

Dover District Local Plan to 2040 – Schedule of Additional Modifications – April 2024

These Additional Modifications are not considered soundness issues but are proposed as corrections, clarifications and consequential changes to the submission Local Plan. Please view alongside the Main Modifications schedule and proposed modifications to the Policies Map.

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy / Paragraph	Additional Modification
AM1	12	Paragraph 1.3	<p><i>Amend Paragraph 1.3:</i></p> <p>1.3 The new This Local Plan, once adopted, replaces the Core Strategy 2010 and the Land Allocations Plan 2015, as well as saved policies from the 2002 Local Plan. <u>A full list of superseded and deleted policies can be found in Appendix X.</u></p>
AM2	12	Paragraph 1.5	<p><i>Amend Paragraph 1.5:</i></p> <p>1.5 The preparation of the plan has also been informed by the National Planning Policy Framework <u>2021</u> (NPPF) which is <u>was</u> published by the government. [...]</p>
AM3	12	Consultation and Engagement – Paragraphs 1.9 – 1.10	<p><i>Amend Paragraphs 1.9 and 1.10:</i></p> <p>1.9 The Regulation 18 Draft Local Plan was then published for public consultation <u>in on the 20th January 2021, for a period of 8 weeks, to the 17th March 2021 and the Regulation 19 Submission consulted upon in October 2022.</u> In total over 3,000 <u>approximately 5,000</u> comments were received on the Draft Local Plan from over 1200 individuals and organisations and these can be reviewed on the council's website.</p> <p>1.10 In addition, the Local Plan <u>Consultation Statement</u> (Regulation 22 Statement) provides a summary of the comments received to the Regulation 18 Draft Local Plan consultations, identifies</p>

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			key issues raised and sets out the Council's response to these. All comments made have been <u>were</u> carefully considered in preparing this Regulation 19 Submission Local Plan.
AM4	13	Duty to Co-operate - Paragraph 1.15	<i>Amend second phrase of 1.15:</i> [.] in addition to other organisations, agencies and bodies, including National Highways, Natural England, Historic England, the Environment Agency, <u>the Marine Management Organisation</u> and the NHS Kent and Medway Clinical Commissioning Group.
AM5	15	How to use the Plan Paragraphs 1.24 and 1.25	<i>Amend paragraph 1.24 and 1.25 and add new bullet under 1.25:</i> 1.24 The Plan comprises the following sections: <ul style="list-style-type: none"> • Introduction • Overarching Vision and Strategic Objectives • Strategic Policies • Site Allocation <u>specific policies for housing, and employment or mixed uses</u>, grouped by settlement • Topic-specific Development Management policies • Appendices 1.25 All policies are numbered and appear in a box. There are three <u>four</u> different types of policies: <ul style="list-style-type: none"> • <u>Heritage Regeneration Opportunity Sites – Specific brownfield sites are identified on the Policies Map where new uses and development are required to secure productive and sustainable futures for heritage assets within the sites and to assist in the delivery of the Council's Economic Growth Strategy. Heritage Regeneration Opportunity Site policies are indicated by the prefix 'HRS'.</u>
AM6	15	Neighbourhood Plans Paragraph 1.30	<i>Amend Paragraph 1.30:</i> 1.30 As of September 2022 <u>2024</u> , the district has 7 <u>8</u> designated Neighbourhood Areas. The Neighbourhood Plans for these areas are at various stages in their evolution, with the Ash and Worth Neighbourhood Plans now adopted and forming part of the development plan for the District.
AM7	53	Strategic Policy 7 – Retail and Town Centres:	Amend paragraph 3.128: 3.128 The Council is required to define a network and hierarchy of shopping and service centres in

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		supporting text paragraph 3.128	the Local Plan. Identifying the existing hierarchy provides an understanding of the role and function of the District's centres and their interrelationship. A major factor in determining the role of the centres is the catchment which they serve. Canterbury is the pre-dominant centre in the wider sub region of East Kent. Dover's hierarchy of centres broadly accords with the settlement hierarchy (Appendix E <u>Table 3.3</u>) and is set out below:
AM8	69 & 70	Strategic Policy 11 - Infrastructure and Developer Contributions - Implementation – Health and Social Care - Paragraph 3.209 and Waste Infrastructure - Paragraph - 3.215	<p><i>Amend paragraph 3.209:</i> 3.209 It is the responsibility of the Clinical Commissioning Group (CCG) <u>NHS Kent and Medway</u> to define any site-specific healthcare requirements that arise from new development proposals and to ensure that associated contributions are defined (based on direct need) and secured. Specific projects based on plan growth, such as enhancements to health centres or GP surgeries will be identified within the IDP, however the CCG <u>NHS</u> will advise on local requirements at planning application stage. With regards to social care, KCC are the provider of services and this is based on a per dwelling contribution for all new development.</p> <p><i>Amend paragraph 3.215:</i> 3.215 KCC as the Waste Disposal Authority operates a network of 48 <u>19</u> Household Waste Recycling Centres (HWRCs) and [...]</p>
AM9	72	Strategic Policy 12 - Strategic Transport Infrastructure -Highway Network - Paragraph 3.229	<i>Footnote no. 16 on Page 72 to be hyperlinked to transport modelling evidence base.</i>
AM10	74	Strategic Policy 12 - Strategic Transport - Strategic Highway Improvements Infrastructure – Paragraph 3.241	<p><i>Amend 3.241 as follows:</i> With regards to other bus infrastructure, Stagecoach and KCC Public Transport have focused upon the need to improve rural connectivity to the bus network. One option currently being considered is a Demand-Responsive Transport Bus service for these areas. This is due to be <u>is being</u> trialled within the Aylesham area and may be extended to other rural areas within the district if successful. It is reasonable for new rural developments to contribute to this scheme, or alternative schemes, where it offers an improvement to existing public transport options in their catchment area.</p>
AM11	118	SAP6- Dover Mid Town (DOV018) – Paragraph 4.115	<p><i>Amend paragraph 4.115:</i> The BT buildings are largely redundant; <u>and</u> the surface car parks are not an efficient use of town centre space, and <u>The College</u> is of poor configuration for modern teaching purposes, which has</p>

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			led the College authorities to consider providing replacement/ <u>upgraded</u> facilities <u>on the site</u> . The architectural quality of modern buildings in the area is generally low and contrasts poorly with other buildings such as the Dover Town Hall.
AM12	147	SAP20 – Wood’ Yard, Sandwich (SAN008) – Title	<i>Amend site/page title:</i> SAP20 – Woods’ Yard, <u>rear of 17 Woodnesborough Road</u> , Sandwich (SAN008)
AM13	190	SAP41 - Footpath Field, Wingham (WIN014) Paragraph 4.256, 4.257, 4.258 & 4.259	<i>Remove = sign after all 4 paragraph numbers</i> <i>Amend paragraph 4.257:</i> To the west of the site is Miller Close, a residential area consisting of two storey modern dwellings. There is an area of open grass to the south of the site proposed for residential housing <u>SAP42 (WIN003) lies opposite this site to the south across Staple Road</u> . To the north and north-east of the site is open countryside and there a mix of with a <u>chalet</u> bungalow and light industrial units to the east.
AM14	206	SAP48 - Apple Tree Farm and north west of Apple Tree Farm, Preston (PRE003/PRE016/PRE017) – Paragraph 4.281	<i>Amend paragraph 4.281:</i> The site is located to the north of Preston settlement area. The site is a collection of three flat fields which together are roughly rectangular in shape. At present, the western field of the site is predominately brownfield with light industrial units , the central field is arable and the eastern one a holiday caravan park. The site is bounded by a mixture of mature trees and hedgerows to the east and north that provide containment to the central and eastern fields. The western field has an area of open space which is exposed on its western boundary to the larger field beyond.
AM15	234	Policy CC5 - Flood Risk - Implementation - Paragraph 5.38	<i>Amend paragraph 5.38:</i> The District Council’s <i>Site Specific Guidance for Managing Flood Risk (2019)</i> provides general advice and clear guidance for planners and developers on how to submit information relating to flood risk in support of planning applications. It provides a district-wide risk map with clear accompanying guidance, to enable both the Sequential Test and Exception Test to be applied. In addition, it sets out the requirements of a Flood Risk Assessment (FRA) and provides guidance for developers on how to prepare a compliant FRA. Finally, it clarifies the requirements in relation the surface water drainage and provides guidance for developers on how to complete the Sustainable Drainage Systems (SuDS) proforma.

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AM16	235	Policy CC6 - Surface Water Management – Paragraph 1	<i>Amend first paragraph of Policy:</i> All new development should replicate natural ground and surface water flows and decrease surface water run-off through the use of Sustainable Drainage Systems, in accordance with the following criteria and <u>having regard to the NPPG...</u>
AM17	236	Policy CC6 - Surface Water Management - Implementation -Paragraph 5.45	<i>Add new paragraph after 5.45:</i> <u>It should be noted that there is a requirement under the terms of the Land Drainage Act (1991) and associated byelaws for the permission of the River Stour IDB to be obtained for any works affecting any watercourse within the Drainage District (which also includes land outside of Dover district).</u>
AM18	247	Policy PM1 - Achieving High Quality Design, Place Making and the provision of Design Codes Implementation – Paragraph 6.18	<i>Amend paragraph 6.18:</i> Where Design and Access statements (DAS) are required to be submitted with applications as set out by national validation guidance (see Appendix F for more information), these should explain how the principles and criteria of Strategic Policy SP2 and Policies PM1 and PM2 and those in adopted Neighbourhood Plans have been taken into account and reflected in the project design. Where appropriate, the Design and Access Statement should also summarise how the design response supports and is consistent with site or area-specific supporting documents (e.g. development briefs or SPDs) and other Local Plan policies, notably those on climate change, housing, sustainable travel, parking, heritage, green infrastructure and biodiversity and air quality so that it can be demonstrated how the design responds to these issues in a holistic and integrated way.
AM19	255-258	Policy PM4 - Sports Provision – Paragraph 6.54, 6.55, 6.62 & 6.67	<i>Update paragraphs below:</i> 6.54 The draft Indoor Sports Facilities Strategy (2022 3) covers the period to 2040 and provides an up-to-date audit and assessment of indoor sports facilities in the District, factoring in the recent successful completion of the Dover Leisure Centre. The Strategy has been produced using Sport England Guidance and in consultation with local providers and users. The aim of the strategy is to understand the current supply, how the district's facilities are currently being used, and what the future demand is likely to be. This information will help the Council and facility providers concerning future planning and investment and will inform the Infrastructure Delivery Plan (IDP).

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			<p>6.55 Upon adoption of the 2022 Strategy, specific projects identified will be included in the IDP. However, tThe main priorities emerging from the Strategy in relation to meeting future needs are: [...]</p> <p>6.62 For Indoor Sport assessment, Applicants should use Sport England's Sport Facility Calculator as a starting point to quantify the additional demand from the development. At present the calculator is only used for Swimming Pools, Sports Halls, Artificial Grass Pitches and Indoor Bowls. Following this initial calculation, applicants should refer to the recommendations and actions set out in the Council's Indoor Sport Facility Strategy (Draft 2022<u>2023</u>) or any subsequent updated assessment, to take account of local circumstances.</p>
AM20	259	Policy PM5 - Protection of Open Space, Sports Facilities and Local Green Space - Paragraph 6.75	<i>Amend paragraph 6.75:</i> [...] Proposals Map <u>Policies Map</u> [...]
AM21	264	Policy PM6 - Community Facilities and Services - Implementation - Paragraph 6.98	<i>Amend paragraph 6.98:</i> Where there is an identified need for new on-site services and facilities, they should <u>be</u> planned and delivered in liaison with the relevant stakeholders and service providers to ensure that the provision is supplied in a way that meets their requirements and supports sustainability and maximises the potential for the shared use of a facility.
AM22	278	Policy H6 - Residential Extensions and Annexes – Paragraph 7.64	<i>Amend paragraph 7.64:</i> Where Design and Access Statements (DAS) are required to be submitted with applications (requirements set out in Appendix F), these should explain how the principles and criteria of SP2, PM1 and H6 and those in adopted Neighbourhood Plans have been taken into account and reflected in project design. Where appropriate, the Design and Access Statement should also summarise how the design response supports and is consistent with site or area-specific supporting documents (e.g. development briefs or SPDs) and other Local Plan policies.
AM23	282	1 - New Employment Development – supporting text paragraph 8.5 (footnote 26),	<i>Amend footnote 26 of paragraph 8.5</i> 8.5 In directing employment development in the District's designated settlements ²⁶ to the locations set out in this policy, the intention is to support the retention of existing employment areas, to prioritise the re-use of previously developed land and to promote sustainable patterns of development.

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			²⁶ As defined in Strategic Policy SP4 Residential Windfall Development, in the Settlement Hierarchy in Appendix E Table 3.3 and as identified on the Policies Map
AM24	297	Policy R3 – Local Shops supporting text paragraph 9.19	<i>Amend paragraph 9.19:</i> 9.19 The retail hierarchy for the District is set out in Appendix E Table X Aylesham is identified as a District Centre, with Eastry, Kingsdown, Wingham, Ash, Shepherdswell, St Margaret's at Cliffe and Eythorne and Elvington identified as Local Centres. Shops and services within these settlements are vital to meet the needs of the residents and create vibrant places and support the wider rural area of the District.
AM25	326	Policy NE5 - Water Supply and Quality	<i>Amend first sentence of Policy:</i> Proposals Map <u>Policies Map</u>
AM26	338	Policy HE4 - Historic Parks and Gardens	<i>Change reference to 'historic parks and gardens' to lower case within the text of the policy</i>
AM27	341	Appendix A – Evidence Base -	<i>Update all evidence base document references/titles to reflect final evidence base documents upon adoption. Add any additional evidence base documents, for example the final Habitats Regulations Assessment and Sustainability Appraisal documents.</i>
AM28	348	Appendix C – Monitoring Indicators – Place Making	<i>Amend Place Making indicator (third row in table) spelling as follows:</i> Percentage of units approved/completed which are: [...] M4(3) wheelchair user dwelling compliant.
AM29	351	Appendix C - Local Plan Monitoring Indicators - Economic Growth – Tourism section of table	<i>Amend Economic Growth indicator:</i> Tourism: Gains and losses of tourism floorspace by area of district: <ul style="list-style-type: none"> • <u>Serviced visitor accommodation (Hotels and B&B)</u> • <u>Self-catering tourism accommodation (caravans, camping, glamping, lodges, huts, treehouse, and pods)</u> • <u>Other tourism uses (including Holiday lets)</u>

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AM30	354	Appendix C – Monitoring Indicators - Biodiversity Net Gain on development proposals	<i>Amend Third indicator of Natural Environment, third column: habitat erated created/resored <u>restored</u></i>
AM31	355	Appendix C - Local Plan Monitoring Indicators - Natural and Historic Environment – Last row of table	<p><i>Amend Natural and Historic Environment indicator: Annual Planning applications refused, and Percentage of appeals dismissed on grounds of <u>based on the following policies:</u></i></p> <ul style="list-style-type: none"> • <u>HE1</u> - Harm to designated or non-designated heritage asset • <u>HE2</u> - Unjustified hHarm to a conservation area or • <u>HE3</u> - Unjustified hHarm to asset of archaeological interest • <u>HE4</u> - Unjustified hHarm to a historic park
AM32	373	New Appendix - Glossary	<p><u>Glossary of Abbreviations</u></p> <p><u>Abbreviated Term/Full Term</u></p> <p><u>AMR Authority Monitoring Report</u> <u>AONB Area of Outstanding Natural Beauty (Now National Landscape)</u> <u>AQAP Air Quality Action Plan</u> <u>AQMA Air Quality Management Area</u> <u>BNG Biodiversity Net Gain</u> <u>BOA Biodiversity Opportunity Area</u> <u>BREEAM Building Research Establishment Environmental Assessment Method</u> <u>CCMA Coastal Change Management Area</u> <u>DAS Design and Access Statements</u> <u>DEFRA Department for the Environment, Food and Rural Affairs</u> <u>DLUHC Department for Levelling Up, Housing & Communities</u> <u>EDNA Economic Development Needs Assessment</u> <u>EIA Environmental Impact Assessment</u> <u>ELR Employment Land Review</u></p>

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			<p><u>EQIA Equalities Impact Assessment</u></p> <p><u>HELAA Housing and Economic Land Availability Assessment</u></p> <p><u>HIA Housing Information Audit</u></p> <p><u>HMO House(s) in Multiple Occupation</u></p> <p><u>HRA Habitats Regulations Assessment</u></p> <p><u>IDP Infrastructure Delivery Plan</u></p> <p><u>LCA Landscape Character Areas</u></p> <p><u>LCT Landscape Character Types</u></p> <p><u>LLFA Lead Local Flood Authority</u></p> <p><u>LNR Local Nature Reserve</u></p> <p><u>LWS Local Wildlife Sites</u></p> <p><u>MCZ Marine Conservation Zone</u></p> <p><u>NNR National Nature Reserve</u></p> <p><u>NPPF National Planning Policy Framework (2021 version for the purposes of this plan)</u></p> <p><u>NPPG National Planning Practice Guidance</u></p> <p><u>OAN Objectively Assessed Need</u></p> <p><u>RAMSAR (Ramsar Convention 1973) - Wetlands of International Importance</u></p> <p><u>SA/SEA Sustainability Appraisal / Strategic Environment Assessment</u></p> <p><u>SAC Special Area of Conservation</u></p> <p><u>SAMM Strategic Access and Management Plan</u></p> <p><u>SFT Special Forms of Trading</u></p> <p><u>SHMA Strategic Housing Market Assessment</u></p> <p><u>SPA Special Protection Area</u></p> <p><u>SPD Supplementary Planning Document</u></p> <p><u>SSSI Site of Special Scientific Interest</u></p> <p><u>SuDS Sustainable Drainage Systems</u></p> <p><u>TPO Tree Preservation Order</u></p>

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