

Authority Monitoring Report

(Appendix)



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Appendix A - Monitoring Indicators

Monitoring indicators are used to assess against the Local Plan. The overall aim of these indicators is to:

- Check the effectiveness of policy and whether it is being implemented as expected;
- Report on whether development targets are being met;
- Assess the timely delivery of key infrastructure set out in the plan and the Infrastructure Delivery Plan;
- Assess where policies are not being implemented and analyse why;
- Identify policies that may require early review due to implementation issues or changes in national policy.

To view Local Plan Monitoring Indicators – click [here](#)

Future Monitoring of Local Plan Policies

The Local Plan was adopted on 16th October 2024 and included a number of new policies. The data in this AMR covers the 1st April 2023 to 31st March 2024, prior to plan adoption. Therefore, not all of the Local Plan policies can be effectively monitored as they were not applied to the sites under construction or completed or applications granted in the monitoring year for this AMR (1st April 2023 – 31st March 2024). There will be a transition period during which time new structures and processes will be implemented at the planning application stage to enable the monitoring of these policies in future AMR reports. For the full list of monitoring indicators which will be used see: [Appendix C - Local Plan Monitoring Indicators - Dover District Local Plan to 2040](#). Many of these are monitored in the AMR report, however, the ones without 23/24 data are listed in the table below.

Table 1 – Local Plan 2024 Policies Not Monitored in 23/24 AMR:

Local Plan Chapter	Local Plan Policies	Indicator
Climate Change	SP1 – Planning for Climate Change CC1 – Reducing Carbon Emissions	Percentage reduction in CO2 emissions in the district that demonstrate policy or Future Home Standard compliance Percentage of applications for non-residential buildings that demonstrate BREEAM 'Very Good' or Future Building Standard compliance
	CC2 – Sustainable Design and Construction	Number of energy-efficiency measures installed in homes in the District Percentage of new homes in the district with Energy Performance Certificates of A or B
	SP1 – Planning for Climate Change CC3 - Renewable and Low Carbon Energy Development	Number of applications permitted for the generation of renewable or low-carbon energy
	SP1 – Planning for Climate Change CC4 – Water Efficiency	Average domestic water consumption in District
	SP1 – Planning for Climate Change CC6 - Surface Water Management	Number of qualifying permitted developments incorporating SuDS
	SP1 – Planning for Climate Change CC7 - Coastal Change Management Areas	Development permitted in Coastal Change Management Areas
Place Making	SP2 - Planning for Healthy and Gain Inclusive Communities PM1 - Achieving High Quality Design, Place Making and the provision of Design Codes	Number of public realm, cultural and public art projects secured by S106 agreement

	<p>SP2 - Planning for Healthy and Gain Inclusive Communities</p> <p>PM2 - Quality of Residential Accommodation</p>	Percentage of units approved/completed which are: M4(2) accessible and adaptable dwellings compliant and M4(3) wheelchair user dwellings compliant
Economic Growth	E3 - Businesses Operating from Residential Property	Annual applications determined which apply Policy E3 on business operating from a residential property
Retail and Town Centres	<p>SP7 - Retail and Town Centres</p> <p>SP8 - Dover Town Centre</p> <p>SP9 - Deal Town Centre</p> <p>SP10 - Sandwich Town Centre</p> <p>R1 - Primary Shopping Areas</p> <p>R3 - Local Shops</p>	<p>Gains and losses in retail and Town centre uses floorspace, by use class, in:</p> <ul style="list-style-type: none"> • Dover, Deal and Sandwich Town Centres • District Centres • Primary Shopping Areas • Other Settlements
	R4 - Shop Fronts	Annual applications determined which apply Policy R4 on shop fronts
Transport and Infrastructure	TI3 - Parking Provision on New Development	% of qualifying, approved applications/appeals which meet the parking standards set out in policy
Natural and Historic Environment	<p>SP14 - Enhancing Green Infrastructure and Biodiversity</p> <p>NE1 - Biodiversity Net Gain</p>	<p>Biodiversity Net Gain on development proposals</p> <p>Habitat creation, restoration and management</p>
	<p>SP15 - Protecting the District's Historic Environment</p> <p>HE 1 - Designated and Non-Designated Heritage Assets</p> <p>HE2 - Conservation Areas</p> <p>HE3 - Archaeology</p> <p>HE4 - Historic Parks and Gardens</p>	<p>Annual Planning applications refused and appeals dismissed on based on the following policies:</p> <ul style="list-style-type: none"> • HE1 – Harm to a designated or non-designated heritage asset • HE2 – Harm to a Conservation Area or • HE3 – Harm to asset of archaeological interest • HE4 – Harm to a historic park and garden
	NE6 - The River Dour	Number of applications approved with Policy NE6 applied - Quality of River Dour

Appendix B - Strategic Sites Development Progress Data

Whitfield Urban Expansion

Table 2 - Previous Completions - Whitfield Urban Expansion Phase 1/1A/1D

Outline Application	Reserved Matters Application	Net Completions
10/01011	13/00607	74
10/01011	17/00056	26
10/01010	16/01314	90
10/01010	17/01525	29
10/01010	18/01238/A	26
10/01010	20/00640	100
	Total	345

Table 3 - Development Progress on extant Reserved Matters applications 2023-2024 - Whitfield Urban Expansion

Outline Application	Reserved Matters Application	Application Status		
		Not Started	Under Construction	Net Completions
10/01010	18/01238	8	0	0
10/01010	22/01608	19	8	0
10/01010	22/00769	7	0	0
10/01010	22/00029	217	4	28
10/01010	22/00219	0	17	5
10/01010	18/01238/A	0	0	6
10/01010	20/00640	21	0	59
10/01010	22/00211	39	6	13
10/01010	20/00718 and S73 22/01166	221	0	0
	Total	532	35	111

There is a separate full consent (16/00136 – Singledge Lane, Whitfield) for 133 units on Phase 1d which was completed between 19/20 and 22/23 monitoring years.

Aylesham Village Expansion

Table 4 - Previous Completions, Aylesham Village Expansion

Application	Number of Units	Completion Year
07/01081	173	2015/16
15/01004	71	2017/18
15/01133	69	2018/19
16/00180	277	2019/20
16/00985	162	2019/20
18/01119	91	2020/21
19/00025	91	2021/22
20/00384	50	2022/23
Total	984	

More information about the Aylesham Garden Village can be found on the dedicated development webpage: [Aylesham Village \(ayleshamgardenvillage.co.uk\)](http://ayleshamgardenvillage.co.uk).

Appendix C – Granted Planning Permissions for Housing Developments

The tables below provide headline data collected against each settlement type (established through Local Plan Settlement Hierarchy) (for a breakdown of Parishes included in each Settlement please see [Dover District Local Plan to 2040, Table 3.3 Settlement Hierarchy](#))

Extant Permissions are those which have planning consent and are either not started or under construction but not yet complete.

Table 5 – Windfall Application Units Granted by Dwelling Type and Settlement Hierarchy Classification 2023-24

Location	Bungalow	Flat/Maisonette	House	Total
Dover (excl. WUE)	1	40	57	98
Deal	1	24	272	297
Sandwich	0	0	4	4
Aylesham	0	0	0	0
Local Centre	5	1	21	27
Large Village	0	13	215	228
Small Village	1	4	30	35

Table 6 – Windfall Application Units Granted by Number of Beds and Settlement Hierarchy Classification 2023-24

Location	1 Bed	2 Bed	3 Bed	4+Bed	Unknown	Total
Dover (excl. WUE)	19	14	27	27	11	98
Deal	25	50	40	27	155	297
Sandwich	0	1	0	2	0	3
Aylesham	0	0	0	0	0	0
Local Centre	1	9	9	7	1	27
Large Village	8	41	91	67	21	228
Small Village	2	9	13	11	0	35

Table 7 - Windfall Planning Application Units by Development Status and Settlement Hierarchy Classification at End of 2023-2024

Location	Not Started	Under Construction	Completions
Dover (excl. WUE)	309	116	59
Deal	592	114	190
Sandwich	763	1	14
Aylesham	27	0	0
Local Centres	203	95	83
Larger Villages	268	16	22
Smaller Villages	83	35	23
Total	2245	377	391

Table 8 - Major Planning Application Units Granted Permission by Dwelling Type and Settlement Hierarchy Classification 2023-2024

Location	Bungalow	Flat/Maisonette	House	Total
Dover (excl. WUE)	0	68	106	174
Deal	0	18	249	267
Sandwich	0	0	0	0
Aylesham	0	0	0	0
Local Centre	0	0	0	0
Large Village	0	27	202	229
Small Village	0	4	23	27

Table 9 - Major Planning Application Units Granted Permission by Number of Beds and Settlement Hierarchy classification 2023-2024

Location	1 Bed	2 Bed	3 Bed	4+Bed	Unknown	Total
Dover (excl. WUE)	31	69	50	24	11	185
Deal	17	42	33	20	155	267
Sandwich	0	0	0	0	0	0
Aylesham	0	0	0	0	0	0
Local Centre	0	0	0	0	0	0
Large Village	8	54	87	64	16	229
Small Village	2	6	12	7	0	27

Table 10 - Major Planning Application Units Granted Permission by Development Status and Settlement Hierarchy Classification 2023-2024

Location	Not Started	Under Construction	Completed
Dover (excl. WUE)	174	0	0
Deal	265	0	0
Sandwich	0	0	0
Aylesham	0	0	0
Local Centre	0	0	0
Large Village	225	4	0
Small Village	27	0	0
Total	691	4	0

Appendix D - Affordable Housing Data

Applications granted permission during 2023-2024 monitoring period with on-site Affordable Housing

The current Affordable Housing extant supply across the district is 689 new homes, of those 46% are under construction as of end of March 2024.

Table 11 – Applications Providing On-site Affordable Housing granted in 2023-24

Application	Site Address	Net number of Units	Affordable Units	Tenure Split
22/00043	Land between no. 107 and 127 Capel Street, Capel-le-Ferne	34	10	7 Affordable Rent 3 Shared ownership
23/00401	Land South of Cauldham Lane, Capel-le-Ferne	16	5	3 Affordable Rent 1 First Home 1 Other
22/00652	Land South West Of London Road, Deal	155	47	33 Affordable Rent 14 Affordable Housing
22/01345	12 King Street, Deal	18	3	3 Social Rent
20/01068	Buckland Mill, Crabble Hill, Dover	135	19	5 First Homes, 10 Affordable Rent, 4 X Shared Ownership
21/01615	The Old Malt House, Easole Street, Nonington	27	8	4 Affordable Rent 2 Shared Ownership 2 first Homes
22/01379	Site at Betteshanger Sustainable Parks, Betteshanger Road, Northbourne	210	50	35 Affordable rent 15 Shared Ownership-

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22/00817	Land at Churchfield Farm, The Street, Sholden	48	14	10 Affordable Rent 4 Shared ownership
23/01078	Land South West of Sholden Drive, Sandwich Road, Sholden	46	17	Expected split: 70% affordable rent, 30% intermediate housing
22/00737	Land to rear of Archers Court Road, Whitfield	28	8	To be determined
23/00076	Car Park, Military Road	8	8	Social, Affordable or Intermediate Rent - DDC application - Split TBD
	Total	717	181	

Affordable Housing Completions in 23/24

During the monitoring period 2023-24, out of the 709 completions across the district, 162 were Affordable Housing from the following applications:

Table 12 – Completions with on-site Affordable Housing 2023-24

Application	Site Address	Affordable Units	Completions	Tenure Split
20/00416	Phase 2B (parcel 9) Aylesham Village Expansion	48	16	To be determined
20/01004	Phase 2B Parcel 3 Land for Aylesham Village Expansion	24	24	17 Affordable Rent 7 Shared Ownership
19/00895	Land to the rear of Freemans Way, Freemans Way, Deal	26	26	To be determined
14/00240	Eastry Hospital, Mill Lane, Eastry	10	8	Affordable Rent
19/01362	Summerfield Nurseries, Barnsole Road, Staple	6	6	Shared Ownership

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14/00361	Land off, Station Road, Walmer	67	9	47 Affordable Rent 20 Shared Ownership
19/00690	Land off Chequer Lane, Ash	27	27	16 Affordable Rent 11 Shared Ownership
19/00243	Land east of Woodnesborough Road, Sandwich	36	36	25 Affordable Rent 11 Shared ownership
20/01508	Land to the South West of Village Hall, Coxhill, Shepherdsweil with Coldred	10	10	Affordable Rent
	Total	254	162	

Rural Local Needs Housing

Table 13 – Completed Rural Local Needs Affordable Housing 2023-2024

Application	Site Address	Net number of Units	Affordable Units	Tenure Split
20/01508	Land to the South West of Village Hall, Coxhill, Shepherdsweil with Coldred	13	10	Affordable Rent

Appendix E - Average density of new homes by Parish

Table 14 – Average Density of New Permissions Granted by Settlement 2023-2024

Settlement	Average New Permission Density (DpHA) 2023-24
Alkham	26.7
Ash	27.2
Aylesham	n/a
Capel-le-Ferne	16.5
Deal	50.7
Denton-with-Wooton	25.0
Dover	65.9
Eastry	61.9 ¹
Eythorne	20.0
Goodnestone	15.8
Great Mongeham	7.1
Guston	33.3
Hougham Without	26.2
Langdon	12.5
Lydden	n/a
Nonington	16.9
Northbourne	-13.4 ²
Preston	20.2
Ringwould-with-Kingsdown	n/a
Ripple	n/a
River	n/a
Sandwich	57.3
Shepherdswell-with-Coldred	17.1
Sholden	10.9

¹ Average skewed upwards by 1no. units on an exceptionally small site at Selson Farm. Excluding this outlier the application the average density is **23.9**

² Average skewed downwards by loss of 1no. units on an exceptionally small site at former Highway Motors. Excluding this outlier the application the average density is **4.9**

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St Margaret's-at-Cliffe	39.0 ³
Staple	6.3
Stourmouth	8.2
Sutton-by-Dover	7.7
Temple Ewell	n/a
Tilmanstone	100 ⁴
Walmer	111.9 ⁵
Whitfield	18.6
Wingham	13.8
Woodnesborough	50 ⁶
Worth	50 ⁷

³ Average skewed upwards by 1no. units on an exceptionally small site at 3 High Street. Excluding this outlier the application the average density is **9.5**

⁴ Average skewed upwards by 1no. units on an exceptionally small site at Hay & Cattle Barn, North Court Lane. Excluding this outlier the application the average density is **0**

⁵ Average skewed upwards by 1no. units on an exceptionally small site at 56 Campbell Road. Excluding this outlier the application the average density is **28.0**

⁶ Average skewed upwards by 1no. units on an exceptionally small site at Wenwood, The Street. Excluding this outlier the application the average density is **0**

⁷ Average skewed upwards by 1no. units on an exceptionally small site at 20 Chestnut Drive. Excluding this outlier the application the average density is **2.1**

Appendix F - Use Classes

Use classes are national and categorise buildings and land based on their primary function. These categories help regulate changes in use and ensure that such changes are managed effectively.

Use Classes can be viewed here: [England - Use Class Order_March23.indd](#)

Appendix G – Tourism Applications 2023-24

Table 15 - Applications Granted During 2023-2024

Application	Type	Location	Description	Tourism Type
22/01450	Change of Use	Ash	Change of use of land to seasonal glamping and camping to include the erection of 5no. Bell tents 30 camping pitches, retention of existing toilet block, washing up area, associated parking, electric car charging point and bicycle storage.	Camping/Glamping
23/00762	Change of Use	Ash	Change of use to a seasonal campsite for 20 pitches, erection of 3 buildings, office, store, toilet, showers and parking	Camping/Glamping
21/01307	Change of Use	Walmer	Change of use from Holiday Let to residential dwelling	Holiday Let
23/00780	Full	Preston	Erection of a building for use as a holiday let (existing outbuildings to be demolished)	Holiday Let
22/00931	Change of Use	Ripple	Change of use of land and erection of a single storey detached building for use as a holiday let (container to be removed)	Holiday Let
23/01035	Change of Use	Dover	Change of use of agricultural building to holiday let and associated alterations	Holiday Let

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23/00803	Change of Use	Nonington	Conversion of garage/store and extension to side (including change in roof) to create holiday let (amended description)	Holiday Let
23/00480	Change of Use	Woodnesborough	Change of use of garage to holiday let	Holiday Let
23/00993	Full	Sholden	Erection of an outbuilding for holiday accommodation, boundary and privacy fencing and extended driveway	Holiday Let
23/00695	Change of Use	Northbourne	Change of use of land for the siting of 4 mobile units for holiday accommodation	Other

Table 16 – Tourism Uses Completions 2023-2024

Application	Type	Location	Description	Tourism Type	Gain/Loss
21/01756	Change of Use	Sandwich	Change of use and conversion of agricultural building to holiday let (Use Class C1) and creation of parking	Hotel/B&B - Use Class C1	Gain
22/00115	Change of Use	Shepherdswell with Coldred	Change of use of agricultural land to seasonal 45no. pitch campsite and erection of temporary toilet and shower blocks	Camping/Glamping	Gain
21/01814	Change of Use	Eythorne	Change of use and conversion of barn into holiday let	Holiday Let	Gain

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21/01512	Change of Use	Northbourne	Change of use of Updown Farmhouse to guest accommodation, change of use and conversion of Stable 1, Gardener's Cottage and farmhouse garage to guest accommodation/holiday lets, Beech Cottage to manager's accommodation, barn outbuilding to plant, refuse and store, barn to restaurant with installation of new ventilation system, new vehicle access, car parking and landscaping	Holiday Let	Gain
22/01228	Change of Use	Sandwich	Change of use and conversion of main house to single dwelling and outbuildings to 4no. self-contained holiday lets with parking	Holiday Let	Gain
21/01756	Change of Use	Sandwich	Change of use and conversion of agricultural building to holiday let (Use Class C1) and creation of parking	Holiday Let	Gain

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21/00858	Change of Use	Walmer	Change of use and conversion to a holiday let	Holiday Let	Gain
20/00332	Change of Use	Ash	Change of use from residential (Class C3) to holiday let	Holiday Let	Gain
21/00750	Change of Use	Sandwich	Change of use to residential dwelling (Class C3)	Holiday Let	Loss

END

