



Authority Monitoring Report 2023 - 2028

October 2023



Dover District **Local Plan**
Supporting document



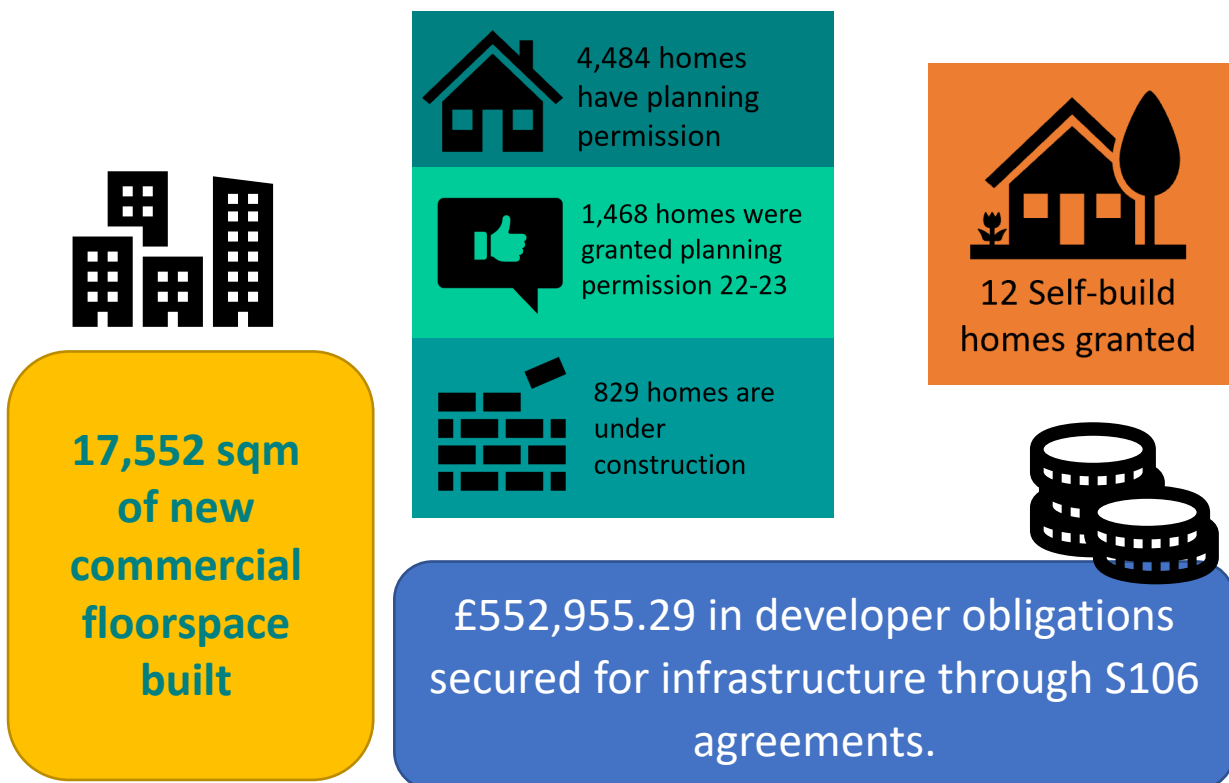
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Executive Summary

During the monitoring Period of the **1st of April 2022 to the 31st of March 2023** the following things have taken place in the District:



1. Introduction

What is the Authority Monitoring Report?

An Authority Monitoring Report (AMR) is a document produced by Dover District Council and has a number of functions which include:

- Reviewing councils progress in relation to adopted development plan monitoring targets.
- Reviewing the Councils progress of producing the new District Local Plan to 2040 and other policy documents
- Providing borough-wide planning statistics on housing, employment, environment, and transport.
- Recording Consultation and Duty to Co-operate Events
- Reporting on Neighbourhood Planning

What are the key requirements of the Authority Monitoring Report?

The Government's Planning Practice Guidance (PPG) details various pieces of information which Local Planning Authorities (LPAs) should report annually. The PPG states that LPA's must publish information at least annually that shows progress with Local Plan preparation; report any activity relating to the duty to cooperate; and show how the implementation of policies in the Local Plan is progressing. Furthermore, LPAs are encouraged to report as frequently as possible on planning matters to communities. This is important to enable communities and interested parties to be aware of progress.

LPAs can also use the AMR to provide up-to-date information on the implementation of any neighbourhood plans that have been made, and to determine whether there is a need to undertake a partial or full review of the Local Plan.

Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out that the report should be made publicly available and 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 details of important developments.

Time period covered by this AMR

This AMR report refers to data collected within the most recent monitoring year 2022/2023, which is from the **1st of April 2022 to the 31st of March 2023** 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 September 2023 at the time this report was produced. Up to date information about the status of the Local Plan and Planning documents can also be found on the [Dover District Council Website](#).

[Copies of previous AMRs are available and can be downloaded from the website here.](#)

2. Dover Development Plan

Local Development Scheme

LPA's 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.

Cabinet Members approved the latest Local Development Scheme (LDS) on Monday 5th September 2022. [View the current Local Development Scheme \(Sept 2022\) here.](#)

Current adopted Development Plan Documents

The current development plan for the Dover District sets out the strategic priorities for the development of the District, land allocations and policies covering issues such as climate change, place making, housing, employment, transport, infrastructure, the environment and heritage. These planning policies are used by the council when determining planning applications or enforcing unauthorised development.

The current key documents produced by the council are the Dover District Core Strategy which was adopted in 2010 and The Land Allocations Local Plan, adopted in 2015. There are also some 'saved' policies that have been carried over from the Dover District Local Plan adopted in 2002. The council are currently in the process of preparing a new District Local Plan which will supersede these existing adopted documents once it is adopted.

Alongside the adopted development plan documents there are a number of background and evidence base documents associated with the existing development plan, these can be viewed on the council's main website on the [Evidence Base](#) page. However, please note that there are new evidence base documents that have superseded those which support the emerging New Local Plan 2020 - 2040. These can be found on the [New Local Plan Website - Evidence Base](#) page (*more information below under New Local Plan*).

In summary, as of August 2023, the below documents create the existing adopted 'Development Plan' for the Dover District:

- Core Strategy (2010)
- Land Allocations Local Plan (2015)
- Saved Policies (2002)
- Worth Neighbourhood Plan (2015)
- Ash Neighbourhood Plan (2021)
- Policies Map
- [Kent Minerals and Waste Local Plan and partial early review](#) (Kent County Council)

Local Plan Policies Map

Dover District Council are required to produce an [Adopted Policies Map](#) in our Local Plan documents. This map shows the location of proposals in all current Adopted Development Plan Documents, listed above.

You can also view the [Regulation 19 Policies Map](#) that relates to Policies within the Regulation 19 Submission version of the Local Plan on the [New Local Plan Website](#).

Supplementary Planning Documents and other guidance

Supplementary Planning Documents (SPDs) and Guidance documents are intended to provide detailed guidance on how planning policies in the Development Plan will be implemented. They can either be topic or area related. Other more informal guidance is also produced to assist with new legislation and design advice when required. The below documents set out the council's position on a range of key topics and are a 'material consideration' when planning applications are being assessed.

- [Thanet Coast and Sandwich Bay SPA Mitigation Strategy](#)
- Dover Western Heights Masterplan (September 2015)
- Whitfield Urban Expansion Masterplan (April 2011)
- Delivering Affordable Housing through the Planning System SPD (September 2007)
- Affordable Housing SPD Addendum (July 2011)
- Aylesham Masterplan (2005)
- Buckland Mill Planning Brief (2003)
- York Street Site Planning Brief (July 2002)
- St James' Area Planning Brief (July 2002)
- Security Measures for Retail and Commercial Premises (January 2002)
- Affordable Housing Rural Exception Sites (January 2002)
- First homes position Statement (November 2021)

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

Conservation Area Character Appraisals

In addition to the above SPD's and SPG's the council has a number of approved conservation area appraisals. Unfortunately, the majority of conservation areas within the District do not have appraisals, and the council is endeavouring to either work with local community groups or consultants to address this. 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.](#)

Neighbourhood Plans

The Localism Act 2011 enables local communities to produce Neighbourhood Plans to support development in their area. Neighbourhood Plans are produced by the local community to shape and guide its future development. This may set out their vision for the future and provide general planning policies and proposals to guide development in their neighbourhood.

Neighbourhood Plans must be in general conformity with the policies set out in the adopted Development Plan documents for that area and cannot be used to prevent development. Upon adoption by the Council, such plans will hold the same weight as other Development Plan documents for the District.

Neighbourhood Plans are programmed and led by the designated group, usually the Town or Parish Council. However, the Local Authority has a duty to support groups with the preparation of their Neighbourhood Plans and officers will continue to support parishes with the Neighbourhood Planning process. The first stage in producing a Neighbourhood Plan is to designate a Neighbourhood Area.

For more information about the neighbourhood planning process from designation to adoption, please view the [Locality roadmap on neighbourhood planning](#). Locality are an organisation that advise, help fund, and provide guidance on neighbourhood planning. Their roadmap is a plain English, step-by-step guide to the process.

If you are a town or parish council or community group considering undertaking a neighbourhood plan in your area, contact the Local Plans team for some advice on the process of designation.

Current Position

As of September 2023, there are currently 7 Parish/Town Councils in the District with Neighbourhood Area Designations who are at different stages of the planning process. Currently there are two adopted neighbourhood Plans within the Dover District; Ash and Worth.

More information about all the Neighbourhood Plans and Designated areas in the District can be found here on the [council's website](#). However, please contact the neighbourhood Plan group directly for specific information on their plans and progress.

New Local Plan to 2040 – Progress Update

The emerging Dover Local Plan sets out the vision, strategic objectives and overarching development strategy for the growth of the District over the period to 2040. It provides the planning policy framework to guide the future development of the area, addressing needs and opportunities for housing, the economy, community facilities and infrastructure, as well as the basis for conserving and enhancing the natural and historic environment, mitigating, and adapting to climate change, and achieving well designed places. It sets out:

- a vision for the future of the District;
- the amount of housing and employment development needed in the District;
- strategic policies which guide all developments.
- site allocations across the District for housing, employment and other types of development;
- and policies map.

Consultation and Examination

During early 2021, the first draft of the Local Plan (known as Regulation 18) was available for public consultation. The Council subsequently consulted on the Regulation 19 Submission version of the Local Plan to 2040 for a period of 7 weeks from the 21st of October to the 9th of December 2022.

The Local Plan was submitted to the Secretary of State for independent Examination on Friday 31st March 2023. Two Inspectors were appointed to undertake the Examination.

The Inspectors' task is to consider the soundness of the submitted Plan (para 35 of the National Planning Policy Framework July 2021) *and* whether it has been prepared in accordance with the legal and procedural requirements. Plans are sound if they are:

- **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.
- **Justified** – an appropriate strategy, considering the reasonable alternatives, and based on proportionate evidence.
- **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

Information on the Examination Process:

The Examination process has now commenced. Information about the examination process can be found [here](#). This page includes the [Procedure Guide for Local Plan Examinations](#) which provides detailed practical advice for local authorities and [Guidance for Programme Officers](#). In addition, [Local plans: taking part in](#)

[examinations - GOV.UK](#) is a helpful guide about the whole Examination process for all participants.

Further details of the Examination and supporting evidence base for the new Local Plan to 2040 can be found on the dedicated Local Plan webpage: www.DoverDistrictlocalplan.co.uk

3. Monitoring Current Adopted Plan Policies

This chapter provides an update on the Council's position in relation to targets set out in the relevant policies from the adopted Core Strategy (2010) and Land Allocations Local Plan (2015).

The following Red, Amber, Green (RAG) system has been used to monitor the performance of adopted planning policies within these documents. Further analysis and commentary is added below these tables to explain the rating given.

Red	Amber	Green
None of minimal progress has been made towards meeting the core strategy/land allocations plan Target	Progress has been made towards meeting the Core Strategy land allocations plan Target however further work is required	The Core Strategy land allocations plan target has either been met or significant progress has been made

In addition, the Council has a set of its own general monitoring indicators in the adopted Core Strategy which are reported on annually. See Appendix A: Monitoring Indicators for the update to those.

Policy CP1: Settlement Hierarchy

The table below measures the performance of CP1.

Policy CP1: Settlement Hierarchy		Performance Summary
Core Strategy Target	Settlements need to maintain their range of facilities together with public transport links in order to maintain their position in the hierarchy	

Table 1 – Policy CP1

It is important that local and village centres maintain their range of facilities to ensure their vitality and viability and therefore keep their position in the Settlement Hierarchy. A review of the existing settlement hierarchy has been conducted as part of the Regulation 19 Submission Local Plan [Evidence Base](#) here.

Policy CP2: Provision on Homes and Jobs between 2006 and 2026 (Commercial)

Policy CP2, covers both commercial and housing. It will therefore be covered in both employment and housing sections. This is the commercial indicator results. In summary, commercial floorspace completions are below the levels envisaged by the Core Strategy.

Policy CP2: Provision of Homes and Jobs between 2006 and 2026 (COMMERCIAL)		Performance summary
Core Strategy Target	Provision will be made for the following: <ul style="list-style-type: none"> - Approximately 200,000sqm of Employment floorspace. - 35,000 sqm of retail floorspace - 14,000 additional homes (of which 10,100 units to be delivered by 2026) 	

Table 2 – Policy CP2

Table 3 below sets out the net gains in commercial floorspace¹ from 2006 (the Core Strategy base date) to 2023 along with the total commercial competitions in the monitoring year 2022/23 to compare against the targets in Policy CP2.

Within the monitoring period 2022/23 the District gained a gross total of 17,551 sqm of additional commercial floorspaces, new learning, non-residential institutes, or community facilities and lost 1,339 sqm of floorspace classified as ‘Sui Generis’. There were also some losses, which are also recorded below to show the net gain in commercial uses – see table below.

Use Classes	Gain Complete (+)	Under Construction	Loss Complete (-)	Net Gain Complete
Commercial: (A1- A5, B1, B2, B8, D1, D2, E)	17,016 sqm	12,439 sqm	13,944 sqm	3,073 sqm
C1*	8 Bedrooms	19 Bedrooms	5 Bedrooms	3 Bedrooms
Learning and Non Residential Institutions (F1)	0	118	121	-121
Community Facilities (F2)	25	0	0	25
Sui Generis	510 sqm	693 sqm	1,339 sqm	- 829 sqm
Total	17,551 sqm	13,250 sqm	15,403 sqm	2,248 sqm

Table 3 – Commercial Floorspace gains and losses 2022/23

* Commercial Floorspace is measured in meters squared apart from C1 which is measured in bedroom numbers.

¹ Commercial Floorspace includes employment, retail, non-residential institutions, community facilities and Sui Generis

The net total amount of commercial floorspace gained for the monitoring period is 3,073sqm. The biggest sites that contributed to the District’s completed commercial gains in floorspace are from the following applications:

Planning Application	Address	Description
14/01138	Former Tilmanstone Colliery Tip	Reserved matters application for the design and external appearance of industrial units (class B2) (10,000 sqm GEA) details pursuant to condition 40 of planning permission DOV/13/00654
21/00208	Unit G Sandwich Industrial Estate, Ramsgate Road, Sandwich	Change of use from salvage yard to B8 scaffolding yard, erection of scaffolding structures and associated hard standing (retrospective)
22/00183	BCA Fleet Solutions 2 Limited, Ramsgate Road, Sandwich	Change of use to flexible mixed-use E(g)(i), B8 and MOT Test centre (Use Class B2)

Table 4 – Sites which included commercial floorspace gains.

There is currently 13,250 sqm of commercial/employment floorspace under construction at the end of March 2023.

Policy CP5: Sustainable Construction Standards

Policy CP5 Sustainable Construction Standards		Performance Summary
Core Strategy Target	<p>New residential development permitted after the adoption of the Strategy should meet Code for Sustainable Homes level 3 (or any future national equivalent), at least Code level 4 from 1 April 2013 and at least Code level 5 from 1 April 2016.</p> <p>New non-residential development over 1,000 square metres gross floorspace permitted after adoption of the Strategy should meet BREEAM very good standard (or any future national equivalent).</p> <p>Where it can be demonstrated that a development is unable to meet these standards, permission will only be granted if the applicant makes provision for compensatory energy and water savings elsewhere in the District. The Council will encourage proposals for residential extensions and non-residential developments of 1,000 square metres or less gross floorspace to incorporate energy and water efficiency measures.</p>	

Table 5 – Policy CP5

The Code for Sustainable Homes was introduced in 2006 and was an environmental assessment method for rating and certifying the performance of new homes. The code was later withdrawn by the Government who adopted another assessment method. Therefore, no residential application permitted in the District after the code was withdrawn has been subject to this standard and no further monitoring has been conducted.

Although the Code for Sustainable Homes has been withdrawn, Policy CP5 still requires non-residential applications of over 1,000 sqm to meet BREEAM very good standard (or any national equivalent).

The below commercial applications have been permitted in the 22/23 monitoring year, that are a gain of over 1,000 sqm floorspace and were assessed against Policy CP5:

- 22/01470 2 Montagu Road, Discovery Park, Sandwich
- 22/00602 Dubris Close, White Cliffs Business Park, Whitfield

Policy LA1: Provision for Gypsies, Travellers and Travelling Showpeople

Policy LA1: Provision for Gypsies, Travellers and Travelling Showpeople		Performance Summary
Core strategy Target	Allocate site(s) to meet the additional need for an additional 17 pitches	

Table 6 – Policy LA1

The Core Strategy target set out above is now considered out of date. However, in 2017, the Council commissioned consultants Arc4 to undertake a Gypsies, Travellers and Travelling Show people Accommodation Needs Assessment (known as the GTAA 2018) to provide an up-to-date picture of current provision and activity across the District as well as an assessment for future need during the plan period for the emerging Local Plan.

The 2020 GTAA set out how many pitches will be needed for the new Local Plan period and the immediate 5-year period. The GTAA 2020 was updated again in January 2020 to inform the need for pitches for the new Local Plan period which was extended to 2040 (from 2037).

A submission to the Local Plan Examination in July 2023 updates the Gypsy and Traveller pitch need and supply In the Regulation 19 Local Plan. This note ([Gypsy and Traveller Need and Supply Update Note](#)) will be considered by the Planning Inspectorate as part of the Local Plan Examination.

Housing Delivery Policies

Housing Delivery over the monitoring period

Over the monitoring period 1st of April 2022 to 31st of March 2023 **556 dwellings** have been completed across the District.

Of the total 556 completions, 312 (56 %) were on Development Plan allocated housing sites, which remains positive as it shows the sites in the Core Strategy and Land Allocations Local Plan continue to be delivered. 354 (64 %) of the total dwellings were completed on greenfield land² and 202 (36%) dwellings were completed on brownfield land³ over the monitoring period.

There are 4,842 dwellings that have planning permission and 829 of those dwellings are currently under construction as of 31st March 2023. Table 7 below shows the summary of extant permissions between sites within the District of Dover and those within the Whitfield Urban Expansion.

Location	Number of dwellings with planning permission	Extant		
		Number of dwellings Under Construction	Number of dwellings Not Started	Total Extant
Dover District	4,164	743	3,013	3,756*
Whitfield Urban Expansion	678	86	592	678
Total	4,842	829	3,605	4,434

Table 7 – Number of dwellings with planning permission and the extant supply at the end of 22/23 monitoring period

**Where there is a difference between the total extant number and planning permissions, this is explained through completions on sites that are still under construction.*

For a full breakdown of these planning applications for extant dwellings can be found in **Appendix B** of this report.

Further monitoring and analysis of housing provision across the District is explored in the sections below.

Housing Land Supply

- At 1 April 2022 Dover District Council (the Council) has a Local Housing Need of **609 dwellings per annum**, which means a requirement of 3,045 dwellings over the five year period (2022-2027).
- At 1st April 2023 the Council can demonstrate **5.31 years' worth of housing supply** measured against the Governments housing land supply calculation.
- There are 3,397 dwellings within the Councils housing land supply that are deemed deliverable within the next five years.

² Land that has not been previously developed

³ Land which is or was occupied by a permanent structure as per definition in NPPF [Annex 2:Glossary](#)

- During the monitoring year 2022/23 there were 556 dwellings (net) completed, given the current economic climate, this is considered to be positive.
- The latest confirmed Housing Delivery Test (HDT) result is **88%** for the reporting year 2018-19, 2019-20 and 2020-21 as confirmed by the Dept for Levelling Up and Communities (DLUCH) publication in January 2022. The council estimated a 102% HDT result for the 2019-20, 2020-21, 2021-22 period but this is yet to be formally by DLUCH.
- The Council anticipates that the **next housing delivery test result will be approximately 107% for the reporting years 2020-21, 2021-22, 2022-23** and if confirmed, this will allow the Council to continue use of a 5% buffer on the 5-year housing supply calculation.

The full position in relation to Five Year Housing Land Supply calculation is set out in the Report viewed [here](#).

Policy CP2: Provision of Homes between 2006 and 2026

Policy CP2 covers both commercial and housing. It will therefore be covered in both sections. This relates to the housing numbers only.

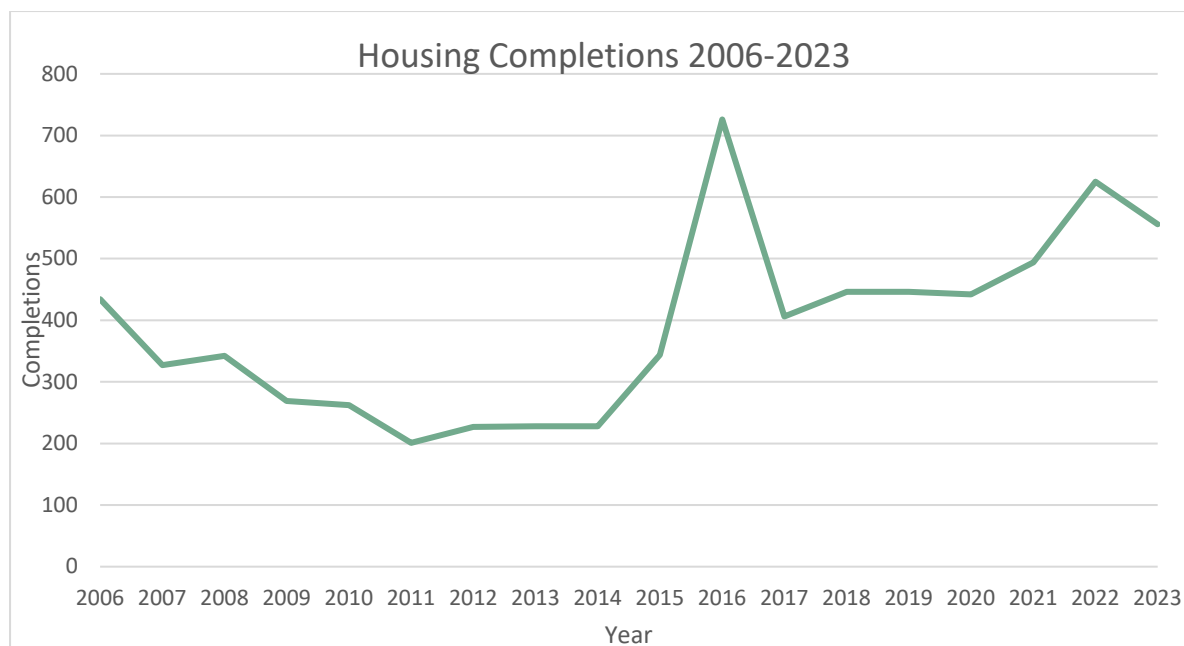
Policy CP2: Provision of Homes and Jobs between 2006 and 2026		Performance summary
Core Strategy Target	Provision will be made for the following: <ul style="list-style-type: none"> - Approximately 200,000sqm of Employment floorspace. - 35,000 sqm of retail floorspace - 14,000 additional homes (of which 10,100 units to be delivered by 2026) 	

Table 8 – Policy CP2

Progress has been made regarding the delivery of housing across the District with a total net gain of 6,575 units between the beginning of April 2006 and end of March 2023 which is 65% of the Core Strategy Target of 10,100 homes to be delivered by 2026 as per the Core Strategy (2010).

Figure 1 below sets out the total net housing completions between 1st of April 2006 and 31st of March 2023

Figure 1 – Total Housing completions per annum 2006 – 2023 (includes Whitfield Urban Expansion)



Policy CP3: Distribution of Housing Allocations

Policy CP3: Distribution of Housing Allocations		Performance Summary
Core Strategy (2010)	<p>Land will be allocated to meet the housing provisions of Policy CP2 in accordance with the following distribution.</p> <p>Dover: 70% Deal: 10% Sandwich: 5% Aylesham: 7% Rural 8%</p>	

Table 9 – Policy CP3

Housing Completions by Location 2022/23

The following completions took place across the District during the monitoring period for 2022/23

Location	Completions 2022/23 (NET)	Percentage
Dover*	46	8%
Deal	74	13%
Sandwich	85	15%
Aylesham	6	1%
Rural Areas	230	41%
Whitfield Urban Expansion	115	21%
Total	556	

Table 10 – 22/23 Housing completions by location

*Includes applications in Whitfield that are not part of the Whitfield Urban Expansion

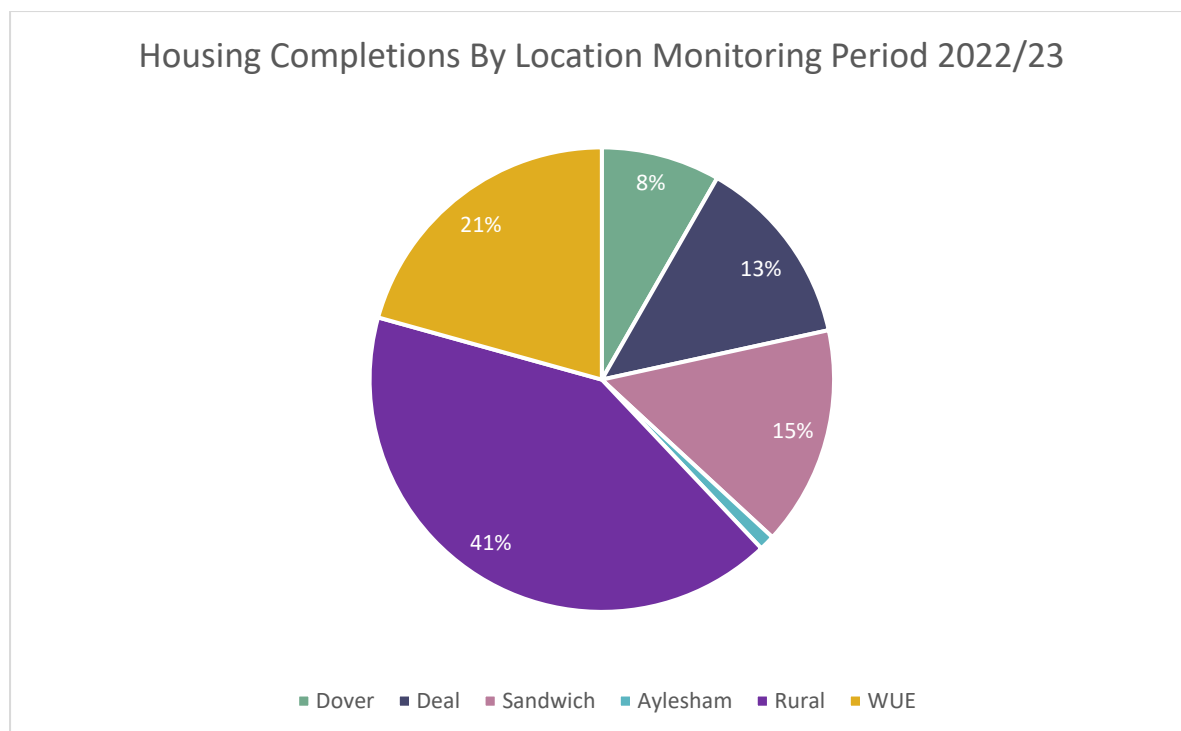


Figure 2 - 22/23 Housing completions by location.

Distribution of Housing completions during the period of 2006 – 2023

Table 11 and Figure 3 below shows the distribution of actual housing completions over the period 2006-2023 against the Core Strategy Targets for Location of Housing.

Location	Completions 2006 -2023	Percentage
Dover*	2340	34%
Deal	1789	26%
Sandwich	240	3%
Aylesham	1118	16%
Rural Areas	1409	20%
Total	6896	

Table 11 – 2006-2022 Housing completions by location

*Dover completions include completions in the Whitfield Urban Expansion

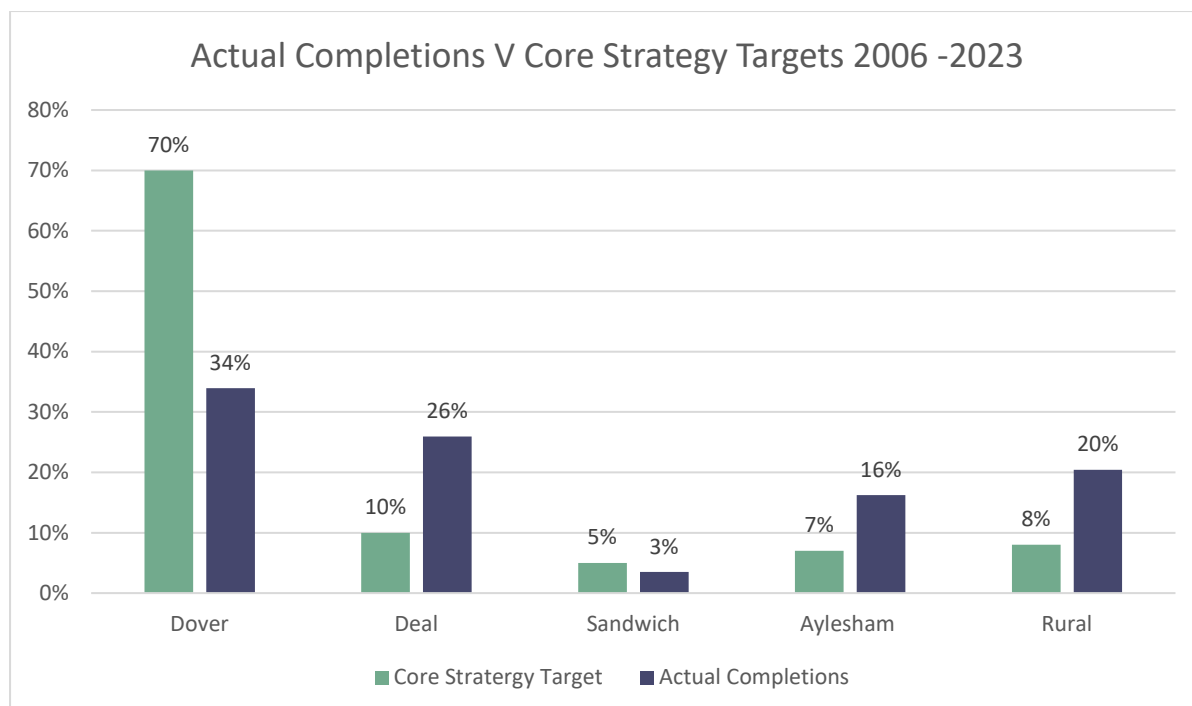


Figure 3 - 2006-2022 Housing completions by location.

During the period between 2006 - 2023 it can be seen that the Dover urban area has delivered 34% of all housing completions, Deal 26%, Sandwich 3%, Aylesham 16% and rural areas 20%. Therefore Deal, Sandwich, Aylesham and the rural areas have seen a higher number of completions than was planned for in Policy CP3 and Dover which has seen fewer housing completions as a proportion of planned growth. It is worth noting, that out of the 161 homes built in Dover, 115 (71%) of those completions were within the Whitfield Urban Expansion.

Dover has seen fewer housing completions than planned for over the period 2006 - 2023 as the Strategic Allocations at Whitfield and Connaught Barracks are behind the originally anticipated delivery rates envisaged (see Chapter 4). This means that other locations in the District have seen a higher proportion of growth than was originally planned for.

Policy CP4: Housing Mix, Quality & Design

Table 12 and Figure 4 Below shows the future housing mix by tenure as identified in the SHMA 2017

Policy CP4: Housing Mix, Quality & Design		Performance Summary
Core Strategy Target	<p>The original proportions of Policy CP4 (as outlined in the adopted core strategy 2010) have been adjusted by market information including the 2017 Strategic Housing Market assessment (2017) and are as follows:</p> <p>Owner Occupied Dwellings: 1 bed homes: 4.3% 2 bed homes: 19.7% 3 bed homes: 43.7% 4 bed homes: 32.3%</p> <p>Shared Ownership: 1 bed homes: 24.4% 2 bed homes: 34.1% 3 bed homes: 27.8% 4 bed homes: 13.7%</p> <p>Affordable Rent / Social Rent 1 bed homes: 28.2% 2 bed homes: 13.1% 3 bed homes: 25.5% 4 bed homes: 33.2%</p>	

Table 12- Policy CP4

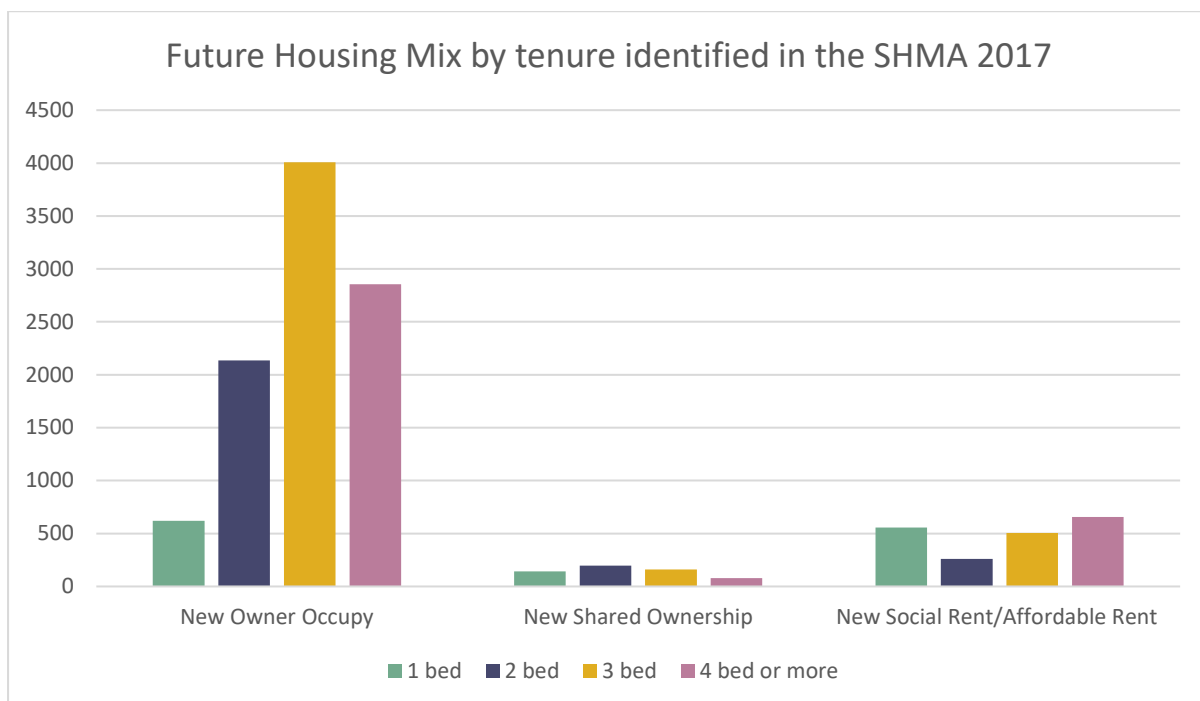


Figure 4 Future Housing mix identified in SHMA 2017

It can be seen in figure 4 that a different housing mix is required in each tenure to meet future requirements. In the owner occupier category, more 3 and 4 bed units will be

needed, in the affordable rent category more 4 bed and 1 bed units will be required and in shared ownership more 2 and 3 bed units.

New Housing Permitted – Mix of size.

Table 13 and Figure 5 below show the housing mix permitted during the monitoring year 2022-23⁴.

	2022/23 Permitted	Dwellings	Percentage
1 Bedroom	143		15%
2 Bedroom	368		38%
3 Bedroom	281		29%
4 Bedroom	186		19%

Table 13 – 22/23 Housing Mix permitted.

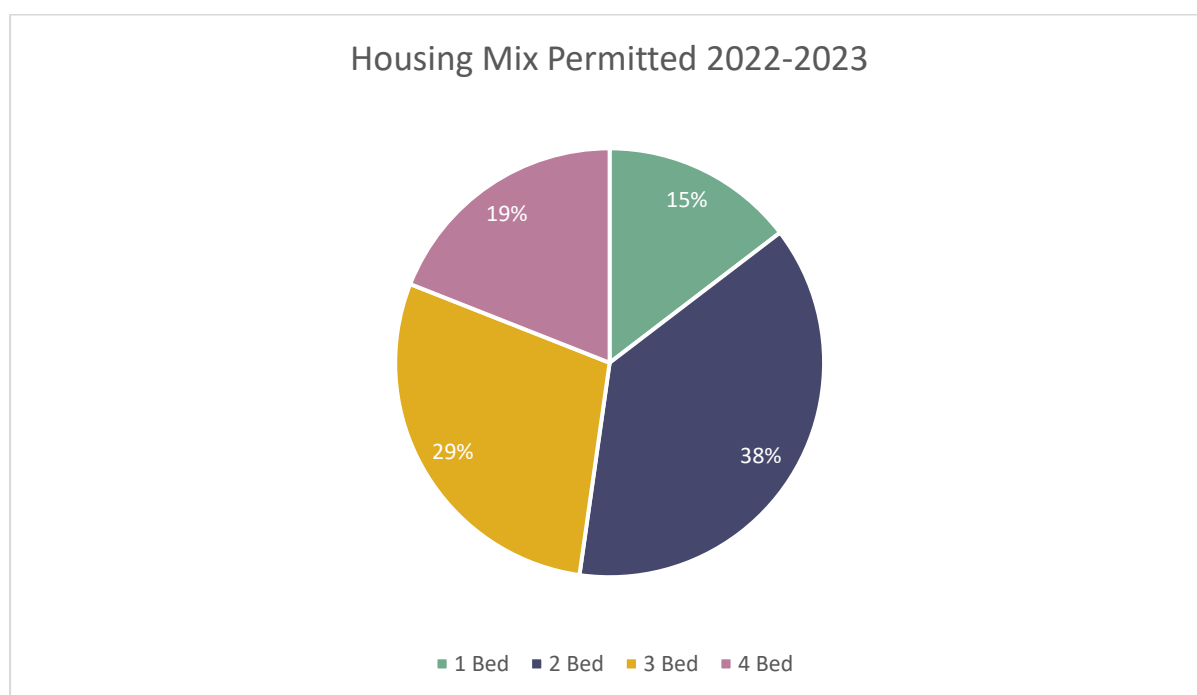


Figure 5 – Housing Mix Permitted

Figure 6 Below illustrated the housing mix permitted between 2011 and 2016 against the required mix in Policy CP4

⁴ This excludes outline planning permissions granted awaiting Reserved Matters to confirm the final housing mix.

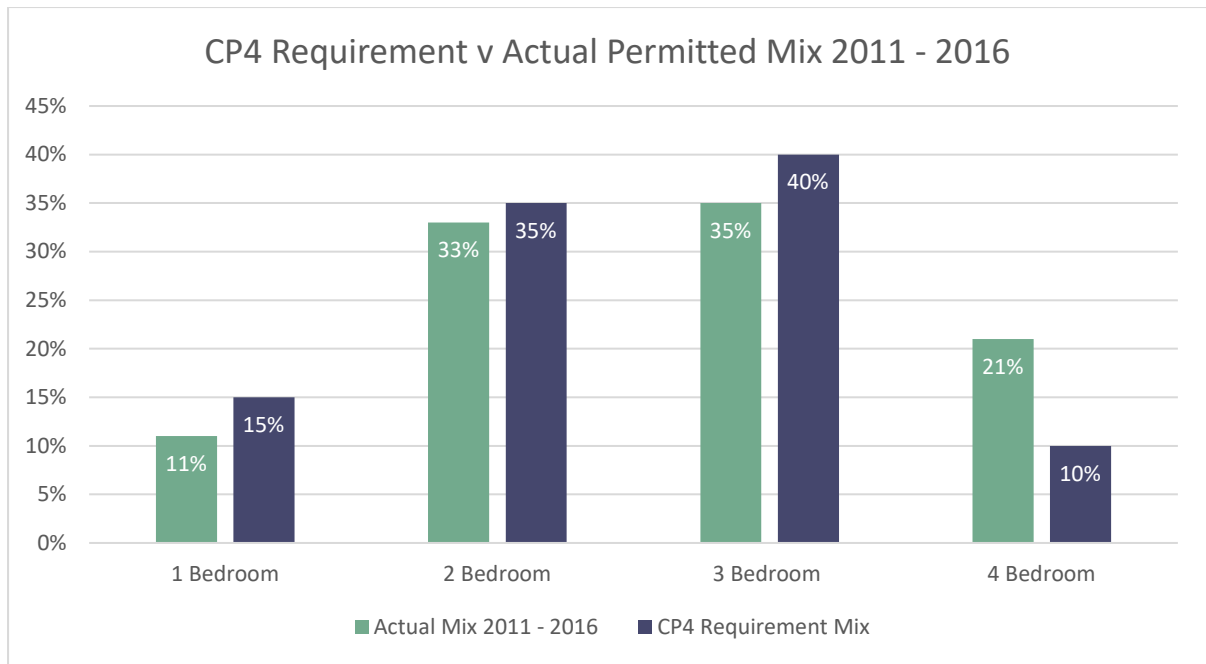


Figure 6 – CP4 requirement v Actual Permitted housing mix 2011-2016

The chart shows over this period more 4-bedroom homes have been permitted as a proportion of the housing mix and fewer 1-, 2- and 3-bedroom homes as a proportion of the housing mix than policy requirements. Although more 2- and 3-bedroom homes have been permitted overall which is in compliance with the Policy CP4.

Figure 7 below plots the actual permitted mix between 2017 and 2023 against the adjusted housing mix identified in the SHMA (2017).

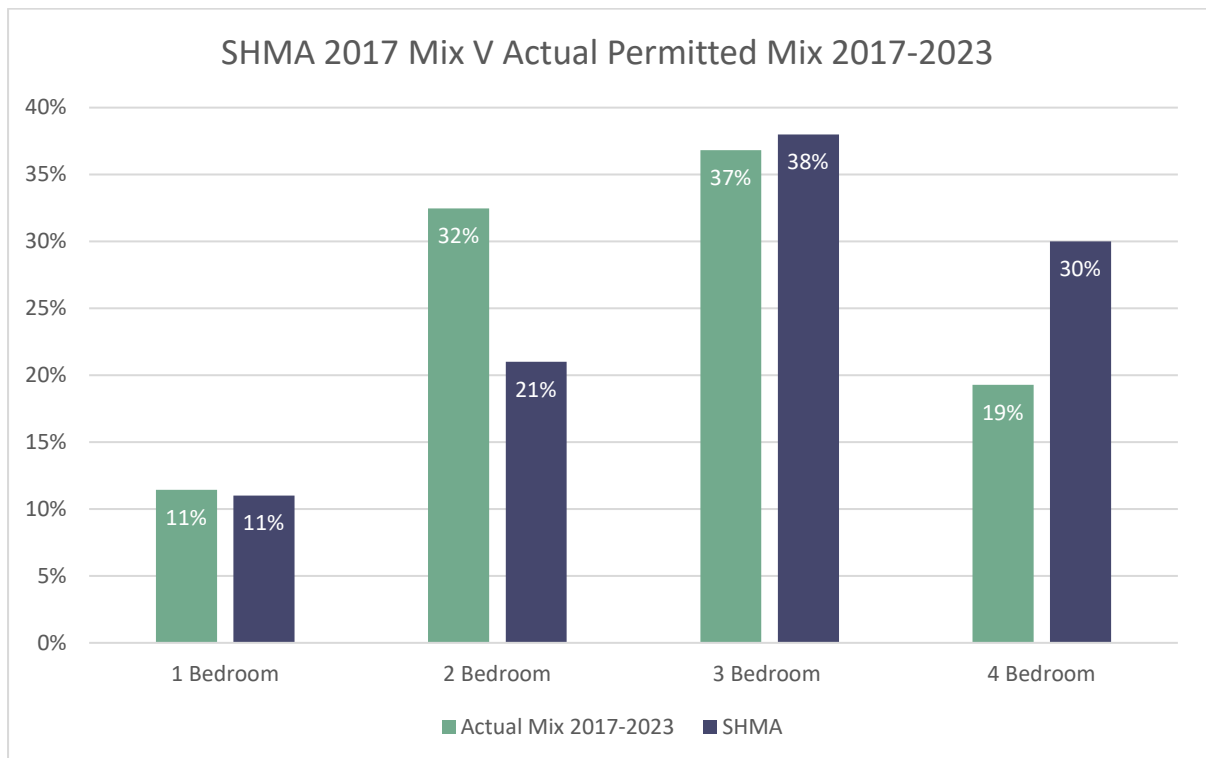


Figure 7 – SHMA 2017 v Housing Mix permitted 2017-2023

Figure 7 shows that over the period 2017 - 2023 the required amount of 1 and 3-bedroom homes have been built in line with the indications in the updated SHMA (2017). It can also be seen that more 2-bedroom homes have been permitted than is required in the adjusted housing mix (SHMA 2017) and fewer 4-bedroom homes have been permitted. It is however anticipated the mix will begin to better reflect the housing mix as set out in the 2017 SHMA as more permissions are granted.

Of the dwellings granted permission over the monitoring year 2022/23⁵ the following types of dwellings were granted permission. Although it is not specified in CP4, it is beneficial for the District to have a range of dwelling types.

Type of dwelling	Planning Permissions Granted in Monitoring Period 2022/23
Houses	678
Flats / Maisonettes	270
Bungalows	13

Table 14 – Types of dwelling permitted in 22/23

Affordable Housing

The Provision of affordable housing in the District is a key response to the pressure of housing affordability. 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.

The Council's policy on affordable housing, DM5 of the Core Strategy (2010), requires residential development of 15 or more dwellings to provide 30% of the total homes as affordable homes and for developments of between 5 and 14 dwellings to make a contribution towards the provision of affordable housing in the District.

Table 15 below sets out affordable housing completions in the District since 2006. During the monitoring period, 135 affordable housing units were completed in the District.

⁵ This figure excludes the following outline applications which do not specify housing type at this stage:

19/01462 (Land North of Orchard View, and West of Saunders Lane, Ash)

20/01245 (Site South of Marlborough Road, Deal)

21/0309 (Rose Nursery, Dover Road, Sandwich).

Year	Total Housing Completions	Total Affordable Homes
2006/07	327	64
2007/08	342	15
2008/09	269	54
2009/10	262	112
2010/11	201	18
2011/12	227	67
2012/13	228	96
2013/14	228	28
2014/15	344	110
2015/16	726	185
2016/17	406	78
2017/18	446	99
2018/19	446	32
2019/20	442	37
2020/21	494	75
2021/22	625	116
2022/23	556	135
Total	6,569	1,321

Table 15- Total Housing Completions Vs Affordable Housing Completions 2006 -2023

Over the monitoring period, planning permission was granted for a further affordable housing units which should help maintain delivery of affordable housing in the future.

Self-Build and Custom Housebuilding

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: [Self-Build and Custom House Building Register \(dover.gov.uk\)](https://www.dover.gov.uk/self-build-and-custom-housebuilding-register)

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

Table 16 – Current Self Build Register

In the Monitoring year 2022/23, 6 Planning Applications have been granted for 12 self-build plots.

Application Number	Date granted	Address	Description
21/01309	06/04/2022	Rose Nursery, Dover Road, Sandwich.	Outline application for the erection of 7no. self build plots (all matters reserved).
20/01469	15/09/2022	1 Yew Tree Cottages, Holt Street, Nonington	Sub-division into 2no. separate dwellings, erection of a two storey rear extension, single storey infill extension, conversion of garage to living accommodation and 1.8m high boundary fence
22/00907	17/10/2022	Dane Cottage, Saunders Lane, Ash	Erection of a detached dwelling, widening of existing vehicle access and associated parking
22/00170	17/10/2022	Land South West of Tryster, Ellens Road, Deal	Outline Application for a Self Build project, for a Low Impact 3 to 4 Bedroom dwelling, using sustainable design and construction methods (with all matters reserved)
22/00077	20/10/2022	Land South of Downs Cottage, Grove Road, Preston	Erection of a detached dwelling with associated parking (self-build proposal)
22/00724*	17/02/2023	Railway Crossing Cottage, Ash	Erection of a detached dwelling with associated parking (existing dwelling and outbuildings to be demolished)

		Road, Sandwich	<i>Note: This application is for 2 new dwellings to be built not one.</i>
		Total	12

Table 17 – Self Build plots granted 22/23

*Please note that whilst this application shows 2 new self builds have permission to be built, the net total is 1 new dwelling.

The self-build plots granted consent between the 2019/20 monitoring year and 2022/23 monitoring year totals 35 plots. For previous years specific data and application details see the relevant years Authority Monitoring Report here: [Monitoring \(dover.gov.uk\)](https://www.dover.gov.uk).

The emerging 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.

4. Delivery of Strategic Sites

The Council is in the process of delivering a number of strategic sites across the District that are allocated in the Core Strategy (2010). This chapter provides an update on the progress being made to deliver these sites.

Dover Waterfront

Policy CP8: Dover Waterfront		Performance Summary
Core Strategy Target	Policy CP8 of the Core Strategy (2010) allocates the Dover Waterfront site for a mixed use scheme including retail (A1 uses up to 20,000 square metres floorspace), restaurants, cafés and drinking establishments (A3 and A4 uses up to 7,000 square metres), assembly and leisure (D2 uses up to 15,000 square metres), residential (C3 use of at least 300 homes), offices (B1) and hotel (C1) uses.	

Table 18 – Policy CP8

Officers from DDC have been working in partnership with Dover Harbour Board, a landowner, a range of stakeholders and local organisations on proposals for the Dover Waterfront area. The work, which is now incorporated into the emerging Local Plan site allocation (SAP3), will create a mixed-use development that will complement and build on the momentum generated by the opening of the St James’s development. It will improve connections with the town centre and create a continuous commercial area stretching from the St James’s development to the seafront. The site’s location offers a unique opportunity to create a mixed waterfront development, but it also brings

with it the challenge associated with bringing forward a regeneration scheme next to a busy trunk road in a manner that complements the town centre. The Dover Harbour Board is currently updating their master plan, with a consultation planned for 2024.

In June 2021, the Port of Dover opened the Clock Tower Square which is a new public realm area located on the Marina Curve. Following on from the opening of the new Dover Pier the Clock Tower Square provides 1,000 sqm of public realm space as part of the Western Docks Revival Project.

The following Planning permissions were approved in 2021, but have not yet begun construction:

Marina Curve and other areas:

- 20/01236 Dover Marina Curve Phase 1a - for the erection of three (three and four storey) motel buildings (90 bedrooms in total).
- 20/01220 Dover Marina Curve Phase 1b - for the erection of mixed-use development comprising a swimming pool, restaurant, and bar.

Protea House in Waterloo Crescent:

- 20/01410 Protea House, Waterloo Crescent - Change of use and conversion to 9 self-contained flats, replacement of windows to rear elevation and repair of windows; creation of vent stack, works to the railing to form bin store and replacement of glazed single storey addition.

Further details on future for the Dover Waterfront can be found in the emerging Dover District Local Plan Regulation 19 Submission Document.

Dover Mid Town

Policy CP9: Dover Mid Town		Performance Summary
Core Strategy Target	Policy CP9 of the Core Strategy (2010) allocates the Dover Mid Town area for mixed use development of C2 uses (residential institutions), C3 uses (residential of at least 100 homes), A1 shop uses, A3 restaurant and café uses and A4 drinking establishment uses (of up to 15,000 square metres), D1 (non-residential institutions), the redevelopment of South Kent College (around 5,000 square metres), and parking to serve the development and the town centre.	

Table 19 – Policy CP9

The development of Dover Mid Town area is considerably behind the milestones set in the delivery programme in the Core Strategy (2010) which estimated that plans and construction phases of this area would now be complete. However, there are several challenges in the development of the Mid Town site due to complex land ownership and physical constraints on site as part of this area falls within flood zone.

A study has been completed looking at the potential flood mitigation options for the site. This has been published as part of the evidence base for the new local plan <https://www.doverDistrictLocalPlan.co.uk/uploads/pdfs/dover-mid-town-flood-modelling.pdf>.

The future proposals for the mid-town area are being considered alongside a wider strategy and programme of activity for the town centre, and form part of the proposed Dover Town Centre Strategy set out in the emerging Local Plan to 2040, page 118-119 [SD01 Dover District Local Plan to 2040 - Regulation 19 Submission Document Oct 22](#)

In May 2022 planning permission was granted for:

- 20/00510 Karma Leisure Ltd – the application for the erection of 2 building incorporating 29 flats and home working club.

Connaught Barracks

Policy CP10: Connaught Barracks		Performance Summary
Core Strategy Target	Policy CP10 of the Core Strategy (2010) allocates the former Connaught Barracks complex for residential development (C3 use), with 500 dwellings planned for the site.	

Table 20 – Policy CP10

Homes England has transferred the ownership of two parts of the former Connaught Barracks site (Fort Burgoyne and the former training area) to the Land Trust.

Progress is being made to develop the rest of the site: A reserved matters application has been granted for the Officers' Mess site for 64 units (18/00981) and work is currently under construction on site with the first completions from this application being anticipated in 23/24.

An outline planning with all matters reserved for the erection of up to 300 dwellings was approved (19/00447) in September 2021 for the remainder of the Connaught Barracks site; a Reserved Matters application is yet to be submitted. The development of Connaught Barracks is considerably behind the timescales set out in the delivery plan in the Core Strategy (2010), mainly due to its complex nature and infrastructure issues set in a sensitive setting.

A new policy for Fort Burgoyne is included on page 116 in the [Regulation 19 Submission Local Plan](#).

Whitfield Urban Expansion

Policy CP11 – Whitfield		Performance Summary
Core Strategy Target	Policy CP11 of the Core Strategy (2010) allocates the site to the west, north and east of Whitfield for an urban expansion comprising of at least 5,750 homes supported by transport, primary education, primary health target and social care, utility services and green infrastructure together with retail, financial and professional offices, eating and drinking establishments (Use Classes A1 to A5.)	

Table 21 – Policy CP11

The Whitfield Urban Expansion (WUE) SPD was adopted by the District Council in April 2011. Outline planning permission for 1,250 homes has been granted under Phase 1 of the WUE (10/01010) and outline permission has been granted for the construction of 100 units, a new community hub/District centre and other required infrastructure (10/01011).

- Outline consent for 1,350 units on 2 outline applications
- There has been consent for 1023* units through Reserved matters applications.
- There have been 345 completions from these consents as of 31st March 2023
- There are 679 units on Reserved Matters which are yet to be built.
- There remains 327 extant units without reserved matters consent on outline application 10/01010 (total extant is therefore 1,005 units)
- There is a separate full consent (16/00136 – Singledge Lane) for 133 units on Phase 1d which was completed between 19/20 and 22/23 monitoring years. Total completions on WUE are therefore 478 units.

Out of the 1,350 granted the Outline applications 10/01010 and 10/01011, 1,023 have been permitted through subsequent Reserved Matters applications:

- A Total of 101 homes have been built during the monitoring period 2022-2023
- Out of the Reserved Matters applications, 86 were under construction, 592 were not started, giving an extant of 678.
- 327 homes are yet to receive full consent.

New Applications granted in 2022-23

Note - some of the applications supersede previous plots consented on earlier reserved matters applications

- 22/00219 – 22 homes
- 22/00029 – 249 homes
- 22/00211 – 58 homes
- 20/00718 & 22/01166 - 221
- 22/00769 - 7 homes

- 22/01608 – 27 homes

Completions 2022-23

- Application 16/00136 Singledge Lane development for the remaining 14 homes has now been completed.
- Application 17/00056 for 25 Affordable Homes, has now been built and completed by DDC.
Errata: It was noted in the 2021-22 AMR that this development was completed, however this was an error.
- Application 17/01525 –The number of homes to be built was reduced from 33 to 29, however due to a counting error, last year’s total count for this application was 30 instead of 29.
- In total, including Singledge Lane, to date 478 homes have been built with 1,005 extant.

Development progress to date

	Singledge Lane	Whitfield Urban Expansion Outlines	Total
Units on Application	133	1,350	1,483
Completions	133	345	478
Extant with full permission	0	678	678
Extant with outline permission	0	327	327
Total Extant	0	1,005	1,005

Table 22 Table of development across Whitfield

Housing Mix on Planning permissions granted in 22-23 for Whitfield Urban Expansion.

Room Types	Number of Units
1 Bedroom	8
2 Bedroom	110
3 Bedroom	260
4+ Bedroom	131

Table 23 – Housing Mix by number of rooms

Dover Fastrack

The Dover Fast Track Scheme which is a dedicated electric rapid bus service linking the development at Whitfield with the Dover Town Centre and other transport links is

underway. For more details and the latest updates on the route and timetable can be found here: [Dover Fastrack](#)

Summary

Whilst progress has been made on delivering the strategic allocation at WUE it must be acknowledged that the overall timetable for the delivery of the WUE is behind schedule in the Core Strategy. The phasing and delivery of the WUE has been considered as part of the emerging Local Plan to 2040, specifically within Policy SAP1 and supporting evidence submitted as part of the Examination.

White Cliffs Business Park

Policy LA2: White Cliffs Business Park		Performance Summary
Core Strategy Target	This site is allocated for employment development. Planning permission for Phases II and III will be permitted provided that relevant criteria is adhered to	

Table 24 – Policy LA2

The White Cliffs Business Park is a key employment allocation and in turn one of the key sources of employment in the District. Progress has been made regarding attracting new businesses and future development to the business park and over the monitoring year the following progress has been observed in relation to the business park.

Planning permission has been granted for 22 small business starter units on land adjacent to Lidl on Honeywood Parkway in September 2021 (21/00611), however an application to vary the use class was granted under 22/00730 in 2022. Construction has now started on this development.

The Department for Transport (DfT) has brought forward proposals under a Special Development Order to create a temporary Inland Border Facility on Phase III of the WCBP. However, at the time of writing this report it is known that the IBF is no longer required but the DfT's intentions for the site are unknown.

Further details of the future of strategic allocation and proposed development for this business park can be found in the [Local Plan within Policy SAP2](#).

Aylesham Village Expansion

Policy		Performance Summary
Local Plan 2002 target	Land allocated for up to 1,000 dwellings, formal playing fields, children's play, employment land, primary school and food retail.	

Table 25 - Aylesham

Policies for the expansion of Aylesham are saved from the Local Plan 2002 (AY1-AY11) and are part of the current development plan for the District. It is considered

that the development in Aylesham is being successfully delivered against these policy targets.

To date approximately 1,000 units have been delivered on the site since 2015 (6 of these in 22/23 monitoring year).

The following reserved matters applications have been granted permission during the monitoring period 2022-23:

- 20/00416 for 48 homes.
- 20/01004 for 97 homes.
- 20/00879 for 32 homes.
- 21/00758 for 40 homes.
- 20/01005 for 73 homes.

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

5. Infrastructure and developer obligations

What are Obligations / Section 106 Agreements?

Planning obligations are legal obligations entered into as part of a planning application to mitigate the impacts of a development proposal by providing different types of infrastructure. Planning obligations are also commonly referred to as 'section 106', 's106', as well as 'developer contributions' or 'Community Infrastructure Levy' (CIL).

It is not the Council's intention to introduce CIL in the District as Section 106 legal agreements are considered to provide a greater level of certainty for delivery of specific infrastructure. Further, changes to the CIL Regulations in 2019 now allow for more than five contributions to be pooled together, removing what was a significant impediment to securing Section 106 funding from smaller sites.

Policy CP6: Infrastructure

Policy CP6: Infrastructure in the adopted Core Strategy (2010) sets out what infrastructure is to be provided in the District over the Plan period.

Policy CP6: Infrastructure		Performance Summary
Core Strategy Target	Development that generates a demand for infrastructure will only be permitted if the necessary infrastructure to support it is either already in place, or there is a reliable mechanism to ensure that it will be provided at the time it is needed. In determining infrastructure requirements applicants and infrastructure providers should first consider if existing infrastructure can be used more efficiently, or whether demand can be reduced through promoting behavioural change, before proposing increased	

	capacity through extending or providing new infrastructure	
--	--	--

Table 26 – CP6

Due to the length of time since the 2010 plan set out the infrastructure requirements, the position on need and supply has changed significantly and reporting on the projects is now not considered to be effective. In July 2023, the Council published the Infrastructure Delivery Plan (IDP)⁶, which sets out the following:

- Current Infrastructure and whether it's at capacity (Based on other evidence base and communication with providers)
- Planned Infrastructure and Strategies (including current S106 agreements)
- Future Infrastructure needs
- The timing, costs, and delivery partners
- Potential funding solutions

This enables DDC to determine which projects are required to have funding directed to them when S106 agreements are being created. More information about Planning Obligations and the emerging Infrastructure Delivery Plan can be found here: [Infrastructure and Section 106 FAQ's \(doverDistrictlocalplan.co.uk\)](https://www.doverdistrictlocalplan.co.uk/infrastructure-and-section-106-faq-s)

Monitoring developer obligations

The Council is required to publish an Infrastructure Funding Statement (IFS) once a year under the Community Infrastructure Levy (CIL) regulations (as amended on the 1st of September 2019).

The IFS sets out details of S106 developer contributions and contain:

- Summary of all financial developer contributions agreed in the monitoring year.
- Amount of developer contributions held by the authority at the start of the monitoring year.
- Details of developer contributions received and spent during the monitoring year.
- Details of infrastructure the authority is intending to either wholly or part fund through S106.
- Report on estimated future S106 income from developer contributions.

Headline Figures from 22/23 IFS:

Section 106 Monies Held	£ amount
Monetary contributions agreed within the financial year 2022-23	£552,955.29
Monetary contributions received during the financial year 2022-23	£739,380.73

⁶ [ED7 Infrastructure Delivery Plan - V3 July 2023 \(doverDistrictlocalplan.co.uk\)](https://www.doverdistrictlocalplan.co.uk/infrastructure-delivery-plan-v3-july-2023)

Total amount spent during the financial year 2022/23	£458,022.96
Total amount spent on repaying borrowed money during the financial year 2022-23	£0
Total amount that has been collected during the financial year 2022-23 for the purpose of longer- term maintenance .	£21,322.26
All S106 monies held as of 31st March 2023	£7,386,728.26
<u>Non-Monetary Contributions</u>	
Total number of affordable housing units to be provided through planning obligations agreed in 2022-23	89
Total number of affordable housing units which were provided through planning obligations (whenever agreed) in 2022-23	135
Total number of school places for pupils to be provided through planning obligations agreed in 2022-23	Kent County Council to report on
Total number of school places for pupils which were provided through planning obligations (whenever agreed) in 2022-23	Kent County Council to report on

Table 27 – S106 Headline figures from the IFS 2022/2023

The full details of S106 contributions secured, held and paid and the types of infrastructure being delivered by these S106 contributions can be found [here](#). Please note the IFS 22/23 has not been formally published by the Council, and since its presentation, administrative errors have been identified and will be updated when the IFS is formally published.

Policy CP7: Green Infrastructure

Policy CP7: Green Infrastructure Network		Performance Summary
Core Strategy Target	To protect and enhance the integrity of the existing network of green infrastructure through the lifetime of the Core Strategy. The Council will work with its partners to develop the Green Infrastructure Framework and implement proposed network improvements	

Table 28 – Policy CP7

The Council is currently consulting on a Green Infrastructure (GI) Strategy ⁷which was approved at Cabinet in March 2023 to commence public consultation stages. This GI

⁷ The Green Infrastructure Strategy Consultation can be viewed here [Dover District Green Infrastructure Strategy - Details - Keystone \(objective.co.uk\)](https://www.objective.co.uk/strategy/details/keystone)

strategy aims to deliver a high-quality multifunctional network of green infrastructure that benefits people and nature and draws on an extensive evidence base that identifies the needs and opportunities for the protection and enhancement of green infrastructure in our District.

In addition, as part of the preparation of the emerging Local Plan a number of other evidence base documents have been prepared in relation to protection of green infrastructure such as the Open Space Assessment Report – available here: [Evidence Base \(doverDistrictlocalplan.co.uk\)](https://evidencebase.doverdistrictlocalplan.co.uk)

6. Duty to Co-operate

The duty to co-operate was introduced in the Localism Act 2011 and places a legal duty on LPAs to engage constructively, actively and on an on-going basis to maximise the effectiveness of local plan preparation relating to strategic cross-boundary matters.

Paragraph 20 of the NPPF (2021) identifies the following as strategic issues requiring cooperation: housing (including affordable housing), employment, retail, leisure and other commercial development; infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); community facilities (such as health, education and cultural infrastructure); and conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaption.

The Council has continued to co-operate with other LPAs in Kent and key stakeholders in planning for the District's future. This has involved a number of meetings over the monitoring period which are shown in the [2022 Duty to Cooperate Statement here](#). Please also review [the Local Plan examination library](#) which contains information on further Duty to Cooperate information.

Memorandum of Understanding

In February 2016, the Council adopted a Memorandum of Understanding (MOU) in respect of the duty to cooperate between the East Kent Regeneration Board members. A review of the MOU took place and was agreed in January 2021 - [East Kent MoU Update 2021 \(doverDistrictlocalplan.co.uk\)](#).

Statements of Common Ground

Paragraph 27 of the revised National Planning Policy Framework (2019) sets out the 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 new District Local Plan, the

Council will be required to prepare 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](#).

7. Community Consultation

Statement of Community Involvement

The NPPF (2021) emphasises the need to involve all sections of the community in plan-making. The Council also has a legal duty to consult residents and businesses when appropriate and legislation prescribes who must be consulted at different stages of document preparation. The Dover District Statement of Community Involvement (SCI) is 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 the plan making process to ensure plans areas easy to access and understand as possible.

The current [Statement of Community Involvement](#) (SCI) was adopted in 2019.

2022-2023 Consultation events

During the 2022/23 monitoring period the following consultations took place, details for which can be found here: [Consultation Home - Keystone \(objective.co.uk\)](#)

Consultation Event	Date
Regulation 19 Consultations on Dover District Council Local Plan:	21/10/22 - 19/12/22
<ul style="list-style-type: none"> Regulation 19 Consultation on the Dover District Local Plan Submission Document 	21/10/22 - 19/12/22
<ul style="list-style-type: none"> Regulation 19 - Sustainability Appraisal of the Dover District Local Plan 	21/10/22 - 19/12/22
<ul style="list-style-type: none"> Regulation 19 - Habitats Regulation Assessment on the Dover District Local Plan 	21/10/22 - 19/12/22
Infrastructure Delivery Plan Draft for Consultation 2022	21/10/22 - 19/12/22
Indoor Sports Facility Strategy	18/07/22 - 30/09/22
Economic Growth Strategy	20/01/21 - 17/03/21
St Margaret's Bay Conservation Area Character Appraisal and Management Plan	14/01/22 - 04/01/23

Table 29 – Consultation Events

Appendix A – Monitoring Indicators 2022-23

Objective	Measurement	Base Figure	2021-22	Latest data 2022-23	2016 Target	2006 Target	Comments
1 - Population and labour supply growth	Total Population	104,800 (2007)	116,600	116,400¹	--	111,500	Although the Core Strategy 2023 target has been exceeded, there has been a drop of 17% from last year.
	Working age population (16-64)	73,800 (2001)	68,300	67,700²	--	72,100	The number of working age individuals has dropped by 0.88% from last year.
2- Transformation of Dover town	Retention of shopping spend	Convenience: 71% Comparison: 45%	Convenience: 73.6% Comparison: 38%	Convenience: 73.6%³ Comparison: 38%³	55%	--	No new data for 22/23 (data source from 2021).
3 - Improved housing range and choice	Local Authority Housing stock:	4,646 (HSSA 2008)	4,798 (2021-22 "A" Tab)	4,798⁴	--	--	No new data for 22/23 (data source from 2022).
	Total housing stock:	48,340 (HSSA 2008)	56,064	55,345⁴		59,500	New data source used (data from 2022).
	Registered social landlord stock:	2,101 (HSSA 2008)	3,140,921 units (31 March 2022)	3,140,921⁴		5,350	No new data for 22/23 (data source from 2022).
	Rank in Kent by new residential build rates:	12 th (2006)	Data not available	7th ⁵		7 th	Analysis data is available as from 2011-2021 for Kent Authorities.
4 - Progress with Middle/North Deal Investigation.	Completion of investigation and preparation of Area action plan:		No progress made	No progress made	Land Allocations Document adopted and implementation started. Work undertaken with landowner.		An Area Action Plan is no longer required. Development to come forward via the normal planning process.
5 - Economic Performance	Total employment in district	47,700 (2006)	45,000	55,400⁶		54,200	There has been an increase of 23% from last year.
	Increase in economic activity rate:	77%	72.6%	74%⁶	82%		The latest figures show an increase in economic activity from 72.6% to 74%.

Objective	Measurement	Base Figure	2021-22	Latest data 2022-23	2016 Target	2006 Target	Comments
	Increase in business stock	35 businesses per 1,000 population	35,000 (up 6% from 2020)	4,420 ⁷	50 businesses per 1,000 pop		Data in different format from previous year.
6 - Social disadvantage	Have no areas within 20% of most deprived in England	6 areas in 20% most deprived (2007) - National Rank of 153 out of 354 Councils	Dover falls within the higher level of deprivation in England, as indicated by the colour blue on the map.	Dover is ranked 4th deprived area in Kent. ⁸	6 areas in 20% most deprived	0 areas in 20% most deprived	
	Districts national ranking:	142 (out of 326 at 2007)	107 (out of 317 local authorities in England)	107 (out of 317 local authorities in England) ⁶			No new data for 22/23.
	Districts ranking in Kent:	5 (out of 12 at 2007)	4 (out of 12 local authorities in KCC area)	4 (out of 12 local authorities in KCC area) ⁶			No new data for 22/23.
7 - Improve residents' skills levels towards the County average	% working age residents, no qualifications	15.1% (2006)	Sample size too small ("Qualification table")	Sample size too small ("Qualification table") ⁹		25% over the regional average	No new data for 22/23.
	% working age residents with NVQ4 +	15.4% (2006)	34.6% (Jan-Dec 2021, "Qualification table")	Sample size too small ("Qualification table") ⁸		25% less than regional average	No new data for 22/23.
8 - Improve ease of travel and encourage walking, cycling and use of public transport	HS1 train service in operation:	No HS1 service at 2006	Service in operation from Dover Priory Railway Station (Dec 2009). HS1 extended to Deal, Sandwich and Martin Mill.	HS1 not now extended to Martin Mill, Deal, Walmer, Sandwich.			

Objective	Measurement	Base Figure	2021-22	Latest data 2022-23	2016 Target	2006 Target	Comments
	Western Docks in T2 in operation:	Preparatory Stage	Dover harbour Board has begun to implement consent under Harbour Revision Order new facilities through its Western Docks Revival Project.	Continuation of previous works. ¹⁰		Operational	
	Increase sustainable commuting:	Rail – 2%, Bus – 4%, Cycle – 3%, Foot – 12% (2001 Census)	Rail: 2%, Bus 2.2%, Cycle 1.3%, Foot 8.8% (Census 2021)	Rail: 2%, Bus 2.2%, Cycle 1.3%, Foot 8.8% (Census 2021) ¹¹		2% increase in all modes	No new data for 22/23.
9 - Improve green infrastructure network	Improve condition:	See Figure 2.4 of the Core Strategy	See Dover Green and Blue Infrastructure Strategy Evidence Report May 2022	See Dover Green and Blue Infrastructure Strategy Evidence Report May 2022 ¹²		Implement proposals as shown on Figure 3.7 of the Core Strategy	No new data for 22/23.
	Expand network:		See Dover Green and Blue Infrastructure Strategy Evidence Report May 2022	See Dover Green and Blue Infrastructure Strategy Evidence Report May 2022 ¹²			No new data for 22/23.
10 - Make better use of historic assets	Number of visitors to Dover Castle	280,000	148,479 (2021)	224,782 (2022) ¹³			Figure up 51% on previous year.
11 - More efficient use of natural resources	Average domestic water consumption	160 litres per person per day	124 litres per day (down from	124 litres per day (down		120 litres per person per day	No new data for 22/23.

Objective	Measurement	Base Figure	2021-22	Latest data 2022-23	2016 Target	2006 Target	Comments
			154 lpd 2012-13)	from 154 lpd 2012-13) ¹⁴			
	Average domestic electricity consumption	4,164 kWh per person	3,143 (2021, Mean Consumption kwh per meter domestic)	3,143 (2021, Mean Consumption kwh per meter domestic) ¹⁵			No new data for 22/23.
	Average domestic gas consumption	16,615 kWh per person	11,441.5 (2021, Mean Consumption kwh per meter domestic)	11,441.5 (2021, Mean Consumption kwh per meter domestic) ¹⁶			No new data for 22/23.
12 - Infrastructure provision	Provision of infrastructure: identified in table 3.3 of the Core Strategy.	2010 data	All information about new infrastructure can be found in the Infrastructure Funding Statement 2021-2022.	All information about new infrastructure can be found in the Infrastructure Funding Statement 2021-2022. ¹⁷		All identified infrastructure delivered	No new data for 22/23.

Sources

- 1 [Dover population change, Census 2021 – ONS](#)
- 2 [Dover-District-Overview.pdf](#)
- 3 [Retail study](#)
- 4 [Kent Analytics Statistical Bulletin Template - 5th Aug 2022 Portrait and Landscape](#)
- 5 [Housing completions in Kent: April 2020 to March 2021](#)
- 6 [Area profiles - Kent County Council](#)
- 7 [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](#)
- 8 [The English Indices of Deprivation 2019 \(publishing.service.gov.uk\) & The Index of Multiple deprivation \(IMD2019\): Headline findings for Kent](#)
- 9 [Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](#)
- 10 [Dover Western Docks Revival - Graham](#)
- 11 [Method of travel to workplace - Census Maps, ONS](#)
- 12 [Dover Green and Blue Infrastructure Strategy Evidence Report May 2022 \(doverdistrictlocalplan.co.uk\)](#)
- 13 [ALVA | Association of Leading Visitor Attractions](#)
- 14 [Water Cycle Study 2023 \(doverdistrictlocalplan.co.uk\)](#)
- 15 [subnational electricity consumption statistics 2005-2021.xlsx \(live.com\)](#)
- 16 [subnational gas consumption statistics 2005-2021.xlsx \(live.com\)](#)
- 17 [Infrastrucure-Funding-Statement-2021-2022.pdf \(dover.gov.uk\)](#)

Appendix B - Extant Permissions for AMR 2022-23

Alkham

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
21/00224	Land southeast of Fernfield Farm, Fernfield Lane, Hawkinge	Alkham	Reserved matters application for the details of, layout, scale, appearance, and landscaping for the erection of 19no. dwelling pursuant to outline permission DOV/16/01450	17	2	19
20/01409	Hogbrook Farm, Hogbrook Hill Lane, Alkham	Alkham	Change of use and conversion of existing outbuilding to dwelling, erection of a wall, single storey side extension and rear hydrotherapy pool, landscaping and associated parking (part demolition of outbuilding and wall)	1	0	1
ALKHAM TOTAL				18	2	20

Ash

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
19/00690	Land of Chequer Lane.	Ash	Reserved Matters application for the access, appearance, landscaping, layout and scale and details for condition 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19 and 20 pursuant to outline permission 16/01049 for the erection of 90 dwellings, new vehicular and pedestrian access, public open space, infrastructure, and landscaping	0	7	7
19/01243	Three Chimneys, Moat Lane	Ash	Erection of a detached dwelling with associated parking and vehicular access	0	1	1
20/00075	Land west of Nandeos, Saunders Lane	Ash	Erection of a detached dwelling, formation of vehicle access and parking	1	0	1
20/00356	United Reformed Church, The Street.	Ash	Conversion of church and church hall building to 2no. residential dwellings (C3 Use Class)	0	1	1
20/00490	Barn rear of Ivy Cottage, Lower Goldstone, Ash	Ash	Prior approval for the change of use from agricultural barn to dwellinghouse (Use C3)	0	1	1
20/00330	Land on the west side of Moat Lane.	Ash	Erection of a detached dwelling	0	1	1
20/00643	Hills Down, Saunders Lan	Ash	Erection of a detached dwelling and garage, widening of existing vehicle access, demolish/rebuild wall, creation of 2no. parking bays, turning area and landscaping	1	0	1
21/01134	Sandhills Farm, Richborough Road,	Ash	Prior approval for the change of agricultural building to residential dwelling (Class C3) and associated operational development	0	1	1
21/00766	Richborough Farm, Richborough Road, Richborough	Ash	Conversion and alterations to Farm Cottages to form two dwellings, conversion of the existing extension to an annexe, change of use and conversion of Piggery and Black Barn to two dwellings, Boiler House to a holiday let, conversion of Cart Lodge to an open car port and associated parking and landscaping (side extension to Old Boiler House and chimney to rear of Farm Cottage to be demolished)	4	0	4
22/00433	Clampits Cottage, the Clampits Farm, Wass Dove, Westmarsh	Ash	Prior approval for the change of use from an agricultural building to 2no. residential dwellings.	2	0	2
21/01926	Upper Goldstone Farm, Cop Street Road.	Ash	Erection of detached dwelling (existing agricultural building to be demolished)	0	1	1
19/01462	Land North of Orchard View, and West of Saunders Lane	Ash	Outline application for the erection of up to 76no. dwellings (with all matters reserved except for access)	76	0	76
20/00155	8 The Street	Ash	Erection of 6no. dwellings and works to the existing building to form 7th dwelling with associated parking and landscaping	7	0	7
22/00500	82-86 The Street.	Ash	Change of use and extension of 2no. buildings to facilitate conversion to form 4no. dwellings with associated parking (existing extensions to be demolished)	0	4	4

22/00907	Dane Cottage, Saunders Lane	Ash	Erection of a detached dwelling, widening of existing vehicle access and associated parking	0	1	1
22/01342	The Cabin, Knell Lane.	Ash	Erection of a detached dwelling (existing dwelling and outbuildings to be demolished)	0	0	0
20/01311	101 Sandwich Road	Ash	Erection of a detached dwelling and creation of a vehicular access.	1	0	1
21/00391	Land Adjacent to 95 The Street	Ash	Erection of detached dwelling with associated parking	1	0	1
ASH TOTAL				93	18	111

Aylesham

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
20/00693	Aylesham Sports Club, Burgess Road.	Aylesham	Erection of a three-storey residential block, comprising of 21no. self-contained flats, a drinking establishment and associated parking, formation of additional access	21	0	21
20/00392	38 Hill Crescent,	Aylesham	Erection of an attached dwelling with associated parking	1	0	1
21/01682	17 South Avenue, Snowdown	Aylesham	Erection of a detached dwelling with associated parking (existing outbuildings to be demolished)	1	0	1
22/00681	Land at 5 The Crescent, Snowdown.	Aylesham	Erection of a detached dwelling, recycle storage, new vehicular access, and associated parking (existing garage to be demolished)	1	0	1
20/00416	Phase 2B (parcel 9) Aylesham Village Expansion,	Aylesham	Reserved matters application Phase 2B (parcel9) for 48 dwellings, associated infrastructure, access, landscaping, layout, scale and appearance, together with details for conditions 2,6,7 (part discharge), 10 (part discharge), 21,24 and 25 pursuant to planning permission DOV/19/00821	48	0	48
20/01004	Phase 2B Parcel 3 Land for Aylesham Village Expansion, North of Dorman Avenue, North Aylesham	Aylesham	Submission of Reserved Matters application and partial discharge of conditions 37,39, 40 and 41 pursuant to Section 73 application DOV/19/00821, for approval of 97 dwellings, associated infrastructure, access, landscaping, layout, scale and appearance.	97	0	97
20/00879	Phase 2B Parcels 5 & 6 Land for Aylesham Village Expansion of North of Dorman Avenue, North Aylesham	Aylesham	Approval of reserved matters relating to layout, scale, appearance, access and landscaping for 32 residential dwellings on phase 2B parcels 5 & 6, including residential access road 2B,7, together with details for conditions 2,6,7 (part discharge) 10 (part discharge), 16,21,24 and 25 pursuant to outline planning permission 19/00821	32	0	32
21/00758	Phase 2B Parcel 4 (And residential access road 2B.2 & 2B.3) Land for Aylesham Village Expansion, North of Dorman Avenue, North Aylesham	Aylesham	Approval of reserved matters application Phase 2B Parcel 4 (and including SIC areas 2B.2 and 2B.3) for 40 dwellings, associated infrastructure, access, landscaping, layout, scale and appearance, together with details for conditions 2, 6, 7, 10 (part discharge), 21, 24 and 25 pursuant to planning permission 19/00821	40	0	40
20/01005	Phase 2B Parcels 7&8 Land for Aylesham Village Expansion North of Dorman Avenue North. Aylesham	Aylesham	Submission of Reserved Matters application pursuant to Section 73 application DOV/19/00821 for approval of 73 dwellings, associated infrastructure, access, landscaping, layout, scale and appearance	73	0	73
AYLESHAM TOTAL				314	0	314

Capel-le-Ferne

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
15/00995	Abbotsland Bungalow, White Cliffs Caravan Park, New Dover Road.	Capel le Ferne	Erection of a bungalow and associated parking (existing bungalow and associated outbuildings to be demolished)	0	0	0
19/00669	Land between nos 107 and 127 Capel Street,	Capel le Ferne	Outline application for the erection of 34 dwellings (8 x 2 beds, 16 x 3 beds, 10 x 4 beds) and means of access with associated landscaping (appearance, landscaping, layout and scale reserved)	34	0	34
21/01737	Site at 147 New Dover Road	Capel-le-Ferne	Erection of a detached dwelling, creation of vehicular access and parking	1	0	1
23/00069	Capel Bungalow, Hurst Lanem	Caple Le Ferne	Erection of a detached dwelling, cycle/bin store and associated parking	0	1	1
23/00109	34 Cauldham Close.	Capel le Ferne	Erection of 4 dwellings with associated parking and relocation of access (existing dwelling demolished)	3	0	3
CAPEL-LE-FERNE TOTAL				38	1	39

Deal

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
21/01787	79 Patterson Close, Deal	Deal	Erection of an attached dwelling with associated parking and landscaping and a single storey rear extension to existing dwelling (existing garage to be demolished)	0	1	1
21/00896	Land On The North East Side Of Middle Deal Road Deal Kent	Deal	<u>Reserved matters</u> application for the details of layout, scale, landscaping and appearance for the erection of 63 dwellings pursuant to outline planning permission DOV/17/01530	63	0	63
20/01356	Land between 317 & 385 St Richards Road, Deal	Deal	Erection of a detached dwelling, new vehicle access and associated parking	1	0	1
22/00084	St Richards Road Surgery 227 St Richards Road Deal CT14 9LF	Deal	Part change of use of first floor from surgery (Use Class E(e)) to residential (Use Class C3) and erection of side extension to facilitate access	1	0	1
21/01721	Site Adjacent To Church Hall Stanley Road Deal CT14 7BT	Deal	Change of use and conversion into residential dwelling (Use class C3) with erection of front and side extensions	1	0	1
21/01444	Shop to Rear of 11 Prince of Wales Terrace, Deal	Deal	Erection of a three storey dwelling with associated parking (existing building to be demolished)	1	0	1
21/00627	Rear of 12-16 Victoria Road and Fronting Sondes Road, Deal	Deal	Erection of block of 6no. flats with ancillary amenity space, cycle, and refuse storage facilities (retail warehouse to be demolished)	6	0	6
22/00689	80 Middle Street, Deal	Deal	Change of Use from offices (Use Class E(g)(i)) to dwellinghouse (Use class C3) with external alterations	1	0	1
21/01601	Garage The Old Coach House, Sondres Road, Deal	Deal	Erection of a three storey dwelling (single storey storage building to be partially demolished)	1	0	1
22/00902	135 Richards Road, Deal	Deal	Change of use to a single dwellinghouse (Class C3) with replacement roof to ground floor front elevation	-1	0	-1
22/00979	215 St Richards Road, Deal	Deal	Erection of single storey rear extensions, new front porches, garage conversion, alterations to windows/doors, to create an additional dwelling, car ports to rear and cycle/garden store	0	1	1
22/00170	Land South West of Tryster, Ellens Road, Deal	Deal	<u>Outline</u> Application for a Self Build project, for a Low Impact 3 to 4 Bedroom dwelling, using sustainable design and construction methods (with all matters reserved)	1	0	1
22/01133	122 Rectory Road, Deal	Deal	Change of use to residential care home for children (Use Class C2)	0	0	0
22/01029	11 Cowper Road, Deal	Deal	Erection of a detached dwelling, alterations to existing vehicular access, creation of 2no. parking spaces and parking for 11 Cowper Road	1	0	1
22/01150	42 and 44 Cannon Street, Deal	Deal	Change of use from 2 flats to a single residential dwelling	-1	0	-1
22/01275	Garage Block in the Centre of Cavell Square, Deal	Deal	Erection of 3no. detached dwellings with associated parking (existing garages to be demolished)	3	0	3
22/01284	23 High Street, Deal	Deal	Erection of a first floor extension to create a self-contained flat	1	0	1
21/01900	2 Canute Road, Deal	Deal	Erection of an attached dwelling, creation of new vehicle access and parking (existing outbuildings to be demolished)	1	0	1

22/01243	44-46 Mill Hill, Deal	Deal	Sub-Division of existing building into 2no. residential dwellings with alterations to windows and doors, insertaion of 2no. front steps, erection of bin/cycle stores, 2m high fence with associated parking and electric charging points (existing garage and single storey side extension to be demolished)	2	0	2
22/00749	Deal Police Station, 43 London Road, Deal	Deal	Change of use and conversion of existing building to create 3no. terraced dwellings and erection of one pair of semi-detached dwellings with associated parking (part demolition of existing building)	0	6	6
22/01611	47-49 Queen Street, Deal	Deal	Change of use and conversion to ground floor flat, alterations to doors and windows, floor level, steps, to basement flat, insertion of a glass screen, formation of 2no. new entrances. change of use of no.49 to office and garage space	2	0	2
22/00916	64-66 Southwall Road, Deal	Deal	Application for permission in principle for residential development of up to 7no. dwelling houses, and replacement place of worship with community hub and nursery (existing place of worship and nursery to be demolished)	7	0	7
22/01721	194 High Street, Deal	Deal	Change of use of ground floor from retail to residential. Erection of two storey rear extension and insertion of 1no. Rear rooflight (existing two storey extension to be demolished)	1	0	1
20/01245	Site South of Marlborough Road, Deal	Deal	<u>Outline</u> application for the erection of up to 9no. dwellings (with all matters reserved)	9	0	9
21/01683	Site at Cross Road, Deal	Deal	<u>Reserved Matters</u> application for the details of layout, scale, landscaping and appearance for the erection of 100 dwellings pursuant to outline planning permission DOV/20/01125	100	0	100
18/00892	Land on the West side of Albert Road, Deal, CT14 9RB	Deal	<u>Reserved Matters</u> application for the approval of appearance, layout, landscaping and scale pursuant to 18/00203 for the erection of 142 dwellings and 370 sqm of retail, together with associated parking and groundworks	20	47	67
21/01113	Land rear of 20-34 Western Road, Deal	Deal	Erection of 3no. detached dwellings with associated landscaping, bin and cycle storage, car parking and vehicular access (existing buildings and part boundary wall to be demolished)	3	0	3
17/00358	Flats 3 & 4 10 Prince of Wales Terrace, Deal	Deal	COU from 2 flats into 1 flat	0	-1	-1
17/00661	Site south of, Marlborough Road, Deal, CT14 9LE	Deal	<u>RM</u> application for the approval of layout, appearance, scale, means of access & landscaping of the site & submission of details pursuant to condition 1 of DOV/16/00706 for the erection of 9 dwellings	0	9	9
18/00176	2 Sondes Road, Deal	Deal	Erection of two rear dormer roof extensions and insertion of of 2 rooflights to front to facilitate the creation of an additional flat	0	1	1
18/00862	59 Mill Road, Deal	Deal	Erection of an attached dwelling and rear two storey extension to the existing dwelling	0	1	1
18/00796	113 London Road, Deal	Deal	Erection of a dwelling and alterations to existing property	0	1	1

19/00231	177 Telegraph Road, Deal	Deal	COU from chip shop (A5) to separate residential dwelling and the erection of a two storey rear extension (existing WC, store and cold store to be demolished)	1	0	1
18/01169	12 King Street, Deal	Deal	Erection of a building incorporating 3 retail units (A1) and 16 self contained flats (existing building to be demolished)	16	0	16
19/00564	7 High Street, Deal	Deal	Erection of a dwelling on land rear of Clockwork Pharmacy	0	1	1
19/01412	28 and 30 Mill Road, Deal	Deal	COU to 2 residential dwellings	0	2	2
19/00425	Land rear of 92 & 94 Northwall Road, Deal	Deal	Erection of a detached dwelling, formation of vehicular access and parking	0	1	1
19/00487	Captains Gardens Cottage, Deal Castle, Victoria Road, Deal	Deal	Change of use to cafe/restaurant (Use Class A3) with 52 external seating area and alteration to front door. Formation of a pedestrian crossing (additional information)	-1	0	-1
20/00014	7 South Street, Deal	Deal	Erection of a three storey building incorporating 2 no. self-contained flat, 1 no. maisonette, 1no. retail unit to ground floor and conversion of existing store to additional retail unit (part demolition of existing buildings) (amended location plan)	3	0	3
20/00814	The Magnet, 267 London Road, Deal	Deal	Change of use to a single residential dwelling and elevational changes to building	0	1	1
20/01230	4-6 Park Street, Deal	Deal	Part change of use from Professional Services (Use Class A2) to Residential (Use Class C3) and erection of two-storey rear extension. Insertion of 2no. rear windows into second floor of non-domestic building	1	0	1
19/00895	Land to the rear of Freemans Way, Freemans Way, Deal	Deal	Erection of 88 no. dwellings, equipped play area, sports field with 8 no. 15m high lighting columns, erection of club house, associated car parking, hard and soft landscaping (amended documents)	70	14	84
21/00038	Car park The Magnet PH, 267 London Road, Deal	Deal	Erection of a detached dwelling, cycle/garden storage, 1.8m high fencing and associated parking	0	1	1
21/00456	1 Good Hope, Glack Road, Deal	Deal	Erection of a detached dwelling with associated parking (existing garage to be demolished)	1	0	1
21/01132	Community Church Deal, Stanley Road, Deal	Deal	Change of use and conversion into 2no. dwellings, alterations to windows, replace window with door to west elevation, insertion of 4no. rooflights, boundary wall with railings and automated gate, creation of parking and garden (existing toilet block to be demolished)	0	2	2
20/00787	Land adjacent to 56 Golf Road, Deal	Deal	Erection of a detached dwelling, creation of vehicular access and parking	0	1	1
21/01638	Garages between 15 & 16 Coppin Street, Deal	Deal	Erection of a detached dwelling with cycle and refuse storage (existing garages and covered storage to be demolished)	1	0	1
21/01790	83 Beach Street, Deal	Deal	Change of use to upper 2 no. floors residential and bottom 2 no. floors as a café (Class A3)	-1	0	-1

21/01686	44-46, Mill Hill, Deal, CT14 9EW	Deal	Conversion of building into 2 no. residential units with alterations to windows and doors, insertion of 2no. front steps, erections of bin/cycle stores, 2m high fence with associated parking (existing garage and single storey side extension to be demolished)	1	0	1
18/00834	Land R/O of Leather Bottle, Mongeham Road, Gt Mongeham	Deal	Erection of a deatched dwelling, amended existing public house parking and access improvements	0	1	1
DEAL TOTAL				316	90	406

Denton with Wootton

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
20/01012	Cherry Tree, Shelvin Farm Road.	Denton with Wootton	Erection of a detached dwelling, cycle store, solar panels, attached double garage and associated parking (existing dwelling and outbuildings to be demolished)	0	0	0
20/00908	Lodge Lees Farm, Lodge Lees Road.	Denton with Wootton	Change of use and conversion of the two storey existing barn and a single storey building to a dwellinghouse.	0	1	1
20/01266	Deacon Landscape Management, Wootton Lane.	Denton with Wootton	Reserved Matters application pursuant to planning permission DOV/19/01024 (residential development of 8 dwellings) for approval of appearance, landscaping, scale, and the discharge of conditions 7 (landscaping scheme), 8 (landscape management plan), 12 (protected species strategy), 13 (Biodiversity scheme) and 18 (foul drainage)	8	0	8
DENTON WITH WOOTTON TOTAL				8	1	9

Dover

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
18/01322	Former Magistrates Court 1 - 7 Pencester Road Dover	Dover	Change of use and conversion to 46no. self-contained flats (C3), to include the erection of a roof extension to incorporate a 3rd and 4th floor, and a four storey side extension	46	0	46
20/01014	Land to the Rear of Former Magistrates Court, Pencester Road, Dover	Dover	Erection of a three storey building incorporating 12no. flats and associated parking	12	0	12
20/01258	Land West Of St Radigunds Community Centre Poulton Close Dover	Dover	Erection of a three story block of 24 residential units to provide short term, interim accomodation, construction of retaining wall, erection of 2.1m high fencing, new vehicle access, associated parking and landscaping.	24	0	24
22/00121	Land Rear of 59 to 61 Maison Dieu Road, Dover	Dover	Erection of 2no. detached dwellings, solar panels to roof, electric vehicle charging points. erection of 1.8m fence, cyle store and associated parking (existing timber hoarding and perimiter wall to be demolished)	2	0	2
20/00510	Karma Leisure Ltd, Adrian Street, Dover	Dover	Erection of two buildings incorporating 29no. flats and home working hub (existing building to be demolished) (Amended Plans)	29	0	29
21/01777	140 Crabble Hill, Dover	Dover	Erection of a two-storey front extension and conversion of existing dwelling to provide 2no. maisonettes, attached dwelling, alterations to windows/doors, reduce the rear balcon with railings and relocated steps (existing rear conservatory to be demolished)	2	0	2
22/00386	19 Castle Street, Dover	Dover	Change of use from offices (E(c)(ii)) to a single residential dwelling (C3)	1	0	1
21/01558	26 Coombe Valley Road, Dover	Dover	Change of use to HMO for up to 11 people (Sui Generis), creation of courtyard seating area, alterations to windows and doors	0	1	1
22/00182	19 De Burgh Street, Dover	Dover	Change of use of dwelling of 6no. person HMO (Sui Generis), erection of a single storey rear extension, rear dormer window and 2no. rooflights to from roofslope (existing rear extension and rear dormer window to be demolished)	0	0	0
21/00935	36A Coombe Valley Road, Dover	Dover	<u>Outline</u> application for the erection of a three storey building 10no. self-contained flats (with all matters reserved) (existing buildings to be demolished)	10	0	10
22/01553	Sandwich House, The Citadel, Western Heights, Dover	Dover	Change of use to a secure training accomodation (Class C2A) with associated minor internal refurbishment works	0	0	0
22/00676	86 and Part 84 Leburne Road, Dover	Dover	Erection of a pair of semi-detached dwellings, refuse/cycle storage, new vehicular access, associated parking and landscaping (existing garage and outbuildings to be demolished)	2	0	2
21/01375	33 High Street, Dover	Dover	Change of use from restaurant (Use Class E(b)) to 1no. studio flat and 1no. one bedroom flat (Use Class C3), erection of first floor rear extention and alterations to front elevation	3	0	3
22/00917	66 Noahs Ark Road, Dover	Dover	Erection of an attached dwelling	1	0	1
21/01710	Land West of 455 Folkestone Road, Dover	Dover	<u>Outline</u> application for the erection of up to 5no. residential dwellings (all matters reserved except access)	5	0	5
22/01142	104 Maison Dieu Road, Dover	Dover	Change of use to HMO for 7no. households with 12 person occupancy	0	0	0

22/01368	Third & Fourth Floors, 1 Cannon Street, Dover	Dover	Prior approval for the change of use and conversion of third and fourth floors into two studio flats	2	0	2
22/01455	Coach House, Laureston Place, Dover	Dover	Change of use of 4no. garages to ground floor flat	1	0	1
18/01021	65 Folkestone Road, Dover	Dover	Erection of ten apartments with undercroft parking to allow amendments including reorientation of building, alterations to roof/patio area and stairs to rear, alterations to external materials and external and internal layout	10	0	10
22/01513	9 Macdonald Road, Dover	Dover	Erection of 2no. semi-detached dwellings and associated works (workshop demolished)	2	0	2
22/01620	6A Minnis Terrace, Crabble Avenue, Dover	Dover	Erection of detached dwelling (existing dwelling and part boundary wall to be demolished)	0	0	0
22/01641	6 Lower Flat St Johns Road, Dover	Dover	Change of use and conversion of basement/ground floor maisonette to 2no. self-contained flats	1	0	1
23/00087	175 St Radigunds Road, Dover	Dover	Change of use to residential care home for children (Use Class C2)	0	0	0
23/00088	21 Victoria Street, Dover	Dover	Change of use to residential care home for children (Use Class C2)	0	0	0
23/00089	34 Beaconsfield Road, Dover	Dover	Change of use to residential care home for children (Use Class C2)	0	0	0
22/01600	23 High Street Dover	Dover	Change of use of laundrette to studio flat	0	1	1
22/01627	59 Crabble Hill, Dover	Dover	Conversion of public house into 4no. Self-contained flats with front and rear dormers and associated external alterations	4	0	4
23/00024	2 Ground Floor Flat Victoria Park Dover	Dover	Conversion of 2 flats into 1 unit incl. removal of window, enlargement of opening/installation of French doors; removal of French doors & replacement with window to east elevation. Installation of a staircase from lower ground to ground floor; creation of kitchen, wc & bathroom; reinstatement of doorway to under-croft; installation of 3 timber doors; replacement of external door; enclosure of original staircase to lower ground floor. Removal of partition & infill doorway to ground floor.	-1	0	-1
22/00770	1-5 Waterloo Crescent House Dover	Dover	Change of use of 4No. residential flats to 13No. ensuite rooms to form expansion of Dover Marina Hotel, together with refurbishment and repair works to external elevations, roof, fenestration, and balconies	0	-4	-4
22/00904	16 Park Avenue Dover	Dover	Internal alterations to existing HMO to facilitate an additional room from 10no. rooms (15no. persons) to 11no. rooms (15no. persons) and installation of 2no. Rooflights	0	0	0
22/01423	225 Folkestone Road Dover	Dover	Certificate of Lawfulness (proposed) for the change of use to C3(B)	0	0	0
21/01906	Ground Floor 109 High Street Dover CT16 1EB	Dover	Change of use from Retail (Use class E(a)) to Residential (Use class C3) with insertion of 4no. windows to side elevation	1	0	1
18/00745	49-51 High Street, Dover	Dover	Change of use from Retail (Use class E(a)) to Residential (Use class C3) with insertion of 4no. windows to side elevation	2	0	2
20/01237	Site Adjacent Graham Plumbers Merchants Construction House, Coombe Valley Road, Dover, CT17 0EN	Dover	Erection of a four storey building incorporating 40no. flats with new vehicle access, parking and landscaping (existing buildings to be demolished)	0	40	40
14/00193	Land rear of 17 London Road and adjacent to 1 Matthews Place, Dover	Dover	Erection of an attached dwelling	0	1	1
15/01243	Land at North End, Channel View Road, Dover, CT17 9TJ	Dover	Erection of a detached dwelling incorporating an integral garage, formation of access and landscaping	0	1	1

17/00082	22-24 Castle Street, Dover, CT16 1PW	Dover	Change of use and conversion into 4 dwellings (2 maisonettes in No. 22 and 2 maisonettes in No. 24)	0	4	4
17/00070	93 High Street, Dover	Dover	Replacement of window with french doors on rear elevation and internal alterations to facilitate the creation of a self-contained flat	0	1	1
18/00014	28 Castle Street, Dover	Dover	COU & conversion to 4 self-contained flats	4	0	4
17/01446	Land to the rear of 59 and 61 Maison Dieu Road, Dover	Dover	Erection of a pair of semi-detached dwellings and access gates and formation of associated parking (existing warehouse to be demolished)	2	0	2
18/00450	209 Folkestone Road, Dover	Dover	Erection of a single storey rear extension to facilitate conversion of a single dwellinghouse into 4 self contained flats	3	0	3
18/00079	Site at Buckland Mill, Crabble Hill, Dover	Dover	Erection of a six storey 80 bedroom care home with associated facilities, access, external parking and landscaping	0	0	0
18/01021	65 Folkestone Road, Dover	Dover	Erection of 10 apartments with undercroft parking	0	10	10
18/00468	Land adjoining 1 Malvern Road, Dover	Dover	Erection of 2/3 storey buildings incorporating 17 self contained flats, vehicle access and parking	17	0	17
18/01263	Former United Reformed Church, High Street, Dover	Dover	Conversion of church building to provide 16 self-contained apartments and associated development	0	16	16
19/00910	90 Oswald Road, Dover	Dover	Erection of detached dwelling with integral garage and associated refuse and bicycle storage	0	1	1
19/01044	4 Park Avenue, Dover	Dover	Conversion of dwelling into 3 self contained flats	2	0	2
21/01453	Electric House 43 Castle Street Dover CT16 1PT	Dover	Change of use of lower and upper ground floors to residential, replacement front basement window, replacement rear door window, drain pipe and 2 no. extract fan vents, all windows to refurbished and re-painted	1	0	1
19/01069	115-116 Ryder House, London Road, Dover	Dover	COU and conversion to a single reside, insertion of windows, formation of hardstanding and installation of external stairs to side elevation (existing ramps to the front and rear to be removed)	0	1	1
19/00291	337 Folkestone Road, Dover	Dover	COU to HMO for up to 9 people (SG use)	0	-1	-1
19/01116	29 Barton Road, Dover	Dover	Change of use to HMO for supported parent/child accommodation for up to 5no. adult residents	-1	0	-1
18/00221	62 Castle Street, Dover	Dover	Erection of a six storey building, comprising flexible Class A1, A2, A3 & A4 uses (ground floor) and flexible Class A1, A2, A3 & A4 uses and B1 (1st Floor) and the formation of 28no flats (2nd - 5th floor); Separate Commercial and residential access; Associated commercial bin storage; Secure residential bin and cycle storage; Gated rear service yard; 4no parking spaces; Communal roof garden at third floor level and associated works.	0	28	28
20/00102	Depot, Masons Road, Dover	Dover	Erection of 2no. semi-detached dwellings and associated parking (existing building to be demolished) (amended plans)	2	0	2
19/01364	7-8 Eastbrook Place, St Marys Residential Home, Maison Dieu Road, Dover	Dover	Change of use of St Marys Residential home from care home (C2) to residential (C3) to create 18 residential units (6 maisonettes, 7 flats, 3 town houses, and 2 cottages)(conversion of existing buildings) and for the erection of 2 new cottages at rear of the site adjacent to existing outbuildings (total 20 units), landscaping, re-provision of parking and turning area, external alterations and other associated works	20	0	20

20/00162	14-16 Primrose Road, Dover	Dover	<u>Outline</u> application for the erection of 4 no. dwellings with associated access and parking with (all matters reserved) (existing dwellings to be demolished)	2	0	2
20/00185	17-19 Sheridan Road, Dover	Dover	Part change of use and conversion of existing ground floor retail unit (A1) to 3no. self contained flats (Class C3) with internal and external alterations	0	3	3
20/00783	Land rear of 104 Maison Dieu Road and fronting Harold Street, Dover	Dover	Erection of detached dwelling, new vehicle access and parking (existing garage and sheds to be demolished)	0	1	1
19/00287	Former Playground, North Military Road, Dover	Dover	Erection of a building containing 20no. apartments with 14no. car-parking spaces at ground floor, erection of a retaining wall following demolition of existing retaining wall.	20	0	20
20/00526	Gordon Lodge, Vale View Road, Dover	Dover	Erection of a detached dwelling with wheelchair access, creation of a vehicular access and associated parking (existing sheds to be demolished)	1	0	1
18/01377	Land adjacent to Allotments, Folkestone Road, Dover	Dover	<u>Reserved matters</u> application for the approval of access, appearance, landscaping, layout and scale pursuant to outline planning permission DOV/15/01032 for the erection of 29 dwellings, associated access, parking, road/footway provision and landscaping; and the discharge of conditions 14, 16, 17 and 19 attached to outline planning permission DOV/15/01032.	0	29	29
20/00971	Land adjacent to 86 Leyburne Road, Dover	Dover	Erection of a detached dwelling with vehicular access, associated parking and cycle store	1	0	1
21/00023	8-9 First floor and second floor, Church Street, Dover	Dover	Change of use and conversion into 2no. flats (Use Class C3(a))	2	0	2
20/00864	Land adjacent to 2 Old Park Avenue, Dover	Dover	Erection of a dwellinghouse (existing garage and outbuildings to be demolished)	1	0	1
20/00895	9 Park Place, Dover	Dover	Erection of an attached two storey dwelling (existing garage and bathroom extension to be demolished) (amended plans)	1	0	1
21/00383	1 East Cliff, Dover	Dover	Change of use and conversion to 6no. self contained flats	0	4	4
21/00631	Waterloo, Crabble Avenue, Dover	Dover	<u>Outline</u> application for the erection of a detached dwelling with vehicular access	1	0	1
20/01084	Former Buckland Hospital, Coombe Valley Road, Dover	Dover	<u>Reserved Matters</u> application for details of access, appearance, landscaping, layout and scale for the erection of 81no. dwellings and the discharge of Conditions 5, 6, 10, 16, 17, 20 (parts 1 & 2), 22, 24, 25, 26, 28 and 29 pursuant to planning permission DOV/17/01523	0	81	81
21/00821	10 Priory Street, Dover	Dover	Prior approval for change of Use from Shop (Class A1) to a Dwellinghouse (use class C3)	1	0	1
20/01410	Protea House, Waterloo Crescent, Dover	Dover	Change of use and conversion to 9 self contained flats, replacement of windows to rear elevation and repair of windows; creation of vent stack, works to the railing to form bin store and replacement of glazed single storey addition	9	0	9
21/00792	Unit 1 Granville Street, Dover	Dover	Erection of 5 dwellings, cycle/bins stores and associated parking (existing buildings to be demolished)	5	0	5
21/01156	Land between 20 & 24 Castle Avenue, Dover	Dover	Erection of 3no. attached dwellings, bin stores, associated car parking and formation of new vehicular access (existing double garage to be demolished)	0	3	3

21/00303	15 Bench Street, Dover	Dover	Change of use and conversion of shop and HMO into 8no. self contained flats, cycle store, insertion of 2no. additional rooflights, insertion of window to side elevation, 3no. balconies with balustrades to rear elevation and alterations to doors and windows	8	0	8
21/01137	47 Park Avenue, Dover	Dover	Change of use of Guest House to residential (Use Class C2) with internal layout alterations (6 bed)	3	0	3
21/01441	21 Harbour View Road, Dover	Dover	Erection of a detached dwelling and associated parking	1	0	1
21/01175	67-69 High street, Dover	Dover	Change of use and conversion to 6 no. self-contained flats (C3), erection of bin store, boundary wall, steps/railings to front elevation, cycle store, first floor rear terrace with balustrade, alterations to windows, doors and associated works (existing shop front to be demolished)	6	0	6
21/01641	73 Hillside Road Dover CT17 0JG	Dover	Erection of an attached dwelling and erection of two storey rear extension to 73 Hillside Road	0	1	1
22/00065	104 Maison Dieu Road Dover CT16 1RU	Dover	Certificate of Lawfulness (Proposed) to change the use of the property to an HMO with up to 6no. tenants	1	0	1
22/00488	30-32 Castle Street, Dover	Dover	Change of use from dental practice E(e) to 2no. dwellings (C3)	0	2	2
DOVER TOTAL				272	224	496

Eastry

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
14/00240	Eastry Hospital, Mill Lane.	Eastry	Redevelopment of site to provide a total of 100 residential units comprising; 2 storey terrace, semi-detached and detached new build dwellings, cou and conversion of Tewkesbury House and the Chapel to provide 568 sqm of community space (D1) and employment space (B1) 2 residential units; minor demolition, alteration and conversion of the 'Old Workhouse' to provide 10 residential units; retention & reinstatement of the fire damaged Range building and erection of an 2-storey terrace of 10 residential units'; car parking, landscaping, public open space and alteration to existing access	0	94	94
20/01200	Land adjoining Sunhollow, Gore Lane.	Eastry	Erection of 4no. semi-detached dwellings	0	4	4
21/00504	Land at Gore Lane.	Eastry	Reserved matters application for the details of, internal access, appearance, landscaping, layout, and scale for the erection of 50no. dwellings and the discharge of conditions 6, 7, 9, 10, 12, 13, 14, 24 and 30 pursuant to Outline application DOV/19/00574.	50	0	50
21/01021	April Lodge, Thornton Lane.	Eastry	Erection of a detached dwelling, new vehicle access and parking	0	1	1
21/01183	Halstead, Gore Lane.	Eastry	Erection of a detached dwelling, detached garage, and swimming pool (existing dwelling and outbuildings to be demolished)	0	0	0
22/01022	Drove Farm, Drainless Road.	Eastry	Prior approval for the change of use from an agricultural building to residential dwellinghouse	0	1	1
21/01827	5 Mill Bank, Mill Lane.	Eastry	Erection of 2no. detached dwellings, new vehicle access and parking	2	0	2
22/00761	Rohan Bungalow, Mill Lane.	Eastry	Change of use and conversion of existing building to 4no. terraced dwellings to include dormer windows, rooflights to front and rear, alterations to doors and windows, cycle store, fencing and gates (part demolition)	0	4	4
EASTRY TOTAL				52	104	156

Eythorne

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
21/01762	Land At Eythorne Court Cottage Shepherdswell Road.	Eythorne	Change of use of land and siting of a railway carriage for residential use	0	1	1
17/00246	Old Rectory, Church Hill.	Eythorne	Erection of 9 detached dwellings, landscaping, creation of new vehicular access and parking	0	9	9
19/01083	Land rear of Grove House, 14 Wigmore Lane.	Eythorne	Erection of a detached dwelling with associated parking	1	0	1
1/00856	Land rear of 56 Sandwich Road.	Eythorne	Erection of 2 detached dwellings, creation of new vehicle access and parking	2	0	2
20/01407	Land between south view and Dean Holme Flax Court Lane.	Eythorne	Erection of a detached dwelling, cycle shed, recycle store, electrical vehicle charging unit and associated parking	0	1	1
21/00469	29a Adelaide Road, Elvington.	Eythorne	Erection of 2no. attached dwellings with associated parking and vehicular access	0	2	2
21/01736	West View, Chapel Hill.	Eythorne	Erection of a detached dwelling	1	0	1
22/01061	Cana Chapel Hill.	Eythorne	Change of use from care home (C2) to dwelling house	1	0	1
EYTHORNE TOTAL				5	13	18

Goodnestone

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
20/00244	Hop Cottage, Saddlers Hill.	Goodnestone	Erection of a detached dwelling with integral garage, associated parking and landscaping and relocation of oil tank (3no. outbuildings to be demolished) (amended plans)	0	1	1
19/01525	Lower Rowling Farm, Rowling Road, Goodnestone	Goodnestone	Change of use of agricultural buildings to 8no. residential dwellings	8	0	8
GOODNESTONE TOTAL				8	1	9

Great Mongeham

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
22/00032	Site Of Northfield Church Path.	Great Mongeham	Erection of a detached dwelling	0	1	1
18/00052	Church Farm Buildings, Mongeham Farm, Mongeham Road.	Great Mongeham	Retention of part of existing farm buildings and the introduction of new elements to provide 3 dwellings, demolition of farm building and erection of additional dwelling, formation of new access, parking areas and associated landscaping	0	4	4
18/00764	Stalco Engineering Works and Land rear of and including 126 Mongeham Road, Great Mongeham.	Great Mongeham	Erection of 35 houses, formation of new access road, associated landscaping including demolition of Stalco Engineering Buildings, former squash courts and no 126 Mongeham Road, off-site highway works to include a pedestrian build out.	33	2	35
20/00470	Site at Great Mongeham Farm, Cherry Lane.	Great Mongeham	Conversion of 2 no. former agricultural buildings to 2 no. dwellings and erection and erection of 2no. detached dwellings with associated vehicular access, parking and landscaping (building nos. 1 and 4 to be demolished)	4	0	4
21/00413	Former Grain Barn, Pixwell Lane.	Great Mongeham	Prior approval for change of use of an agricultural building to 5no. dwellings and associated building works	5	0	5
GREAT MONGEHAM TOTAL				42	7	49

Guston

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
18/00981	Former Connaught Barracks, Dover Road, Guston.	Guston	Approval of reserved matters (access, appearance, landscaping, layout, and scale) for 64 dwellings, with associated access, parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works; and the discharge of conditions 5, 6, 8, 11, 13, 14, 16, 18, 19 and 25; pursuant to Outline pp 15/00260	0	64	64
20/00994	Copthorne, Dover Road.	Guston	Change of use from annexe to attached residential dwelling (Class C3)	1	0	1
19/00447	Connaught Barracks (Main Site), Dover Road.	Guston	Outline planning application with all matters reserved, except site access, for the erection of up to 300 dwellings, associated internal access, parking, road/footway/cycleway provision, open space, landscaping, surface water drainage, ancillary works (engineering works concerning movement of aggregate), and the detailed matter of highway junction works.	300	0	300
22/01699	Frith Farm, Dover Road.	Guston	Erection of 2 farm workers dwellings with associated works (existing farmhouse demolished)	0	0	0
GUSTON TOTAL				301	64	365

Hougham Without

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
202/01369	The Manor, 22 The Street, West Hougham.	Hougham	Outline application for the erection of 2no. detached dwellings (with all matters reserved except access)	2	0	2
HOUGHAM WITHOUT TOTAL				2	0	2

Langdon

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
20/01171	Land known as Church Farm, Vicarage Farm Road, West Langdon.	Langdon	Erection of 3 no. detached dwellings with car ports and associated parking	0	3	3
21/00175	The Calf House, Solton Manor Farmhouse, Deal Road, East Langdon.	Langdon	Prior approval for the change of use of agricultural building into a dwelling	1	0	1
21/01022	Land adjoining Appleton Bungalow, Waterworks Lane, Martin.	Langdon	Erection of a detached dwelling with associated parking and landscaping	0	1	1
21/01321	Roseacre, East Langdon Road, Martin.	Langdon	Erection of a replacement dwelling (existing dwelling to be demolished)	0	0	0
21/01408	Three ways, Hollands Hill, Martin Mill.	Langdon	Erection of detached dwelling and creation of parking	1	0	1
LANGDON TOTAL				2	4	6

Lydden

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
15/01184	Land rear of, 114 Canterbury Road, Lydden.	Lydden	Erection of 31 two and three storey dwellings, together with associated access, car parking and landscaping	2	8	10
21/01728	Keppeldown Canterbury Road.	Lydden	Erection of a detached dwelling, solar panel to roof slope, car port, cycle store, turning area, new vehicular access, associated parking, and landscaping (existing dwelling to be demolished)	0	0	0
20/00468	62 Canterbury Road.	Lydden	Erection of 2 detached dwellings, associated parking, and creation of new and widening of existing vehicle access (existing bungalow and garage to be demolished)	1	0	1
22/01149	Broadfields Cottages, Track leading from London Road Temple Ewell to Broadfield Farm.	Lydden	Erection of 2no. Detached dwellings (existing dwellings to be demolished)	0	0	0
22/01181	Living Well Church, Canterbury Road.	Lydden	Change of use and conversion to 2no. dwellings with associated parking and landscaping	2	0	2
LYDDEN TOTAL				5	8	13

Nonnington

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
20/01564	Woodleigh, Easole Street.	Nonnington	Erection of detached dwelling and associated vehicle access (existing workshop to be demolished)	0	1	1
21/01386	Highleas Old Court Hill.	Nonnington	Erection of 3no. detached residential dwellings with associated access and parking, bin stores and cycle storage (existing workshop buildings to be demolished)	3	0	3
20/01469	1 Yew Tree Cottages, Holt Street.	Nonnington	Sub-division into 2no. seperate dwellings, erection of a two-storey rear extension, single storey infill extension, conversion of garage to living accommodation and 1.8m high boundary fence	1	0	1
19/00381	Land Adjoining Trinity Court, Easole Street.	Nonnington	Erection of a detached dwelling with parking (alterations to parking arrangement)	1	0	1
NONINGTON TOTAL				5	1	6

Northbourne

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
20/00989	Townsend Farm, The Street,	Northbourne	Change of use, internal and external alterations to facilitate conversion of barn to a dwellinghouse; erection of building containing detached annexe and car ports for use ancillary to converted barn (existing stables B and shed to be demolished); change of use, internal and external alterations to facilitate conversion of stables A and equestrian store to a dwellinghouse; conversion of remainder of equestrian store to bin store and bike store for ancillary residential use; erection of gates and fencing; provision of parking (amended description)	3	0	3
20/00419 *	Betteshanger Sustainable Parks, Betteshanger Road, Betteshanger	Northbourne	Outline application with all matters reserved for up to 210 dwellings including up to 12 self-build plots, together with up to 2,500 sqm of office (use class B1) floorspace and up to 150 sqm of retail (class E) floorspace	177	0	177
21/00324	The Barn, Crown Inn, The Street, Finglesham.	Northbourne	Conversion of existing barn into 2no. dwellings	2	0	2
21/00845	Ham Manor, Updown Road, Ham.	Northbourne	Conversion of agricultural buildings to dwellinghouse with associated parking and formation of new vehicular access (existing infill to be demolished)	1	0	1
NORTHBOURNE TOTAL				183	0	183

*Subsequent Reserved Matters received after 2022/23 monitoring period revises the number of dwellings to 177. This revision has been included in the AMR to correlate with the Five Year Housing Land Supply, which phases extant dwellings over the next five years

Preston

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
17/00010	1 Lockett Cottages, The Street, Preston	Preston	Erection of a detached dwelling and garage and creation of associated parking	0	1	1
22/00980	Preston Garden Centre, The Street, Preston	Preston	Change of use and conversion from offices/storage to residential dwelling, erection of a courtyard boundary fence/gate and creation of parking	1	0	1
19/01555	The Quinces, Sheerwater Road, Ash	Preston	Erection of a detached dwelling, conversion of existing structure to form new garage/workshop, formation of vehicular access and associated parking (existing dwelling and out buildings to be demolished)	0	0	0
19/01092	Mellands Farm, Stourmouth Road, Preston	Preston	Erection of two detached dwellings and associated parking (existing agricultural buildings to be demolished) (amended plans)	1	0	1
20/00211	Paddock at Shotfield Farm, The Street, Preston	Preston	Erection of a detached dwelling, creation of a vehicular access and associated parking.	0	1	1
20/01380	Preston Garage, The Street, Preston	Preston	Erection of 2no. semi-detached dwellings with associated parking (existing building to be demolished)	0	2	2
21/01272	Agricultural Building south east of Elmstone Court Farm, Padbrook Lane, Elmstone	Preston	Change of use and conversion of agricultural building to dwelling (Use Class C3), cladding to exterior and installation of a waste water/sustainable drainage system	1	0	1
22/00141	Land South of The Oast, Preston Lane, Preston	Preston	Erection of a detached dwelling, solar panels to roof, associated gardens and parking (existing agricultural building to be demolished)	0	1	1
20/00544	Meadow Cottage and Lane Rear of The Street, Preston	Preston	Erection of 5no. detached dwellings, new vehicle access, associated car parking and landscaping (existing dwelling to be demolished)	4	0	4
22/00077	Land South of Downs Cottage, Grove Road, Preston	Preston	Erection of a detached dwelling with associated parking (self-build proposal)	1	0	1
22/01140	Deaconland Farm, Church Hill, Elmstone	Preston	Prior approval for the change of use from agricultural buildings to 2no. residential dwellings	2	0	2
PRESTON TOTAL				10	5	15

Ringwould with Kingsdown

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
14/00176	Hope Bay, The Leas, Kingsdown	Ringwould with Kingsdown	Erection of two dwellings, garaging facilities, and associated works (existing studio, outbuildings and 1 and 2 Hope Bay to be demolished)	0	2	2
14/00059	Former Carpark Site, Adjacent to The Manor House, Upper Street.	Ringwould with Kingsdown	Erection of 4 detached dwellings together with creation of vehicular access, parking and landscaping and fire escape access for use by the village hall	0	6	6
15/00457	Land adjoining Pentire House, The Leas,	Ringwould with Kingsdown	Erection of a detached dwelling	0	1	1
20/01422	Kalcarrow, Back Street,	Ringwould with Kingsdown	Erection of a detached dwelling with associated parking (existing garage and greenhouse to be demolished)	1	0	1
21/01349	Land between the Chalet & Milner , Claremont Road,	Ringwould with Kingsdown	Reserved matters application for the details of access, layout, scale, appearance, and landscaping for the erection of a dwelling pursuant to planning permission DOV/17/01165	0	1	1
21/01797	The Dennes, Dover Road.	Ringwould with Kingsdown	Change of use of detached annexe to dwelling with associated parking	1	0	1
22/00872	Flint Cottage, Back Street.	Ringwould with Kingsdown	Erection of 2no. detached dwellings, associated off-street parking, alterations to vehicle access and cycle/bin stores (existing garage and greenhouse to be demolished)	2	0	2
RINGWOULD WITH KINGSDOWN TOTAL				4	10	14

Ripple

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
22/01349	Walmer Court Farm, 466 Dover Road,	Ripple	Erection of a detached dwelling with associated parking	1	0	1
21/00313	Kings Farmhouse 423 Dover Road.	Ripple	Change of use to single dwelling (c3)	2	0	2
16/00361	Land Adjoining 458 Dover Road.	Ripple	Change of use and conversion to a single residential dwelling	0	1	1
20/00979	Glen Farm, Mongeham Road,	Ripple	Erection of a detached dwelling with associated parking and new vehicular access (existing outbuilding to be demolished).	1	0	1
21/00255	Land Opposite 423-459 Dover Road.	Ripple	Reserved Matters application pursuant to Outline permission DOV/17/00487 for the details of appearance, landscaping, layout and scale for the erection of 85 dwellings	83	2	85
RIPPLE TOTAL				87	3	90

River

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
22/00074	7-9 Chilton Way River.	River	Change of use of ground floor from offices to self-contained flat, erection of 1.8m fencing, alterations to windows and doors and installation of 2no. cycle racks	1	0	1
20/01101	Sunshine Bungalow, Minnis Lane.	River	Erection of a detached dwelling with integral garage, associated parking/driveway, and conversion of existing dwelling into a workshop/garage (existing garage, rear extension, and porches of existing dwelling to be demolished)	0	0	0
RIVER TOTAL				1	0	1

Sandwich

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
01/01167	Willowbank Sandwich Kent	Sandwich	Residential development comprising 303 flats and houses with garages, parking and access thereto by way of a new estate road layout connecting to Ramsgate Road and with emergency access to Sandwich Industrial Estate, together with associated works including bunding, landscaping and drainage works and the formation of public open space	232	0	232
14/00058	Discovery Park, Ramsgate Road, Sandwich, CT13 9ND	Sandwich	<u>Outline application</u> for the redevelopment of site to include: demolition of some existing buildings (and associated infrastructure); change of use of some existing buildings (from B1 to use classes: B2, B8, Sui Generis (Energy) and D1 uses); the provision of new commercial (use classes: A3/4, B1, B2, B8, C1, D1 and Sui Generis) and residential (use class: C3) development; associated site preparation/enabling, infrastructure, and landscaping works; and provision of car parking (with some matters reserved)	500	0	500
19/00243	Land east of Woodnesborough Road, Sandwich	Sandwich	Erection of 120 dwellings, including 36 affordable homes, together with new vehicular and pedestrian access, internal access roads, car parking, landscaping, provision of 0.84 ha of open space and a locally equipped area for children's play (LEAP) and the removal of vehicular rights over most of by-way ES10 Black Lane	0	30	30
19/01257	The Press on The Lake, Ramsgate Road, Sandwich	Sandwich	COU and conversion of workshop to dwellinghouse (C3)	0	1	1
20/00777	Ground floor, 21 Market Street, Sandwich	Sandwich	Change of use and conversion of ground floor to Mixed Use (A2) office and (C3) 3no. self-contained flats with associated internal and external alterations	3	0	3
21/01201	10 Cattle Market, Sandwich	Sandwich	Change of use and conversion 2no. dwellings, retail shop or office. Erection of a first floor rear extension, alterations to windows, rear parapet wall to be lowered, and restoration/painting to elevations (part rear elevations, roof lanterns, window bars and first floor rear windows to be removed)	2	0	2
21/01309	Rose Nursery, Dover Road, Sandwich.	Sandwich	<u>Outline application</u> for the erection of 7no. self build plots (all matters reserved).	7	0	7
22/00212	Land Adjacent 21 Johns Green, Sandwich	Sandwich	Erection of a detached dwelling, bin store, boundary wall, new vehicular access and parking (existing front wall to be demolished)	1	0	1
21/01811	2 Johns Green, Sandwich	Sandwich	Erection of a detached bungalow, cycle shed, recycl store, associated parking and turning area	1	0	1
21/01783	Land Adjoining 4 Woodnesborough Road, Sandwich	Sandwich	Erection of 2no. detached dwellings, formation of vehicle access, associated parking, and associated works and landscaping	2	0	2
22/00847	42 King Street, Sandwich	Sandwich	Change of use to dwellinghouse, erection of a single storey rear extension, replacement from window, door, and rainwater goods (existing rear extension to be demolished)	1	0	1
22/01446	Site at 21 Johns Green, Sandwich	Sandwich	Erection of a detached dwelling, bin store, cycle shed, boundary wall, new vehicular access and parking (existing front wall to be demolished)	1	0	1

22/00724	Railway Crossing Cottage, Ash Road, Sandwich	Sandwich	Erection of a detached dwelling with associated parking (existing dwelling and outbuildings to be demolished)	1	0	1
23/00046	Wayfarers St Barts Road. Sandwich	Sandwich	Change of use from C2 to C3.b (specialist supported living accomodation for adults)	1	0	1
22/01228	The Salutation Knightrider Street Sandwich	Sandwich	Change of use and conversion of main house to single dwelling and outbuildings to 4no. self-contained holiday lets with parking	1	0	1
18/01184	1 Harnet House, Harnet Street, Sandwich	Sandwich	Change of use to 2 self-contained flats	2	0	2
20/00358	90 New Street, Sandwich	Sandwich	Erection of a detached dwelling (existing building to be demolished)	1	0	1
20/00566	Delfbridge Manor, 10 Dover Road, Sandwich	Sandwich	Erection of 4no. semi-detached and 4no. terraced dwellings, new vehicular access, parking, associated works including the erection of cycle and bin stores and 3m high fencing	8	0	8
21/00750	20 New Street, Sandwich	Sandwich	Change of use to residential dwelling (Class C3)	0	1	1
21/00605	3 The Chain, Sandwich	Sandwich	Erection of two storey rear extension, rear dormer window, rooflight, alterations to doors and windows, new garden access and steps to rear to create an additional dwelling (existing rear extension, chimney, dormer window and timber gate to be demolished)	0	1	1
21/00476	25 Strand Street, Sandwich	Sandwich	Change of use of the ground floor from commmercial retail/office use (Class E) to 1 residential, 2 bed dwelling (C3) to include the removal of the existing shopfronts and replacement with infill and new timber-framed windows	0	2	2
21/01208	Lloyds Bank, First, Second & Third Floors, 12 Market Street, Sandwich	Sandwich	Prior approval for the change of use of offices (Use Class E(g)(i)) to 4no. self contained flats (Use Class C3) at first, second and third floor levels	4	0	4
21/01210	Lloyds Bank, First, Second & Third Floors, 12 Market Street, Sandwich	Sandwich	Prior approval for the change of use of offices (Use Class E(g)(i)) to 2no. self- contained flats (Use Class C3) at first, second and third floor levels	2	0	2
21/01199	12 Market Street, Sandwich	Sandwich	Part change of use to residential (Class C3) formation of associated parking, insertion of rear steps, alterations to windows and doors (rear stairs to be demolished)	1	0	1
21/00904	4 Potter Street, Sandwich	Sandwich	Change of use of shop (Use class E(a)) to 1no. bedroom flat (Use Class C3)	1	0	1
21/01629	Skelmorlie, 1 Dover Road, Sandwich	Sandwich	Erection of a replacement detached dwelling (existing dwelling demolished)	0	0	0
SANDWICH TOTAL				772	35	807

Shepherdswell

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
19/01028	61 Mill Lane.	Shepherdswell with Coldred	Erection of a detached dwelling with basement, formation of vehicular access and associated parking	0	1	1
19/00721	4 Mill Lane.	Shepherdswell with Coldred	Erection of 2no. pairs of semi-detached dwellings and a detached Eco home, formation of parking, vehicular access, and landscaping (existing dwelling to be demolished) (revised plans)	0	3	3
20/00464	Land rear of 44 Eythorne Road.	Shepherdswell with Coldred	Outline application for the erection of a detached dwelling, garage and creation of vehicular access (with all matters reserved)	1	0	1
20/01190	Rose Barn, Coxhill.	Shepherdswell with Coldred	Change of use and conversion of existing workshop/barn into a dwelling to include associated extension and alterations (amended plans)	0	1	1
21/00831	Hazelton Court ,Eythorne Road	Shepherdswell with Coldred	Erection of a detached dwelling, detached garage, and fencing, creation of a new vehicular access and associated landscaping.	0	1	1
20/00936	53a Westcourt Lane.	Shepherdswell with Coldred	Erection of a detached dwellinghouse	1	0	1
21/00227	Norton Timber, Long Lane.	Shepherdswell with Coldred	Erection of a detached dwelling with associated parking and new vehicular access	0	1	1
21/00506	Hours, Church Road.	Shepherdswell with Coldred	Erection of a detached dwelling and double garage (existing dwelling to be demolished)	0	0	0
20/01508	Land to the South West of Village Hall, Coxhill.	Shepherdswell with Coldred	Erection of 13no. dwellings of which 10 are proposed as affordable rent (rural exceptions housing) with associated parking and new access road	0	13	13
20/01565	Land adjacent to the White Cliffs Medical Centre.	Shepherdswell with Coldred	The erection of 2no. dwellings with associated landscaping and parking	2	0	2
21/00691	Long Lane Farm Long Lane.	Shepherdswell with Coldred	Conversion of barn to residential	0	1	1
22/00086	59 Westcourt Lane.	Shepherdswell with Coldred	Erection of a detached bungalow, cycle store and creation of parking	1	0	1
22/00932	Long Lane Farm, Long Lane.	Shepherdswell with Coldred	Change of use and conversation of the Milking Parlour to residential dwelling with side extension; erection of 2no. dwellings, garage, associated parking, and landscaping (3no. existing buildings to be demolished)	0	3	3
SHEPHERDSWELL TOTAL				5	24	29

Sholden

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
17/01345	Land at Churchfield Farm, The Street	Sholden	Outline application for up to 48 dwellings (comprising up to 14 affordable dwellings and up to 34 market dwellings), up to 64 bedroom care home (C2 use), publicly accessible open space (including children's play area), attenuation pond, and creation of vehicular access (two dwellings to be demolished) (appearance, landscaping, layout and scale of development to be reserved). Proposed amendments to highway arrangements - The Street. (new highways information) (re-advertisement).	48	0	48
21/00402	Land Southwest of Sandwich Road	Sholden	Outline application for the erection of up to 110 dwellings with associated parking and means of access (all matters reserved except for access)	110	0	110
21/01459	Land North West of Pegasus, London Road,	Sholden	Reserved Matters application pursuant to outline permission DOV/19/00216 - erection of 42 residential dwellings (for the approval of appearance, landscaping, layout and scale) and discharge of condition 17 (landscaping)	36	6	42
SHOLDEN TOTAL				194	6	200

St Margaret's at Cliffe

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
21/01448	Land To The West Of Salterns, 14 Salisbury Road.	St Margaret's at Cliffe	Outline application for the erection of a detached dwelling (with all matters reserved)	1	0	1
18/00431	Dial House, 23 St Margarets Road.	St Margaret's at Cliffe	Erection of 2 detached dwellings and creation of new vehicle access (existing dwelling to be demolished)	0	1	1
22/000271	Malbec ,60 Granville Road.	St Margaret's at Cliffe	Erection of detached dwelling with integrated garage and car turning area (existing dwelling, shed and outbuilding to be demolished)	0	0	0
20/00569	Townsend Paddock, Station Road.	St Margaret's at Cliffe	Change of use from builder's store and yard to a dwelling with erection of a double garage and outbuilding and provision of garden area	0	1	1
21/01219	Lahouge, 30 Salisbury Road.	St Margaret's at Cliffe	Erection of a detached dwelling, bridge, steps to first floor front entrance with glass balustrade, rear and side roof terraces with glass balustrade and screening, and steps to rear	0	1	1
21/01456	Waihora, 33 Salisbury Road.	St Margaret's at Cliffe	Erection of a detached dwelling (existing dwelling to be demolished)	0	0	0
21/01145	Ivy Bank 33 Granville Road.	St Margaret's at Cliffe	Erection of a detached dwelling with basement parking, driveway, landscaping, construction of retaining walls and steps (existing dwelling to be demolished)	0	0	0
21/01402	The Edge Bay, Hill Street.	St Margaret's at Cliffe	Erection of detached dwelling (existing dwelling to be demolished)	0	0	0
22/01466	Sunnymead Nelson Park Road.	St Margaret's at Cliffe	Erection of a replacement dwelling	1	0	1
21/01036	Walleys Court, Dover Road, West Clife.	St Margaret's at Cliffe	Erection of a detached dwelling, car port with solar panel on roof, formation of new vehicular access, driveway, parking and landscaping	1	0	1
19/01249	Land R/O 22, The Droeway.	St Margaret's at Cliffe	Erection of a detached two bedroom bungalow and detached garage (existing garage and sheds to be demolished)	1	0	1
21/00317	Coastguard Cottages Bay Hill.	St Margaret's at Cliffe	Erection of a three-storey detached building to incorporate 5no. self-contained flats; erection of two-storey and single storey rear extensions to existing 12no. terraces, insertion of 2no. dormer windows and alterations to fenestration (existing single storey rear extensions to be demolished).Erection of single storey rear extension to existing boathouse with alterations to fenestration. Reconfiguration of internal access road, relocation of parking area, 8no. additional parking spaces and associated landscaping (Readvertisement, amended drawings)	5	0	5
20/00683	Land adjacent to 16 Granville Road.	St Margaret's at Cliffe	Erection of a detached dwelling, formation of a vehicular access and associated parking	1	0	1
20/01076	Land northeast of the Close Station Road.	St Margaret's at Cliffe	Erection of a detached dwelling, double garage and associated parking	1	0	1

21/01081	West Meadow, Wallets Court, Dover Road, West Cliffe.	St Margaret's at Cliffe	Erection of a detached dwelling, outbuilding, boundary wall to kitchen garden, garden terrace and steps, installation of pond, formation of new vehicular access, driveway, parking, electric car charging port, installation of a ground source heat pump and landscaping	1	0	1
20/00541	Land on the West Side of Station Road.	St Margaret's at Cliffe	Erection of four detached dwellings, car ports, new vehicular access, and associated parking.	4	0	4
22/00751	The White Cliffs Hotel, High Street.	St Margaret's at Cliffe	Removal of Condition 15 (Restrict bar/restaurant use) of planning permission DOV/19/01112 (application under Section 73) Erection of 2no. dwellings with associated parking, change of use and conversion of 2no. annexe buildings to 2no. dwellings with replacement door to window on front elevation of unit 5 and creation of gated entrance (amended scheme reducing the number of new-build dwellings from 3 to 2)	2	0	2
22/01289	1 - 2 St Margaret's Road.	St Margaret's at Cliffe	Erection of 2no. Detached dwellings with enlargement of existing access and associated hard and soft landscaping (existing dwelling to be demolished)	1	0	1
ST MARGARET'S AT CLIFFE TOTAL				19	3	22

Staple

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
22/01483	Barn at Shatterling Court Farm, Beaute Lane, Shatterline	Staple	Prior Approval for the change of use of agricultural building into a dwelling	1	0	1
19/01361	Site at Summerfield Farm, Barnsole Road, Barnsole,	Staple	Erection of 2 detached dwellings, associated parking and landscaping (existing barn and shed to be demolished)	0	2	2
20/00053	Land opposite, The Row, Barnsole Road	Staple	Reserved matters application in pursuant to DOV/16/00470 (outline application for the erection of four dwellings) - for determination of means of access, landscaping, layout, scale and appearance	0	4	4
19/01362	Summerfield Nurseries, Barnsole Road.	Staple	Erection of 11no. detached dwellings, 6no. affordable houses, garages, cycle/bin stores, vehicular access, and associated parking (existing buildings to be demolished)	0	17	17
21/01714	The Rookery, Durlock Road.	Staple	Erection of a detached dwelling and associated parking (existing buildings to be demolished)	0	0	0
22/00247	Fancys Folly, Lower Road.	Staple	Erection of a two-storey detached dwelling with bin storage, electric charging points, erection of 1.8m boundary fence, and associate parking. New vehicular access, associated parking, electric charging points, bin storage, cycle shed and low-level wall to front to existing dwelling (existing side and rea extension to be demolished)	0	1	1
21/00141	Barn At Staple Farm, Durlock Road	Staple	Change of use and conversion into 4no. dwellings, associated parking and landscaping	4	0	4
20/00623	Church Farm, The Street.	Staple	Conversion of Kent barn and stable block to two residential dwellings (with associated works), erection of two semi-detached and one detached dwelling with associated parking (existing Dutch barn and side extension of Kent barn to be demolished)	5	0	5
21/00563	The Frog and Orange, Roman Road, Shatterling.	Staple	Change of use of ground floor (Class A4) to residential accommodation (Class C3)	1	0	1
STAPLE TOTAL				11	24	35

Stourmouth

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
19/01415	Little Stour Orchard, Church Lane,	Stourmouth	Erection of a detached dwelling with attached garage and associated parking	0	1	1
20/00483	New House Farm, Preston Road	Stourmouth	Prior approval for the change of use and conversion of 2no. agricultural buildings to 2no. dwellings (C3 Use)	2	0	2
21/00378	New House Farm Church Lane	Stourmouth	Conversion of barn to 1no. Residential dwelling.	1	0	1
21/00377	New House Farm Church Lan	Stourmouth	Erection of 2no. detached dwellings and the conversion of barn to 1no. residential dwelling with associated gardens and parking (existing agricultural buildings to be demolished)	3	0	3
21/01587	Oast House, Preston Road	Stourmouth	Change of use land, erection of a detached residential dwelling and creation of a turning point (existing building to be demolished)	1	0	1
22/00896	Land Opposite Paddledock Manor Church Lane	Stourmouth	Erection of a detached dwelling, greenhouse, workshop/artist studio with 16no. solar panels, construction of pond, new vehicular and pedestrian accesses, fencing, associated parking and landscaping	1	0	1
STOURMOUTH TOTAL				8	1	9

Sutton

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
21/00999	East Studdal Nurseries Downs Road East Studdal.	Sutton	Reserved matters application for the details of appearance, landscaping, layout, and scale for the erection of 14no.dwellings, including details for conditions 1, 11 and 21 pursuant to outline permission DOV/18/00125	0	14	14
19/01473	Newlands Farm, Stoneheap Road, East Studdal.	Sutton	Erection of 3no. detached dwellings with associated parking and a single detached garage for existing property (existing 7no. barns to be demolished)	3	0	3
20/01203	Fieldings, Stoneheap Road, East Studdal.	Sutton	Change of use and conversion of existing outbuilding to 'Self-build and Custom Build ' residential dwelling and demolition of existing outbuildings	1	0	1
20/00865	14 Meadow Cottages, Homestead Lane,	Sutton	Erection of a dwelling	0	1	1
21/01360	Site at Chapel Lane, Chapel Lane, Ashley	Sutton	Reserved matters application for approval of layout, access, scale, landscaping and appearance pursuant to outline permission DOV/20/01546 for the erection of a detached dwelling	1	0	1
21/01528	Outbuildings at Fieldings, Stoneheap Road, East Studdal.	Sutton	Change of use and conversion of existing outbuilding to 'Self-build and Custom Build ' residential dwelling and demolition of existing outbuildings	1	0	1
21/01940	Land Between The Homestead and Meadow Cottages, Homestead Lane, East Studdal	Sutton	Erection of 2no. pairs of semi-detached dwellings, bin stored, bike store, associated parking, vehicle turning and formation of vehicle access	4	0	4
22/00405	Rhlyyn Downs Road, East Studdal	Sutton	Outline application for the erection of 1no. dwelling and detached garage (with appearance, landscaping, and layout to be reserved)	1	0	1
SUTTON TOTAL				11	15	26

Temple Ewell

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
20/00315	Castle View, Scotland Common.	Temple Ewell	Change of use of store to residential dwelling (Class C3) and erection of front porch	0	1	1
21/00098	25 Brookside.	Temple Ewell	Erection of detached dwelling with associated parking (existing dwelling to be demolished)	0	0	0
20/01538	Stalisfield Lodge, Park Road,	Temple Ewell	Erection of a dwelling with associated parking and access	0	1	1
22/01070	Site at Sun Valley Farm, London Road, Templ	Temple Ewell	Change of use of land, erection of a detached dwelling with integral carport, boundary fencing, associated parking, and landscaping (existing 2no. agricultural buildings and hardstanding to be demolished)	1	0	1
22/00775/A	Southdown Store, 181 London Road.	Temple Ewell	Nonmaterial minor amendment to approved application DOV/22/00775 (Change of use from retail (Use Class E(a)) to single residential dwelling (Use Class C3) with alterations to window and door) to allow alterations to windows and door	0	0	0
20/00038	Railway Bell PH, 120 London Road.	Temple Ewell	Erection of 6 dwellings, change of use and conversion of existing public house into 6 self-contained flats, amendments to existing Kearsney Avenue vehicular access, formation of parking creation of pedestrian access to London Road, closure of two existing vehicular accesses to London Road and Kearsney Avenue (readvertisement, amended description, amended drawings, showing proposed pedestrian crossing on London Road west of the junction with Alkham Road.	0	12	12
TEMPLE EWELL TOTAL				1	14	15

Tilmanstone

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
23/00074	The Grain Store, North Court Farmyard, North Court Lane,	Tilmanstone	Prior approval for the change of use of agricultural buildings to 3 dwellinghouses	3	0	3
22/01679	North Court Plantation Dover Road Tilmanstone	Tilmanstone	Prior approval for the change of use of agricultural building into 2no. Dwellings	2	0	2
22/00827	North Court Plantation Dover Road Tilmanstone	Tilmanstone	Prior approval for the change of use of agricultural building into 2no. Dwellings	2	0	2
22/01594	The Grain Store North Court Farmyard North Court Lane Tilmanstone	Tilmanstone	Prior approval for the change of use of agricultural buildings to 3 dwellinghouses	3	0	3
TILMANSTONE TOTAL				10	0	10

Walmer

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
21/01752	Hope Villa, 10 Station Road	Walmer	Erection of a detached dwelling and formation of parking for existing dwelling	1	0	1
21/01677	Land Between 61 and 77, Station Road.	Walmer	Erection of two dwellings with associated parking and landscaping	2	0	2
21/01760	17 Church Street.	Walmer	Erection of a detached dwelling with electric charging point and associated parking	1	0	1
20/01482	Land Between 82 and 86 Wellington Parade.	Walmer	Erection of a detached dwelling associated parking and the provision of a biodiversity enhancement area	1	0	1
22/01065	Land Rear if 101 to 107 Station Road.	Walmer	Reserved Matters application for the approval of layout, landscaping, appearance, and scale for 5no. dwellings pursuant to outline permission DOV/18/00592	5	0	5
14/00361	Land off, Station Road.	Walmer	Erection of 223 dwellings (including 66 affordable units) together with associated vehicular access, car parking, landscaping, and open space (amended plans)	131	33	164
22/01654	15A Archery Square.	Walmer	Conversion of 3 no. flats back to dwelling house, erection of single storey rear and single storey side/rear extensions, replacement window in enlarged opening on first floor rear elevation, with raised rear patio and steps (part existing rear extension and steps to be demolished)	-2	0	-2
19/00947	Tonkers, Hawksdown Road.	Walmer	Erection of 7no. detached dwellings, creation of new access road with associated parking (existing dwelling to be demolished) (amended drawings, readvertisement)	3	4	7
18/00592	Land R/O Station Road.	Walmer	Outline application for the erection of 5no. detached dwellings with visitor's car park and turning head (with appearance, landscaping, layout and scale reserved) (re-advertisement, amended description - previous advertisement indicated improvement to access surfacing, which is not now proposed)	5	0	5
19/01546	2 Wellington Parade.	Walmer	Change of use to single dwelling (c3)	0	1	1
20/00809	17 Somerset Road.	Walmer	Erection of an attached dwelling, vehicular access, associated parking, and parking space at 17 Somerset Road	0	1	1
21/00333	311-313 Dover Road.	Walmer	Change of use from retail (use class A1) to 2no. self-contained flats (use class C3) with alterations to windows and doors	2	0	2
21/01446	The Workshop, Cambridge Road.	Walmer	Erection of an attached dwelling with 20 no. solar panels to roof slope (existing building to be demolished)	0	1	1
19/01585	Land adjoining Whiteville, Lawn Road.	Walmer	Erection of a detached dwelling, carport/storage, formation of vehicle access onto Knoll Place, parking, and landscaping	1	0	1
20/01242	42 Channel Lea.	Walmer	Erection of a detached dwelling and creation of associated parking	1	0	1
21/00776	Land fronting St Marys Road, rear of Redcote, St Clare Road.	Walmer	Erection of 2no. detached dwellings with vehicular access and associated parking (front boundary wall to be demolished and trees to be removed)	2	0	2
WALMER TOTAL				153	40	193

Whitfield - excluding Whitfield Urban Expansion

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
16/01328	Land to rear of Archers Court Road,	Whitfield	Outline application for the erection of up to 28 dwellings (30% affordable), creation of vehicular access (including demolition of 14 Archers Court Road).	28	0	28
22/00394	12 Archers Court Road,	Whitfield	Erection of a detached dwelling	1	0	1
22/00495	Land at 5 Beechwood Close	Whitfield	Erection of a detached dwelling, associated parking, shed, bin store and landscaping	1	0	1
21/01903	Site rear of 19 and 21 Bewsbury Crescent.	Whitfield	Erection of detached dwelling, driveway with associated parking, alterations to existing driveway and blocking up of windows to side elevation of number 21 and erection of fencing (existing garage and shed to be demolished)	0	1	1
22/00854	31 Bewsbury Crescent.	Whitfield	Erection of a detached dwelling, bin/cycle store, vehicular access, associated parking, and EV charging	0	1	1
20/00493	Lynwood, Sandwich Road.	Whitfield	Erection of 4no. detached with integral garages, parking, and vehicle access	4	0	4
22/01297	9 Beechwood clos	Whitfield	Erection of a dwelling with associated vehicle access	1	0	1
20/01063	Morfield House, 11 Bewsbury Crescent	Whitfield	Erection of a dwelling and detached garage with associated access	0	1	1
20/01394	7 Bewsbury Crescent,	Whitfield	Outline application for the erection of a detached dwelling (with all matters reserved)	1	0	1
20/01542	31 Bewsbury Crescent,	Whitfield	Erection of a detached dwelling with creation of a vehicular access and associated parking. Erection of a first-floor extension, garage and roof extension to existing dwelling incorporating 4no. dormer windows and alterations to doors and windows (existing garage, side elevation, sheds and greenhouse to be demolished)	0	1	1
21/00805	Victoria House, 101 Sandwich Road.	Whitfield	Conversion of existing building to 4no. self-contained apartments for supported housing, erection of a replacement side extension and other external alterations	4	0	4
WHITFIELD TOTAL				40	4	44

Whitfield Urban Expansion

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
18/01238	Whitfield Urban Expansion	Whitfield	DOV/18/01238 - Reserved matters application for the approval of part of Phase 1C, for 248 residential units. (Mostly now superseded by other applications except for 8 units in Southern edge)	8	0	8
22/01608	Whitfield Urban Expansion	Whitfield	22/01608 - Variation of Condition 1 (approved plans) to allow amendments of planning permission DOV/18/01238 (application under Section 73) (removed 11 houses and 4 apartment blocks of 4 flats each (total 27) and replaced with 27 houses so no change in total units but 27 removed from 18/01238 to avoid double counting)	27	0	27
22/00769	Whitfield Urban Expansion	Whitfield	Reserved Matters application for the approval of appearance, landscaping, layout, and scale for 7no. dwellings pursuant to outline planning permission DOV/10/01010 (This application relates a small 0.2Ha part of the wider site granted consent under 18/01238 but does not replace any previously consented units)	7	0	7
22/00029	Whitfield Urban Expansion	Whitfield	DOV/22/00029 – Reserved Matters application for the approval of layout, scale, landscaping, internal access arrangements and appearance for 249 dwellings. (This replaces section of 18/01238 but adds new land too)	249	0	249
22/00219	Whitfield Urban Expansion	Whitfield	Reserved Matters application for the approval of appearance, landscaping, layout, and scale for 22no. Dwellings. Note that this application part supersedes 18/01238 - only 0.8ha and replaces 17 of previously permitted units with 22 units (17 units have been removed from 18/01238 to avoid double counting)	22	0	22
18/01238/A	Whitfield Urban Expansion	Whitfield	The non-material amendment sought relates to amended designs for plot 115, and 143 - 174 (32 dwellings in total - unit numbers not changed. To avoid double counting 32 units have been removed from 18/01238.	0	6	6
20/00640	Whitfield Urban Expansion	Whitfield	Reserved matters application pursuant to DOV/10/01010 - relating to layout, scale, landscaping, internal access arrangements and appearance for 185 dwellings (Phase 1c) (amended plans and description) See 22/00211 which supersede parts of this application. 5 units removed from this row to avoid double counting.	0	80	80
22/00211	Whitfield Urban Expansion	Whitfield	Reserved matters application for the approval of layout, scale, landscaping, and appearance for 58 dwellings. Note - this site, in part, was the subject of a previous application 20/00640. (This replaces 5 units with 6) To avoid double counting, 5 units were removed from 20/00640)	58	0	58
20/00718 and S73 22/01166	Whitfield Urban Expansion	Whitfield	DOV/20/00718 – Reserved matters application for 221 dwellings pursuant to outline permission DOV/10/01010, relating to the appearance, landscaping, layout and scale, at Phase 1D and S73	221	0	221
WHITFIELD URBAN EXPANSION TOTAL				592	86	678

Wingham

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
17/00628	Land adjacent to 13 High Street.	Wingham	Erection of a detached dwelling, creation of parking, construction of boundary wall and landscaping (existing garage to be demolished)	0	1	1
21/00884	Land rear of Rosslyn, Mill Road.	Wingham	Erection of a detached dwelling with vehicular access and associated parking	1	0	1
21/01938	Lloyds Bank Plc, High Street.	Wingham	Change of Use and conversion to 4no. self-contained flats, insertion of 3no. rooflights, 3no. extraction fans, cycle stores, alterations to windows/doors, replacement access, gates, erection of 1.8m high fence and gate (existing single storey rear extension to be demolished)	4	0	4
22/01454	Crockshard Farm Oak Barn, Crockshard Hill.	Wingham	Prior approval for the change of use of agricultural building into a dwelling	1	0	1
18/01321	The Old Railway Station, Canterbury Road.	Wingham	Erection of a detached dwelling (existing café, farm shop, ancillary buildings, and hardstanding to be demolished)	1	0	1
19/01557	Willow Tree Cottage, The Old Fairground.	Wingham	Erection of two detached dwellings, formation of parking and turning area	0	2	2
20/01139	2 Sunnyside Cottages, High Street.	Wingham	Subdivision of existing dwelling into 2no. dwellings, insertion of door to front elevation, erection of 1.8m high fencing, creation of driveways and vehicular access	1	0	1
21/00649	Dambridge Farm, Dambridge Oast, Dambridge Farm Road.	Wingham	Conversion of outbuildings into 2no. dwellings with associated parking and landscaping	2	0	2
WINGHAM TOTAL				10	3	13

Woodnesborough

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
22/00166	The Old Pumphouse, Beacon Lane.	Woodnesborough	Reserved matters application for details of access, layout, scale, appearance and landscaping and discharge of conditions 4, 5, 6, 7, 8, 9 and 10 pursuant to outline permission DOV/18/00977 for the erection of 2no. dwellings	0	2	2
20/00332	Red Lion House, The Annexe, Each End.	Woodnesborough	Change of use from residential (Class C3) to holiday let	-1	0	-1
21/00421	Martins Nursery and Farm Shop, Foxborough Hill.	Woodnesborough	Erection of 6no. detached dwellings and 3no. buildings containing 8no. units for office and light industrial use (Use Class E(g)) with new vehicle access, associated parking, and landscaping	6	0	6
19/01337	Beacon Lane Farm, Beacon Lane.	Woodnesborough	Erection of 2no. attached dwellings, 2no. detached dwellings with associated landscaping and parking (existing building to be demolished)	0	4	4
21/00401	Fircrest, Marshborough Road.	Woodnesborough	Erection of a dwelling and detached garage	0	1	1
21/01112	Squash Court, Marshborough Road.	Woodnesborough	Change of use and conversion to dwellinghouse to include external alterations	1	0	1
20/00996	Vine Farm, Parsonage Farm Road, Marshborough.	Woodnesborough	Change of use and alterations to barns 2 and 4 to residential dwellings with part holiday let accommodation, associated parking and foot paths	1	0	1
22/00581	Land Adjacent to Claremont Terrace, Sandwich Road.	Woodnesborough	Erection of 2no. pairs of semi-detached dwellings with associated parking (existing buildings to be demolished)	0	4	4
22/00333	Land South East Of Birnam, Mushroom Farm, Hammill Road.	Woodnesborough	Erection of 7no. dwellings, car ports, EV charging points, cycle/bin store, formation of new vehicular access, lay-by, associated parking and landscaping	0	7	7
WOODNESBOROUGH TOTAL				7	18	25

Worth

APPLICATION number	Site Address	Parish / Settlement	Description	NS 22/23	UC 22/23	Total Extant
20/01219	Statenborough Farm Cottage, Felderland Lane.	Worth	Reserved matters application for approval of landscaping, scale and appearance (pursuant to outline permission DOV/16/01467 for the erection of a detached dwelling and garage)	1	0	1
22/00450	Agricultural Farm and Buildings, Minnis Farm, Minnis Way.	Worth	Prior approval for the change of use of agricultural building into dwelling	1	0	1
22/00859	Worth Free Church, Deal Road.	Worth	Change of use, part demolition and conversion (Use Class F(f)) to 2no. dwellings (Use Class C3), replacement windows/doors; insertion of door a window to side elevation, rooflight to rear building, boundary fencing, landscaping, electric charging points and associated parking	2	0	2
21/01581	Felder Lodge, Deal Road.	Worth	Erection of 2no. detached dwellings with associated parking (existing garage, outbuildings, and swimming pool to be demolished)	2	0	2
WORTH TOTAL				6	0	6

Appendix C – Use Classes

2020 Use Classes Order

In September 2020 new use classes were introduced for employment, retail, some residential and community uses, below is a summary of how these use classes have changed. The new use classes that make up commercial floorspace can be split into the below categories:

• Employment (Including Retail)
• Non-residential Institutions
• Community Facilities
• Sui Generis

Use Class up to 31 st Aug 2020	New Use Class* Sept 2020	Description
A (1,2,3)	E (a,b,c - i,ii,iii,)	<p>Ea) Shops</p> <p>Eb) Use, or part use, for all or any of the following purposes: Food and drink which is mostly consumed on the premises.</p> <p>Ec) The following kinds of services principally to visiting members of the public:</p> <p>i. financial services</p> <p>ii. professional services (other than medical services)</p> <p>iii. any other services which it is appropriate to provide in a commercial, business or service locality.</p>
B1a	E g) (i,ii,iii)	<p>Eg i) Office (exempt from those specified in A2)</p> <p>Eg ii) Research and Development</p> <p>Eg iii) Any other services which it is appropriate to provide in a commercial, business or service locality</p>
B2	B2	General Industry
B8	B8	Storage and Distribution
C1	C1	C1 - Hotels, boarding and guest houses
New	E (d,e,f)	<p>Ed) Indoor sport and recreation</p> <p>Ee) Medical services</p> <p>Ef) Non-residential creche, day centre or nursery</p>
New	F1	F1) Learning and non-residential institutions
	F2	F2) Local Community Uses

Appendix C – Use Classes

New	SUI GENERIS (SG)	Uses which do not fall within the specified use classes above, including those specifically identified in Article 3(6) of The Town and Country Planning (Use Classes) Order 1987:
A4	N/A	Now Sui Generis from September 2020
A5	N/A	Now Sui Generis from September 2020
B1	N/A	Now E Class from September 2020
B1 – B8	N/A	Now E Class from September 2020
D1	N/A	now split across Class E and F1
D2	N/A	Now Sui Generis from September 2020

It is important to note that for commercial floorspace monitoring, all extant consents granted under the former use classes will be related to the new use classes.