues.

On applications that meet these size and location requirements, Policy SP5 requires that the affordable element housing should be provided with a tenure split of 55% affordable/social rent 25% First Homes (at 30% discount rate) and 20% other affordable home ownership products. All proposals are expected to meet their full affordable housing provision on-site.

However, the policy does allow for some flexibility, where evidence is provided, and therefore sometimes the exact mix may not be met, or the council may accept a financial contribution towards affordable housing in lieu of on-site provision.

Prior to October 2024, when the Local Plan was adopted, the policy in place was DM5, which required all housing developments in the district of 15+ units to provide on-site affordable housing, or 5-14 units to provide financial contributions. Due to this overlap with the monitoring period of this AMR, some of the planning applications granted prior to October 17th will meet the policy requirement for DM5 not SP5.

Affordable Housing Tenure Explained

- **First Homes** - this is a government-backed scheme designed to help more first-time buyers purchase their first home and get onto the property ladder.
- **Affordable/Social Rent** – these are homes that are provided to specific eligible households whose needs are not met by the market
- **Shared Ownership** – This gives first time buyers, and those who do not currently own a home the opportunity to purchase a share in a new build or resales property

For more information on the types of affordable housing tenures, please see [NPPF Annex 2](#).

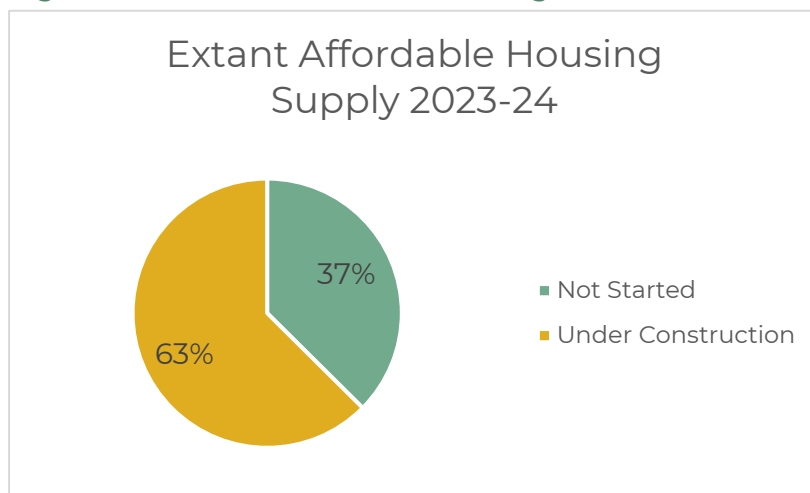
Applications granted permission during 2023-24 monitoring period with Affordable Housing

11 Schemes granted in 23/24 will provide on-site affordable housing in accordance with Policy.

Please see [Appendix D – Affordable Housing for a breakdown of applications.](#)

Some other schemes provided financial contributions to delivery of affordable housing schemes off-site. To learn more about those applications, which provide off-site affordable housing contributions through S106 agreements, please refer to the Infrastructure Funding Statement 23/24 on our [website](#).

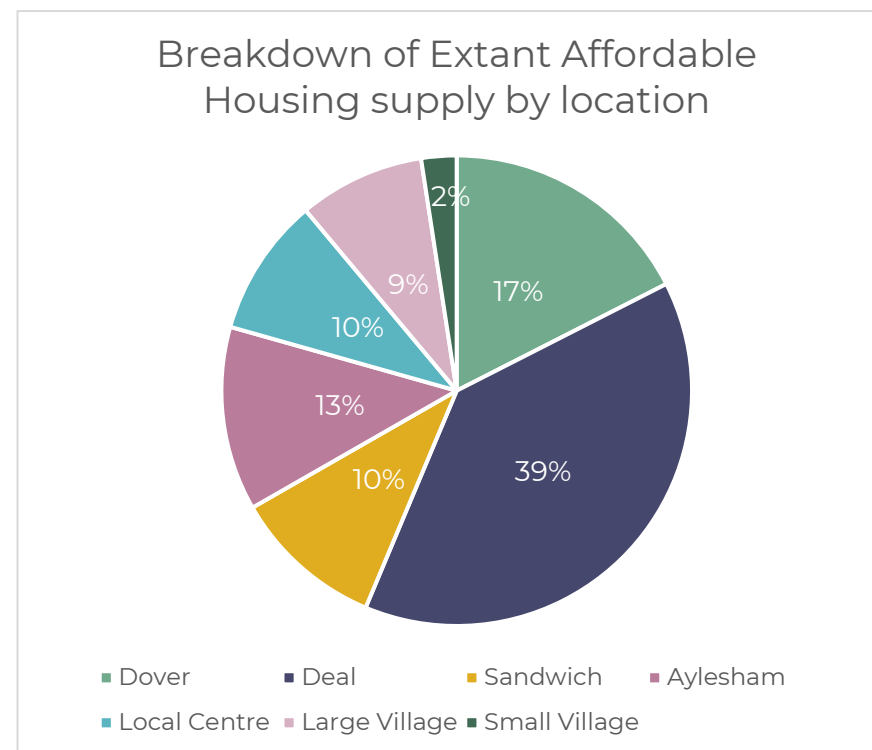
Figure 7 – Extant Affordable Housing 2023-24



Figures 7 and 8 show the extant affordable housing supply by settlement across the district, with the largest volume being in the Deal area, and with 63% under construction.

Please see [Appendix D – Affordable Housing for a breakdown of applications.](#)

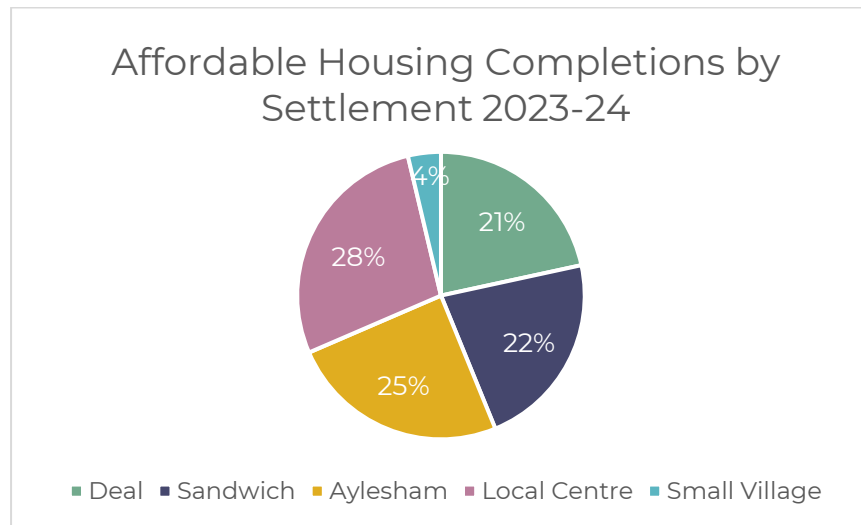
Figure 8 – Extant Affordable Housing 2023-24 by Settlement



Completions of Affordable Housing

During the monitoring period 2023-24, out of the 710 completions across the district, **162 were Affordable Housing units**, with the largest number being built across settlements classed as Local Centres.

Figure 9 – Affordable Housing Completions 2023-24 by Settlement



Rural Local Needs Housing

The purpose of Local Plan Policy H2 is to support the delivery of rural local needs homes to enable local people to remain in the village where they live or work and not be forced to move away because of

high house prices and high rents. This policy allows for this type of housing to be permitted where normal market housing would not be considered acceptable.

The need for such schemes will arise from circumstances unique to a parish. It will therefore be the responsibility of the Parish Council, or relevant local community organisation, to identify the extent and type of need for such housing (which may include the need of adjacent parishes) for those with genuine and proven local connections. It is expected that the Parish Council will play an integral role in the development of such schemes, including involvement with the administration of a Local Housing Needs Survey.

Permitted and Completed Rural Local Needs by tenure and location

During the course of the last monitoring period, one application in Shepherdsweil (planning ref 20/01508), has been completed which was permitted under Policy H2, which has provided 10 affordable rent units (rural exceptions housing) for those currently living in the village.

Please see [Appendix D – Affordable Housing – Table 13](#)

Gypsy and Traveller Accommodation

Councils have a requirement to meet the housing needs of all communities, including the Gypsy and Traveller community.

Policy H3 of the Local Plan identifies 3 Gypsy and traveller sites which have been identified as suitable for Intensification (additional pitches on an existing site). Policy H4 is the Council policy for 'windfall sites' which are sites not allocated in the Local Plan. The policy sets out 11 criteria to be met, relating to issues such as landscape, amenity and access to services.

New pitches permitted on sites identified for intensification

No planning applications have been permitted for additional pitches on the identified Local Plan sites.

New pitches permitted on windfall sites

Planning permission has been granted (allowed at Appeal) for 3 pitches at Shirley's Farm, St Margaret's-at-Cliffe (22/01011) and 4 pitches at Falconsview Meadows, Barville Road, Waldershare, CT15 5BQ (22/00717).

Two planning applications were Granted Temporary Planning Permission (allowed at Appeal), including 7

pitches at Rose Farm, Westmarsh (21/00411) and 2 pitches at Dolittle Farm, Westcliffe (23/01113).

Council's Supply of Gypsy and Traveller Pitches

The cultural need for Gypsy and Traveller pitches identified in the Gypsy and Traveller Needs Assessment 2018 (figure updated in 2020) was for 26 pitches between 2020 and 2040. By April 2023 this identified need was met in full.

New Housing Development on Brownfield Land

National Policy requires that authorities make best use of Previously Developed Land (Brownfield Land). Strategic Policy SP3 of the Local Plan sets out that of the 69 sites allocated for housing in the Plan, 45 are greenfield and 24 are brownfield sites. In terms of the overall number of those new homes, 76.7% of the new homes proposed on Site Allocations in the Local Plan are on greenfield sites, and 23.3% are on brownfield sites.

With regards to housing completions for 23/24, the data is below.

Table 6 – Completions on Greenfield and Brownfield Land

	Greenfield	Brownfield	Total
Dover	15	131	146
Deal	131	68	199
Sandwich	31	13	44
Aylesham	81	0	81
Local Centres	19	63	82
Larger Villages	9	14	23
Smaller Villages	8	16	24
Whitfield Urban Expansion	111	0	111
Total Completions	405	305	710

Approximately 43% of all new dwellings were built on previously developed land (brownfield) and 57% built on Greenfield sites in 2023-24. This is an increase from the previous year (36%).

The Housing and Planning Act (May 2016) makes provision for local authorities to prepare, maintain and publish a register of brownfield land. The register identifies previously developed sites in the district that we have assessed as being suitable for housing.

The [Brownfield Register](#) was updated in January 2025 and is used to monitor the Government’s commitment

to the delivery of brownfield sites. Information can also be viewed via the Brownfield Register [Map](#).

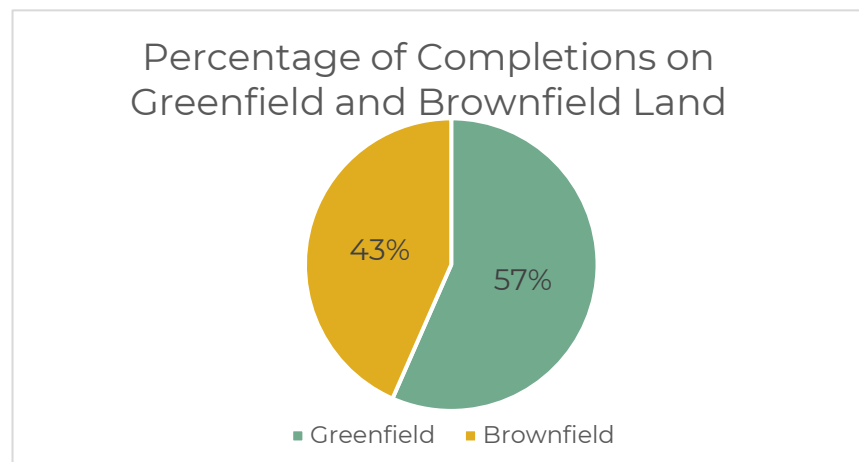


Figure 10 – Completions on Brownfield and Greenfield Land

Self-Build and Custom Housebuilding

Number of Self-Build and Custom Housebuilding plots approved and completed over monitoring period

The Self Build and Custom Housebuilding Act 2015 requires relevant authorities including Dover District Council to Keep a register of individuals and associations who are seeking to acquire serviced plots of land for self-build and custom housebuilding.

The Self-Build Register is used to inform the Council of the needs within the District and is split into two parts: Part One and Part Two. Those with a local connection to the Dover District, and with the ability to evidence their financial capacity to carry out a Self-Build project will be eligible to join Part One of the Register.

The Council's obligations regarding Self-Build are related to the amount of people on Part One of the Self-Build register, in accordance with the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016). Those without a local connection to the Dover District, or who cannot provide evidence of their financial ability to carry out a self-build project can be placed on Part Two of the register.

More information can be found [here](#).

The council has set up a register to determine the demand for sites from those interested in undertaking self-build and custom housebuilding projects

Table 7 – Self-Build and Custom Housebuilding Register

	Registrations	Part 1	Part 2	Total
30 October 2019 (On previous register without tests)	167	N/A	N/A	167
30 th October 2020 (register with tests)	N/A	4	2	6
30 th October 2021 (register with tests)	N/A	4	7	11
30 th October 2022 (register with tests)	N/A	5	2	7
30 th October 2023 (register with tests)	N/A	6	1	7
30 th October 2024 (register with tests)	N/A	7	1	8

In the Monitoring year 2023/24, 3 Planning Applications have been granted for 3 self-build plots as shown in Table 8.

Table 8 – Planning Permission Granted, Self-build plots 23/24

Application	Site Address	Description
23/00345	Garage block adj. 65 St Davids Ave., Old Folkestone Road, Dover	Outline application for erection of a self-build dwelling (all matters reserved)
23/00346	Garage block next to 40 Old Folkestone Road, Dover	Outline application for erection of a self-build dwelling (all matters reserved)
23/00594	1 Mayfield Villas, Station Road, Shepherdswell	Erection of dwelling

The self-build plots granted consent between the 2019/20 monitoring year and 2023/24 monitoring year total 38 plots. For previous year-specific data and application details see the relevant years' Authority Monitoring Reports [here](#).

The adopted Local Plan contains Policy H5 - Self-Build and Custom Housebuilding. This policy is to support Self-build and Custom housebuilding schemes on housing sites allocated in the Local Plan and on non-allocated windfall developments. This is to meet the needs of the self-build register as well as to provide a sustainable and diverse mix of dwellings within the district across the plan period to 2040.

Number of plots returned unsold over monitoring period

No self-build plots were returned in the financial year 2023/24.

Extensions and Houses of Multiple Occupation (HMOs)

Annual applications determined on extensions and annexes (permitted and refused)

Policy H6 aims to facilitate the enlargement of dwellings through the provision of residential extensions and annexes so that existing housing stock is suitable to meet the needs of current and future residents, and to reduce the need for residents to relocate to larger dwellings.

This new policy does not have monitoring targets or data for the 2023/24 year, but in the coming monitoring year a report will be sought on how many times Policy H6 has been used to determine planning applications.

Number and location of HMOs permitted by ward

Policy H7 of the Plan seeks to manage the impacts of Houses of Multiple Occupation (HMOs) on local

communities and their facilities, to ensure such intensive development is sustainable. Table (see below) shows that all 9 planning applications granted permission are in Dover, and have been approved in accordance with this policy, as it was determined that they would not result in any of the following:

- An adverse impact on the living conditions of existing adjoining residents.
- An unacceptable impact on highway safety, caused by insufficient on-site parking provision thereby resulting in an unacceptable increase in on street parking.
- An adverse impact on the visual amenity and character of the area, including that from inappropriate or insufficient arrangements for refuse and cycle storage.

Table 9 – Planning applications that have permitted HMOs across the District since 2019

Application	Date Granted	Location	Change of Use?	Number of Occupants	Application Status 23/24
21/01558	13/06/22	Dover	Yes	11	Under Construction
22/00182	13/07/22	Dover	Yes	6	Under Construction
22/01142	28/11/22	Dover	Yes	12	Completed
22/00065	28/02/25	Dover	No	7	Completed
22/00904	26/10/22	Dover	No	15	Not Started
23/01245	15/02/24	Dover	Yes	7	Not Started
19/00291	12/12/19	Dover	Yes	9	Completed
19/01116	20/04/20	Dover	Yes	5	Completed
23/00152	19/05/23	Dover	No	17	Completed



Dover District
Local Plan

Economic Growth



In this Section:

- *Economic Growth Strategy*
- *Progress in Delivery of Local Plan
Employment Allocations and Sites*
- *Employment Development Gains
and Losses*
- *Economic Activity*
- *Accommodation and Attractions*
- *Tourism Accommodation and
Attractions*



Economic Growth

This chapter reports on the monitoring indicators for the following Local Plan Economic Growth Policies:

- **SP6 – Economic Growth**
- **E1 – New Employment Development**
- **E2 – Loss or Redeployment of Employment Sites and Premises**
- **E4 – Tourist Accommodation and Attractions**

Economic growth will be supported in the District, in line with the 2021 Economic Growth Strategy and Local Plan Strategic Policy SP6, as follows:

1. The delivery of a minimum of 117,290sqm of new employment floorspace ([Use Classes](#) E(g)i-iii, B2 and B8) (31.1ha in land terms) over the Plan period. This will be achieved through the following strategy:
 - *The allocation of the following sites for business and employment purposes:*
 - i) White Cliffs Business Park, Whitfield (Site Allocation SAP2)
 - ii) Dover Waterfront (SAP3)
 - iii) Aylesham Development Area (SAP25)
 - iv) Statenborough Farm, Eastry (SAP31)
2. The allocation of Fort Burgoyne (SAP5) for a mix of uses, and supporting the redevelopment and reuse of the following heritage regeneration opportunity sites to secure their future:
 - *The former Snowdown Colliery, Aylesham (Policy HRS2)*
 - *Western Heights, Dover (Policy HRS1)*
3. The retention of existing industrial/ commercial/ business land, premises and estates, in accordance with Policy E2.
4. The maximisation of town centre employment opportunities in accordance with the strategic approach to the Town Centres set out in Strategic Policies SP7, SP8, SP9 and SP10.
5. Supporting the expansion of port facilities at Dover's Western Docks through the Harbour Revision Order.
6. Supporting tourism development to extend or upgrade the range of tourist facilities, particularly those that attract the staying visitor, increase the attraction of tourists to the area and extend the season in accordance with Strategic Policy E4.
 - *Supporting the ongoing redevelopment at Discovery Park, Sandwich*
 - *Promoting new urban and rural employment opportunities in accordance with Strategic Policy E1*

Progress in Delivery of Local Plan Employment Allocations and Sites

As set out in Strategic Policy SP6, the delivery of a minimum of 117,290 sqm (gross) of new employment floorspace⁵ over the Plan period will be achieved through new development on allocated employment sites, at Discovery Park and on urban and rural sites in accordance with Strategic Policy E1.

The 117,290sqm requirement includes a 10 per cent buffer allowance for such factors as delays in sites coming forward and the replacement of some ongoing losses of employment floorspace during the Plan period. Based on the Council's monitoring of commercial planning applications, 23,183sqm (gross) of new employment floorspace was completed between April 2020 and March 2023.

Table 13 shows that 3,284sqm (gross) of employment floorspace was completed in 2023/2024, bringing the total completed during the first 4 years of the Plan period to 26,467sqm. The district is on track to deliver 117,290sqm of new employment floorspace by 2040. Table 14 also shows the majority of the floorspace completed in 2023/2024 and most of the sites with

⁵ For the purposes of Strategic Policy SP6 (1), 'employment floorspace' includes offices, research and development, light and general industry and storage and/or distribution uses.

planning permission were on allocated employment sites and one redevelopment at site at Discovery Park.

Table 10 – Completed development on Local Plan Employment Allocations and Sites

Location	Indicative capacity (sqm)	Floorspace completions (sqm)	Extant floorspace (sqm)
Discovery Park, Sandwich	50,000	0	11,119
White Cliffs Business Park Phase 2	12,000	2,496	22,497
White Cliffs Business Park Phase 3	80,000	0	0
White Cliffs Business Park Phase 4	40,000	0	0
Dover Waterfront	10,000	0	448
Aylesham Development Area	8,500	0	0
Statenborough Farm, Eastry	2,000	0	0
Total completions & extant	-	2,496	34,064
Total floorspace on other sites	-	788	11,320 ⁶
Combined totals	-	3,284	45,384

⁶ Figure includes redevelopment of Plough Garage, Keddleston Road, White Cliffs Business Park Phase 1 for 819sqm of offices (DOV/23/00874).

There is ongoing uncertainty regarding the availability of Phase 3 of White Cliffs Business Park for new employment development. The site was proposed to be an Inland Border facility and is owned by the Department for Transport whose intentions are likely to include some form of employment generating use to be developed during the Plan period. Phase 4 of White Cliffs Business Park has been allocated to ensure there is not a shortage of suitable employment land if Phase 3 does not come forward.

Employment Development Gains and Losses

Annual gains and losses in employment floorspace by Use Class and location

Policy E1 supports new employment proposals in suitable and sustainable locations. Policy E2 protects the most sustainable employment sites so sufficient land is retained to meet employment needs and allow existing businesses to change and grow.

The Council monitors planning permissions involving the Use Classes listed in Table 11 to identify the gains and losses of employment floorspace in the district.

The table shows that most employment floorspace completed during 2023/2024 was for light industry.

This correlates with employment need requirements, set out in the explanatory text to Strategic Policy SP6.

Table 11 shows there were much smaller gains and losses (gross) in office and storage/distribution floorspace respectively. New floorspace is under construction for both these employment uses.

Table 11 – Employment Floorspace Gains and Losses in 23/24

Use Class	Complete Gain sqm	Under Construction sqm	Complete Gross sqm	Net Gain sqm
B1a/E(g)(i) (Office)	108	2,460	94.1	13.9
B1b/E(g)(ii) (R&D)	0	0	0	0
B1c/E(g)(iii) (Light Industrial)	3,090	0	82.5	3,007.50
B2 (General Industry)	0	0	0	0
B8 (Storage)	85.8	1,803	184.2	-98.4
Total	3,283.80	4,263	360.8	2,923

Key Employment Growth Data

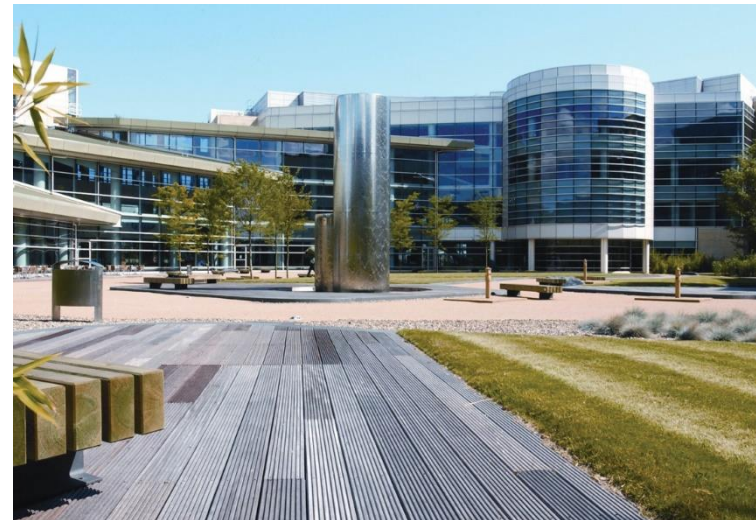
- ❖ The main location for completed new floorspace in the District was Dover⁷, with 2,966sqm for light industry and 60sqm for offices.
- ❖ Completed employment floorspace in rural areas comprised 48sqm for offices, 124sqm for light industry and 86sqm for storage and/or distribution uses.
- ❖ Employment floorspace losses in the district comprised 72sqm for offices and 57sqm for storage and/or distribution uses in Dover and 22sqm for offices, 83sqm for light industry and 127sqm for storage/distribution uses in the rural area.

⁷ Due to their geographical proximity with the urban area of Dover, the Parishes of River, Temple Ewell and Whitfield together with Guston which forms part of White Cliffs Business Park

Economic activity

For District wide data (when compared to Kent, South East and the UK) on the following topics, please refer to [Economy and employment data - Kent County Council](#)

- Working age population
- Total jobs and job density
- Economic activity rate
- Resident Occupation Group
- Earnings by residence and workplace
- Level of unemployment
- Level of qualification attainment



Phases 3 and 4, are considered to form part of Dover for the purposes of this Table. Similarly, the settlements of Sholden and Walmer are considered to fall within the urban area of Deal.

Tourism Accommodation and Attractions

The Plan aims to increase the number of overnight staying visitors within the district, which has been disproportionately low. Improvements to infrastructure and facilitation of new hotels, restaurants and attractions will help to enable and achieve this goal. The tourism industry is a major contributor to the local economy, and this proactive approach to encourage the expansion of existing tourism infrastructure will continue to grow this sector, boosting the economy and creating jobs.

A range of accommodation, serviced (hotels, B&Bs) and self-catered (holiday lets, glamping etc.), is needed to meet the District's tourism requirements. Visitor accommodation has been predominantly self-catered, and the Plan seeks to enable the growth of serviced hotels and B&Bs, as well as the continued expansion and diversification in the self-catered market.

Major tourism proposals should be located within areas of the district that can be accessed by a range of transport options, whilst acknowledging that many rural areas are an attraction in themselves to visitors. The Plan seeks a balance between the two and to ensure that development is appropriate to its location, is sustainable and will not damage the character of the environment which attracts tourists in the first place.

Gains and losses of tourism by area of district

During 2023/24, 10 planning applications for Tourism uses were granted permission across the district to provide additional accommodation ranging from camping sites to holiday lets. 9 planning applications were recorded as completed, 6 of which fall under the category 'holiday let' and 1 planning application returned a holiday let to a dwelling.

A scheme to expand the Dover Marina Hotel within the SAP3 Dover Waterfront site allocation, by converting an adjacent office building known as Protea House into 24 en-suite bedrooms and bar/function rooms, was under construction during 2023/24 and has since been completed (DOV/22/01066).

Please see [Appendix G - Tourism - Applications granted planning permission and Completions during 2023-24 for full details of Applications.](#)



Dover District
Local Plan

Retail & Town Centres



In this Section:

- *Retail, Town Centres and Primary Shopping Areas*
- *Dover Town Centre*
- *Local Shops and Shop Fronts*



Retail and Town Centres

This chapter reports on the monitoring indicators for the following Local Plan retail and town centre strategic policies:

- **SP7 – Retail and Town Centres**
- **SP8 – Dover Town Centre**
- **SP9 – Deal Town Centre**
- **SP10 – Sandwich Town Centre**

This section is new to the AMR as the policies and their monitoring indicators are from the recently adopted Local Plan. The policies will be applied to planning applications during the latter part of 2024/2025 with monitoring data available for the next AMR. As such, this edition focuses on the aims of the policies and identifies data sources that will be used to measure their effectiveness in coming years.

Retail, Town Centres and Primary Shopping Areas

An assessment of the district's future retail and other town centre needs was completed in 2021. No capacity for new convenience shopping (e.g. food and drink)

was identified for Dover or local and village centres, with very limited growth in Deal and Sandwich. No need for new comparison floorspace (e.g. clothes and furniture) was forecast but there is capacity for around 22 food and beverage outlets. This capacity could be absorbed by existing businesses with the remainder directed to town centres first, including vacant shops, changes of use and mixed-use development.

The town centre boundaries and primary shopping areas for Dover, Deal and Sandwich were reviewed and amended in the Local Plan. Changes within these areas will be monitored and reported on in future reports. The following data will be monitored:

Permitted and completed gains and losses in floorspace within the Primary Shopping Areas and Town Centre Boundaries by Use Class in Dover, Deal and Sandwich

All buildings and land in the UK are categorised and assigned a Use Class to determine how you can plan and develop them. Use Class E includes retail units such as shops, cafés, restaurants, and financial services.

Please see [Appendix F – Use Class Order](#) for the full guide.

Eight schemes were permitted or completed in 2023/24 within the district's town centres and other settlements.

Town Centres

- DOV/23/00556 at Stembrook, Dover – change from pub to retail/café (Use Sui generis 200 sqm loss to Ea/b gain). **Completed.**
- DOV/23/00207 at 31 Biggin Street, Dover – change from drinking establishment to include café and restaurant uses (Use Sui generis – no change). **Completed.**
- DOV/23/00450 at Beach Street, Deal – change from first floor flat to additional restaurant space (Class C3 to 50sqm Eb gain). **Completed.**
- DOV/23/01009 at 35, High Street, Deal - loss of some retail space to provide access to upper floor flats (Class Ea 8 sqm loss to C3). **Permission Granted.**
- DOV/24/00047 at 4 Broad Street, Deal – change from bank to dentist (Class Eci 417sqm loss to Ee gain). **Permission Granted.**
- DOV/22/01584 at 1 Potter Street, Sandwich – change from solicitor's office to dwellings (Class Ecii 267sqm loss to C3). **Permission Granted.**

Other Settlements

- DOV/23/00381 at 37 The Street, Ash – change from restaurant to dwelling (Class Eb 30sqm loss to C3). **Permission Granted.**
- DOV/23/00364 at 3 High Street, St Margaret's at Cliffe – conversion from estate agent's to dwelling (Class E 40sqm loss to C3). **Completed.**

The planning application information shows that 3 schemes were changes between different town centre business uses, 1 was a change from residential to restaurant use and 4 schemes were changes from town centre business to residential use.

Permitted and completed gains and losses for residential development within the Town Centre Boundaries of Dover, Deal and Sandwich

New homes within town centres can bring underused upper floors of buildings back into productive use. Changes in the use of upper floors to residential and new build residential schemes increase levels of footfall and 'natural surveillance' in town centres, including levels of evening activity in combination with pubs, restaurants, hotels and cinemas.

Whilst seeking to increase the number of dwellings in town centres it is important to ensure that ground floor units in Primary Shopping Areas are not lost to residential use to avoid fragmenting main retail areas.

Vacancy rates and footfall within Dover, Deal and Sandwich Town Centres

Vacancy rates within each town centre are monitored by the Council on a quarterly basis. Results for April 2023 to March 2024 are set out in Table 15 and will be used as a baseline for monitoring the town centre policies. The data shows the total number of vacant units, although different units will have been vacated and occupied during the year.

The results show that vacancies in Dover fluctuated over the year but the number of vacant units at the start and end of the year was the same. The number of vacancies in Deal town centre was consistent throughout the year and there was some fluctuation within Sandwich town centre, with the number of vacant units increasing by one by the end of the year.

Table 12 – Vacant Town Centre Units 2023/2024

Town	Empty shops Q1	Empty shops Q2	Empty shops Q3	Empty shops Q4	Difference
Dover	26	32	27	26	0
Deal	8	8	8	8	0
Sandwich	4	5	6	5	+1

The Council is using a footfall monitoring system that counts phone ‘pings’ anonymously, enabling the average daily footfall in town centres to be recorded. The results will be set out in forthcoming monitoring reports, as a second measure of activity levels.

Dover Town Centre

Progress in the delivery of the Dover Town Centre strategy plan, regeneration projects and opportunity areas

The Dover Town Centre strategy identifies opportunity sites for mixed-use development in and adjoining the town centre which will contribute to its overall level of vibrancy. During 2023/2024 the buildings on the site for the Dover Beacon project, within the Bench Street opportunity area, were demolished.

The Dover Beacon project will be a new building with space for education, offices, a studio, gallery and a café, together with improvements to adjoining streets and the pedestrian underpass. The scheme aims to deliver £90m in economic benefits to the town centre and surrounding area. Planning permission for the £25m scheme was granted in August 2024 (DOV/24/00181).

A video of the internal and external layouts can be found on YouTube [here](#).

Figure 11 – Dover Beacon Illustrative CGI



Image Credit: Lee Evans Partnership

The de Bradelei Wharf shopping centre was demolished in 2023 as part of the Port of Dover's proposals to regenerate the Dover Waterfront opportunity area, which include land surrounding Wellington Dock and on New Marina Curve Road.

Buildings within the **Stembrook opportunity area** (including the former Co-operative store) were demolished in 2023. There has been no development activity within the opportunity area focussed on Maison Dieu Road car park.

Planning permission for a **'drive-thru' restaurant** and parking, including EV charging bays, was granted in December 2024 for the opportunity area on the corner

of Townwall Street and Woolcomber Street (DOV/24/00293), the former Dover Leisure Centre site.

In addition to ongoing work on identified opportunity sites, the £10.5m project to restore the **Maison Dieu** Grade 1 listed building, at the corner of High Street and Ladywell within the town centre, continued through 2023/2024. The scheme, which includes the creation of a holiday let within the former Mayor's Parlour and a cafe in the former gaol, is due for completion in 2025.

Local Shops and Shop Fronts

Policy R3 aims to protect individual convenience shops outside designated centres, given the vital role they play in meeting day-to-day needs of local residents. Policy R4 requires a high standard of design for new and altered shop fronts so that they make a positive contribution to the street scene and local area.

In future AMRs the annual number of planning applications and appeals (permitted and refused) which reference Policies R3 and R4 will be used to monitor their effectiveness. The main sources of data will be the Council's commercial monitoring database and planning applications system.



Dover District
Local Plan

Transport & Infrastructure



In this Section:

- *The Delivery of Infrastructure*
- *Strategic Transport Improvements*
- *Delivery of Sustainable Travel Improvements*
- *Lorry Parking*



Transport and Infrastructure

This chapter reports on the monitoring indicators of the following Local Plan Transport and Infrastructure Policies:

- **SP11 – Infrastructure and Developer Contributions**
- **SP12 – Strategic Transport Infrastructure**
- **T11 – Sustainable Travel**

The Delivery of Infrastructure Projects

New and improved infrastructure is secured and delivered through the planning system as part of a planning application consent to mitigate the impacts of a development proposal by providing different types of new infrastructure or financial contributions towards existing services – known as ‘planning obligations’, or ‘developer contributions’. Planning obligations in this district are secured through Section 106 (S106) legal agreements.

In the monitoring year 2023-2024:

- £1,531,003.81 was secured through new S106 agreements, and
- £1,570,950.13 was received.
- £3,540,889.13 was spent
- of the spent, £1,904,109.98 was transferred internally to DDC Teams to go towards DDC-operated functions and services and £1,546,779.15 was transferred to KCC, to go towards KCC-operated functions and services

The Infrastructure Funding Statement (IFS) is produced annually and sets out all the planning obligations (S106) funds that have been secured, received, spent and held each financial year.

In July 2023, the Council published the Infrastructure Delivery Plan (IDP)⁸, which sets out detail on the following:

- Current Infrastructure and whether it’s at capacity
- Planned Infrastructure and Strategies
- Future Infrastructure needs and
- The timing, costs, funding and delivery partners

⁸ [Infrastructure Delivery Plan - V3 July 2023 \(doverDistrictlocalplan.co.uk\)](https://www.doverdistrictlocalplan.co.uk)

This enables DDC to determine which projects and services are required to have funding directed to them when S106 agreements are being created. Detailed FAQs on this topic are also available on our website⁹.

The Council will continue to work with relevant service providers to ensure that infrastructure is delivered, in the right place, at the right time, to meet the needs of the district and support new development. As a 'living' document, the IDP will be updated in 2025.

Strategic Policy SP11 will continue to apply to all new developments and requires infrastructure delivery through the direct provision of the infrastructure on-site or by a proportionate contribution towards the overall cost of such, including upgrades to existing provision, in addition to appropriate maintenance costs.

Strategic Transport Improvements

Strategic Policy SP12 sets out a number of strategic highway improvements that are critical to the growth of the district, and progress towards these will be monitored through the AMR.

- A2 Access Project and Whitfield and Duke of York Roundabout improvements
- A257/A258 Junction improvements
- Supporting HS1 and station improvements
- Dover Fastrack

Whitfield and Duke of York Roundabouts (A2)

The Infrastructure Delivery Plan 2023 sets out the details of the proposed upgrades to both roundabouts which have been agreed with National Highways (NH) and Kent County Council Highways (KCC).

For new development sited within relevant zones of the district the council will collect proportionate financial contributions towards the planned improvements/upgrades.

More information is available [here](#).

⁹ [Infrastructure and Section 106 FAQ's \(doverDistrictLocalPlan.co.uk\)](https://doverDistrictLocalPlan.co.uk)

Sustainable Travel improvements

Cycling and Walking

Dover District Council (DDC) has secured funding from Active Travel England (ATE), in partnership with Kent County Council (KCC), to commission a Local Cycling and Walking Infrastructure Plan (LCWIP) for Dover District. The scope of this LCWIP is the creation of a coherent plan that identifies cycling and walking infrastructure improvements for future investment across the entire district. The LCWIP aims to improve safe active travel options for all residents and tourists between key trip origin and destination points including public transport networks and provides links to existing cycling routes such as the National Cycle Network and those proposed in the Kent Cycling and Walking Infrastructure Plan (KCWIP).

- For more information on Cycle routes across Dover, please see the [Dover Cycling Strategy](#)
- For more information on Public Rights of Way (PRoW), please visit KCC's website, to view the PRoW Map and search for Dover.

Transport Assessments/ Statements and Travel Plans

Policy TI2 – Transport Statements, Assessments and Travel Plans allows the indicator to be monitored to determine the number of applications approved with Transport Assessments/Statements and Travel Plans. KCC are consulted on these documents as part of the planning application process as the Local Highway Authority.

Number of applications granted against KCC Highways Advice

During the 2023/24 monitoring year no applications have been granted against KCC Highways advice.

Lorry Parking

Number and location of new lorry parking facilities in the district

Policy TI4 of the Local Plan supports provision of new lorry parking facilities in certain circumstances. There are currently 10 authorised overnight parking areas in the DDC area which can be found [here](#).

DDC currently have a Planning Application under consideration for Dover Marina Curve Phase 1A Dover Harbour Dover with associated Lorry Parking.



Dover District
Local Plan

Natural and Historic Environment



In this Section:

- *Designated Environmental Sites*
- *Biodiversity Net Gain*
- *Kent Downs National Landscape*
- *Air Quality*
- *Historic Environment*



Natural Environment

This chapter reports on the monitoring indicators of the Natural Environment Policies from the Local Plan:

- **SP13 – Protecting the Districts Hierarchy of Designated Environmental Sites and Biodiversity Assets Environmental Sites**
- **SP14 – Enhancing Green Infrastructure and Biodiversity**
- **NE1 - Biodiversity Net Gain (BNG)**
- **NE2 – Landscape Character and the Kent AONB**
- **NE3 – Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy**
- **NE4 – Air Quality**

Designated Environmental Sites

Strategic Policy SP13 aims to conserve and enhance the district's important natural landscapes and water environments, to ensure these assets can continue to be experienced and valued by residents and visitors and are protected from inappropriate development.

There are five internationally designated environmental sites within the district which this policy aims to protect:

- Dover to Kingsdown Cliffs SAC
- Lydden and Temple Ewell Downs SAC
- Thanet Coast and Sandwich Bay SPA
- Thanet Coast and Sandwich Bay Ramsar Site
- Sandwich Bay SAC

There are nationally registered Heritage Coasts and the Kent Downs National Landscape. See our Green Infrastructure Strategy [here](#) for more information.

Sites of Special Scientific Interest (SSSIs)

Most of the District's SSSI units are in 'favourable' or 'unfavourable recovering' condition, demonstrating good conservation of these assets. Exceptions are at:

- Alkham, Lydden and Swingfield Woods SSSI – unfavourable declining due to high levels of sycamore, one unit;
- Dover to Kingsdown Cliffs SSSI - unfavourable no change due to lack of grazing management, three units;
- Sandwich Bay to Hacklinge Marshes SSSI - unfavourable no change due to inappropriate ditch management (five units) and one unfavourable declining unit.

Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy

This SPA is internationally and nationally designated due to its nature conservation importance for migratory birds, such as over-wintering turnstones, European Golden Plovers and breeding Little Terns. Evidence shows that recreational activity can cause harmful disturbance to these species. The Local Plan includes Policy NE3 to address this issue and requires financial contributions to be paid from new residential development which is inside a 9km zone of influence (ZOI) towards the mitigation and monitoring strategy. View the strategy here: [Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy \(SAMMS\)](#)

Prior to Policy NE3 being implemented, the council's strategy for the SPA mitigation applied to major development proposals across the district. Therefore, the data for the monitoring year 23/24 for housing completions reflects the previous strategy which would have been applied to the relevant applications.

Development proposals contributing to SPA Mitigation and Monitoring Strategy (SAMMs)

During 23/24 there were 283 new housing completions in the 9km ZOI. Of those, 230 units contributed towards the SAMMs which were secured through developer contributions (S106 agreements).

Biodiversity Net Gain

Development proposals, habitat creation, restoration, and management

From 12th February 2024, Biodiversity net gain (BNG) became mandatory for major development made under the Town and Country Planning Act (TCPA) 1990, subject to the exemptions or transitional provisions set out in government guidance. Read more [here](#).

Eligible developments must meet the mandatory requirement of a minimum 10% biodiversity net gain over the pre-development biodiversity value of the site. This mandatory requirement is included in Policy NE1 of the Local Plan. The minimum information which must be submitted is set out in [The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#) and [Planning Practice Guidance on Biodiversity Net Gain](#).

- For more information about Kent's ecosystem, plants and wildlife please refer to KCC's [Kent Environment Strategy](#)
- For more information on The Council's Green Infrastructure Strategy, please visit our [website](#).

Kent County Council have consulted on the [Kent and Medway Local Nature Recovery Strategy](#) in January 2025. This strategy will establish priorities and map proposals for specific actions to drive nature recovery and wider environmental benefits.

Additional reporting on BNG (Local Plan Policy NE1) and how it is being implemented through planning applications and monitored long term will be included in future AMR reports. In addition, from 2026, the council will be publishing an annual Biodiversity Monitoring Report.

Kent Downs National Landscape (formerly Area of Outstanding Natural Beauty)

Figure 13 – Kent Downs National Landscape Areas within the District



The figure left is taken from the [Policies Map](#) from Local Plan, which shows the area the National Landscape covers in the District (green area outlined in blue).

Policy NE2 of the Local Plan sets out specific requirements for developments within the National Landscape designation. Major development proposals will only be permitted in exceptional circumstances, as guided by National Policy.

Major Planning applications granted and completed within the National Landscape

Although this monitoring indicator has only recently been adopted through the Local Plan in October 2024, there have been no planning applications of 10+ units were granted or completed during 23/24 within the National Landscape designation.

Air Quality

The council are part of the Kent Air Quality Partnership, which was established in 1992 to work towards improving the quality of Kent's air. The Partnership is made up of representatives from each district's transport, planning and environment departments, Kent County Council, the Environment Agency, National Power and other stakeholders related to air quality issues.

The Council are currently working on a revised updated Air Quality Action Plan. Once the final Plan is complete and accepted by Defra, the Plan will be adopted. Further information can be found on the [DDC Website](#) and [Environmental data - Kent County Council / Home - Defra, UK](#)

Development proposals that might lead to a significant deterioration in air quality or national air quality objectives being exceeded, must carry out either Air Quality Assessment alone, or in combination with other committed development, carried out in accordance with the relevant guidance and utilising the DEFRA Emissions Factor Toolkit. Detailed requirements are set out in Policy NE4.

Several new development applications have been progressed in 2023 which met this requirement.

Table C.1 (right) is taken from [Dover District Council, 2024 Annual Status Report](#), Appendix C: Supporting Technical Information/Air Quality Monitoring Data QA/QC.

It lists planning applications with relevant information. If it is a 'Major' development, then The Council are requesting that an Air Quality Assessment (AQA) is completed.

Table C.1 - Planning Applications within Dover District Council (2023)

Reference	Location	Details	Status	Comments
24/00293	Land At The Corner Of Townwall Street And Woolcomber Street Dover CT16 1QF	Erection of a drive thru restaurant, car parking, car charging bays, substation, landscaping and associated works, including Customer Order Displays (COD) and a height restrictor	Awaiting decision May-24	Air quality assessment has been submitted
24/00181	The Beacon Project Bench Street Dover Kent	Full application for the erection of an up to four storeys in height building for uses including education, offices, studio, gallery and cafe (Use Classes E(g)(i), E(b) and F1)	Awaiting decision Jun-24	Air quality assessment has been submitted

The River Dour

Policy NE6 of the Local Plan sets out specific requirements for applications within the area of the River Dour Corridor to consider the important ecosystem of the chalk stream. To ensure there are no adverse impacts on water quality.

Future AMRs will report on all planning applications approved within the corridor area.

Historic Environment

The Local Plan includes a number of policies on the historic environment:

- **SP15 – Protecting the District’s Historic Environment**
- **HE1 – Designated and non-Designated Heritage Assets**
- **HE2 – Conservation Areas**
- **HE3 – Archaeology**
- **HE4 – Historic Parks and Gardens**

Dover has a rich historic environment and contains:

- 1,926 listed buildings
- 57 Conservation Areas
- 50 Scheduled Monuments
- 6 Historic Parks and Gardens
- 1 protected wreck site
- 14,000 entries on the Kent Historic Environment Record

The [Heritage Strategy](#) for the district sets out more information.

The main aims of the policies in the Local Plan are to conserve and enhance the heritage assets in the district, in order to protect their significance and ensure they can be appreciated and enjoyed by current and future residents.

All planning applications which have the potential to impact on heritage assets and the historic environment are required to submit Heritage Statements to support their proposals.

Future AMRs will report on all planning applications granted where they have submitted a heritage statement, applications refused where they haven’t met the requirements of these policies and appeals dismissed on heritage grounds.

Figure 14 – Maison Dieu, View from Effingham Crescent Corner; Image Credit: Matt Emmett



Duty to Cooperate & Public Engagement



In this Section:

- *Duty to Cooperate*
- *Statement of Community Involvement*
- *Consultation Events Held*

Duty to Cooperate and Public Consultations

Duty to Cooperate

The duty to co-operate places a legal duty on councils to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation relating to strategic cross-boundary matters.

The Council co-operated with other authorities in Kent and key stakeholders in planning for the district's future through the Local Plan. This has involved a number of meetings over the monitoring period which are shown in the 2023 Duty to Cooperate Statement [here](#). Please also review [the Local Plan examination library](#) which contains information on further Duty to Cooperate information.

There is also a requirement for the preparation of Statements of Common Ground (SOCG) as part of the plan-making process. A SOCG is a written statement comprising factual information regarding cross-boundary impacts of a Development Plan's proposals and any necessary mitigation. As part of the preparation of the Local Plan, the Council prepared SOCGs with relevant stakeholders (e.g., neighbouring

local planning authorities) to demonstrate the undertaking of effective and on-going co-operation. The Council has several agreed SOCGs which are available on the website here: [Examination Documents](#).

Public/Community Engagement

Statement of Community Involvement

The Council has a legal duty to consult residents and businesses at different stages of planning applications and planning document preparation. The Statement of Community Involvement (SCI) sets out how the Council aims to facilitate this. The Council's SCI identifies who the Council will consult and how they will be consulted as part of planning applications and the plan making process.

The current [Statement of Community Involvement](#) (SCI) was adopted in 2019 and the council intends to update it during 2025.

2023-2024 Consultation events

During the 2023/24 monitoring period the following public consultations took place, details for which can be found here: [Consultation Home - Keystone \(objective.co.uk\)](https://www.objective.co.uk)

Table 13 – Consultations in the Monitoring Year 2023-24

Consultation Event	Date
Sustainability Appraisal Non-Technical Summary/Addendum and Errata Sheet	25/05/23 – 06/07/23
Dour Street Conservation Area Appraisal	30/05/23 – 11/07/23
Dover District Green Infrastructure Strategy	03/10/23 – 14/11/23

Local Plan Sustainability Appraisal Non-Technical Summary/Addendum and Errata Sheet:

This consultation summarised the Sustainability Appraisal Report of the Local Plan Regulation 19 Submission (October 2022) and the Sustainability Appraisal Addendum and ERRATA Sheet II (May 2023). We received 17 comments. These documents are now approved supporting documentation to the [Dover District Local Plan to 2040](#). Further information is available [here](#).

Dour Street Conservation Area Appraisal

This was a consultation on this appraisal document. The appraisal seeks to provide an understanding of the historic or architectural character of the conservation

area and sets out options and recommendations to help ensure that the heritage significance of the conservation area is appropriately protected. This appraisal has been adopted by the council and is a material consideration in the determination of applications within and adjacent to the conservation area. We received 7 comments. Further information and supporting documents are available [here](#).

Dover District Green Infrastructure Strategy

The Green Infrastructure Strategy aim is to deliver a high-quality multifunctional network of green and blue spaces that benefit people and nature through the protection of existing assets and identification of opportunities to connect and enhance the green infrastructure network. We received 73 comments on the consultation document.

The Dover District Green Infrastructure Strategy was Adopted by the Cabinet on the 3rd June 2024. Further information and supporting documents are available [here](#).

For information on future consultations, you can join our portal [here](#) or 'Keep me posted'