

**Dover District Council
Local Plan Examination**

Matters, Issues and Questions

HEARING STATEMENT

SUBMITTED BY

THE KENT SME DEVELOPERS NETWORK

IN RELATION TO

**MATTER 2 – HOUSING GROWTH AND RESIDENTIAL
WINDFALL DEVELOPMENT**

MATTER 5 – TYPE AND MIX OF HOUSING

OCTOBER 2023



SME Developer Network
Kent

DOVER DISTRICT COUNCIL

LOCAL PLAN EXAMINATION

MATTERS, ISSUES AND QUESTIONS:

MATTER 2

MATTER 5

OCTOBER 2023



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1.0 INTRODUCTION

- 1.1 This Hearing Statement has been prepared by the Kent SME Developers Network to respond to Matters, Issues and Questions (MIQs) raised for Matter 2 (Issue 3 and 5) and Matter 5 (Issue 5). This Statement focuses on matters raised by the Kent SME Developers Network expanding upon the response submitted to the Regulation 19 Consultation.
- 1.2 This statement does not seek to repeat the representations made at the Regulation 19 stage but will draw reference to specific paragraphs / points in answering the relevant questions to the Examination.
- 1.3 The Kent SME Network is due to appear the Matter 2 and Matter 5 hearing sessions.



2.0 MATTER 2: HOUSING GROWTH AND RESIDENTIAL WINDFALL DEVELOPMENT

1) *Issue 3 – Housing Distribution – Policy SP3*

Q7. Has the Council identified land to accommodate at least 10% of their housing requirement on sites no larger than 1 hectare, as required by paragraph 69 of the Framework? Does this include sites which have already been completed?

- 2.1 The SME Network raised concerns within its Regulation 19 consultation response (paragraphs 2.1 - 2.13) that the Council was failing to meet the requirements of paragraph 69 of the NPPF – which seeks to ensure that land is identified to accommodate at least 10% of housing on sites no larger than 1 ha.
- 2.2 The analysis undertaken by the Network considered (at that time) that the Council was not meeting the 10% requirement through a combination of double counting in the brownfield register of sites either already constructed or with planning permission (and therefore sitting within committed schemes). Accordingly, it was considered that a total of 522 dwellings (of the 733 on the BF register) should be removed and that only 6.6% of sites had been identified under the requirements of Paragraph 69.
- 2.3 There is no up to date position on the Council's figures at the time of writing these statements, albeit it is anticipated that in answering the Inspector's questions, the Council may update these figures and therefore we reserve the right to comment at the Hearing Session. It is however noted that at the time of the Regulation 19 consultation, the brownfield register was last updated in 2021 – some 2 years prior to the Regulation 19 consultation period.
- 2.4 The Brownfield register has since been updated in 2023 (no specific date) and contained in **Appendix 01** of this Statement. An analysis of the 2023 data now identifies that:
- There are a total of 62No. sites of 1ha or less totalling 1,113 dwellings.
 - Of the 62No. sites:
 - 49No. already have planning permission (825 dwellings)
 - 12No. have no Planning Permission (278 dwellings)
 - 1No. has a pending decision (10 dwellings)
 - Of the 12No. sites without planning permission (278 dwellings):
 - 7No. are identified as emerging allocations (223 dwellings);

- 5No. are identified as previous PP lapsing and 1No. being an allocation not being brought forward (55 dwellings).
- Of the 49No. with planning permission (825 dwellings):
 - 7No. are for Non Residential uses (mainly C2) (135 dwellings);

2.5 **Appendix 01** of this statement provides the raw data as presented in the Brownfield register and **Appendix 02** is the analysed data and as summarised in Table 1.1 below.

Table 1.1. Dover Brownfield Register 2023 Sites 1HA and Under

	# of Sites	# of Dwellings
Overall Number of Sites	62	1,113
Have Planning permission	49	825
No Planning Permission	12	278
Pending Decision	1	10
Resi Planning Permissions	46	725
Non Resi Permission	7	135
Emerging Allocations	8	253

2.6 Accordingly, the brownfield register 2023 confirms that sites have either already secured planning permission (and therefore they are counted in extant supply) or sites have been identified as emerging allocations (totalling 253 dwellings) and counted under that source of supply.

2.7 It is worth noting that all of the identified brownfield sites that do not have planning permission have had lapsed permissions or are allocations that are not being continued from previous plans. This questions the suitability of these sites in the context of relying on them to be delivered by SME developers and supports the Network's case that the brownfield register cannot be relied upon as it is potentially:

- Double counting sites with existing PP and extant supply;
- Double counting emerging allocations; or
- Relies on sites proven to be undeliverable.

2.8 It is therefore still considered that the Council has not demonstrated how it has met the requirements under Paragraph 69 of the NPPF. The use of the Brownfield Register in this context is not appropriate as it fails to identify sufficient sites to achieve the 10% requirement when coupled with the emerging allocated sites.



2.9 We therefore consider that additional allocations of specific sites are required to be made in the Local Plan in order to achieve a justified and effective Local Plan.

II) Issue 5 – Residential Windfall Development – Policy SP4

Q2. Policy SP4 permits new residential development within or immediately adjoining the boundary of defined settlements provided that, amongst other things, development is commensurate with the scale of the settlement it adjoins. Is this sufficiently clear enough to be effective?

2.10 The Network’s Regulation 19 Representations (paragraphs 2.14-2.34) set out our position on Policy SP4. In summary, we considered that the principle of Policy SP4 is not only supported but considered an extremely important Policy for SME developers. Such a policy allows the opportunity for SME Developers to come forward with development in sustainable locations that are not otherwise allocated in the Local Plan (a crucial opportunity given the LPAs position on meeting the 10% requirement above). It will allow SME developers to come forward with policy support for development.

2.11 However, the representations continued to propose amended wording to Policy SP4, as there are concerns that the policy will not be effective once it begins to be implemented by Development Management. The proposed Modifications in the supporting text as set out in the Main Modification Schedule (Examination Doc SD06) only seek to further reinforce these concerns.

2.12 The principal matter to be addressed is the wording referring to ‘immediately adjoining ‘ the confines of the settlement boundary as set out in the Policies Map. The settlement boundaries as identified in the updated Policies Map (as shown in the interactive map in Examination Document SD02) indicates areas of inconsistency in how the settlement boundary reflects and responds to the characteristics and context of the given village in which it surrounds. This inconsistency may create confusion and potentially result in logical development that sits comfortably within the settlement’s context to immediately fall foul of the policy – when it may in fact meet the principle purpose of the policy – which is to deliver well designed and well located development in these sustainable locations.

2.13 By way of example, **Appendix 03** provides for screen shots of various settlements where the settlement boundary does not reflect the full village confines as seen on the ground or pockets



of areas are not covered by the settlement boundary – but may be seen as logical development parcels.

- 2.14 Furthermore, the modifications as set out in AM11 of SD06 seeks to specifically define the meaning of ‘immediately adjoining’. This is a too perspective approach. It is considered that the proposed wording as set out in the Network’s Regulation 19 representations be introduced which uses the following term in this context ‘adjoining or close to the existing built up confines’. Such wording has successfully been used by Ashford Borough Council in a similar Policy (Policy HOU5).
- 2.15 This language allows for a more subjective view to be taken by the Council and allow for a more effective policy as it provides for a wider interpretation of the Policy rather than a narrow interpretation as proposed by the Council’s Main Modifications.
- 2.16 As suggested earlier, the principle of the policy is wholly supported. However, the true effectiveness is in the detail of the wording and the concern that the tightness of reference to the settlement boundary, couple with the inconsistent settlement boundaries themselves, may result in an ineffective policy.



3.0 MATTER 5: TYPE AND MIX OF HOUSING

III) Issue 5 – Self Build and Custom House Building Policy H5

Q2. What is the justification for allowing self-build, but only where it would not result in the 'over provision' of housing against the identified need? How would this be determined? Is Policy H5 justified and effective?

- 2.17 We support the inclusion of Policy H5 which sets out DDC support for self and custom build development on allocated and non-allocated windfall sites subject to compliance with the other policies in the Local Plan.
- 2.18 We do however have concerns with the 'over provision' reference as the delivery of these dwellings would still go towards meeting wider housing needs, including windfall development and potentially as part of Policy SP4. It is not correct to refer to the over-provision of this type of housing need and this should be removed.

APPENDIX 1:

Dover Brownfield Register 2023 – Raw Data

Part2	Net Dwelling	Net Dwelling	HazardousSubstances	SiteInformation	Notes	FirstAddedDate	LastUpdateDate	EndDate
	65	65			"Erection of a two and three storey building incorporating 70 'Extra Care' apartments (C2 use) for older persons, communal facilities, parking and landscaping (existing building to be demolished) - work on site now under Construction"	20160620	20191113	20230321
	15	15			"Proposed Regulation 19 Allocation (previous allocation in the LALP 2015)"	20160620	20160620	20160620
	243	243			"Allocated in Core Strategy (CP10) on the 24/02/2010 - Not Started" part of the site has already been granted permission. See BR6-16 (below). A third application on the Former Motorline Line Site in Coombe Valley has been completed https://planning.dover.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=DCAPR_213882. Min homes	20160620	20160620	20160620
	8	8			"Regulation 19 Allocation (previous allocation in the LALP 2015)"	20160620	20160620	20160620
	30	30			"Outline application for residential development (existing nursery buildings to be demolished retaining existing dwelling) (appearance, landscaping, layout and scale reserved) - Not started"	20160620	20191113	20211201
	80	80			"Redevelopment of site to provide a total of 100 residential units comprising: two storey terrace, semi-detached and detached new build dwellings; Change of use and conversion of Tewkesbury House and the Chapel to provide 568 sq m of community space (Use Class D1) and employment space (Use Class B1) two	20160620	20211129	
	20	20			Allocated in the Land Allocations Local Plan (LA30) on the 28/01/2015. It is not proposed to carry this allocation forward into the R19 plan	20160620	20201229	20211201
	35	35			"Regulation 19 Allocation, previously Allocated in the Land Allocations Local Plan (LA41) on the 28/01/2015. Planning application is pending decision"	20160620	20211129	
	308	308			"Allocated in Core Strategy (CP10) on the 24/02/2010 - Not Started" part of the site is now under construction see B225-17 and the remainder of the site has now got outline permission	20160620	20211129	
	150	150			"Allocated in the Land Allocations Local Plan (LA9) on the 28/01/2015 - Approx third of the site has the benefit of full planning permission (BR62-16). The remainder of the site is allocated site and pending further planning permission"	20160620	20211129	20211202
	64	64			"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; pursua	20171207	20191113	
	70	70			"Reserved matters application for the erection of 70 residential dwellings and related infrastructure on Site B (details pursuant to outline permission DOV/14/00842 - for the erection of 73 residential dwellings and related infrastructure, together with the creation of meadow-land (existing buildings to be demolishe	20171218	20171218	20211129
	14	14			"Erection of 11 dwellings, a detached building incorporating 3 self contained flats, construction of vehicular access and associated parking - under construction"	20171218	20211228	20230321
	9	9			"Outline application for the erection of an Ambulance Community Response Post (ACRP), 9 dwellings and associated access, parking and refuse storage (existing buildings to be demolished)- Planning permission expired 26/08/2019 unimplemented"	20171218	20171218	20211201
	17	17			"Erection of 2/3 storey buildings incorporating 17 self contained flats, vehicle access and parking - not started"	20171218	20191113	
	6	6			"Change of use of land to facilitate the erection of a residential care home comprising 6 flats, associated parking and turning area - site now complete"	20171218	20191113	20211129
	41	41			"Erection of a three storey building incorp 41 1 & 2 bed sheltered apartments including residents communal areas, refuse and plant with associated access, parking and landscaping - site now complete"	20181130	20191113	20211129
	10	10			"Erection of ten semi-detached dwellings and creation of vehicular access and parking spaces (existing bungalow and garage to be demolished) (amended plans) - under construction"	20181130	20181130	20230321
	10	10			"Erection of ten dwellings and associated garages, parking and vehicular access - work on site complete"	20181130	20181130	20190501
	10	10			"Erection of ten apartments with undercroft parking - under construction"	20181130	20211129	
	40	40			"Erection of 40 dwellings, creation of access, associated parking, landscaping and open space - site now complete"	20181130	20211129	
	142	142			"Reserved Matters application for the approval of Appearance, Layout, Landscaping and Scale pursuant to DOV/18/00023 for the erection of 142 dwellings and 370sqm of retail (A1) space, together with associated parking and groundworks - under construction"	20181130	20191113	
	9	9			"Change of use and conversion to nine self-contained flats - planning permission lapsed/unimplemented on 17/03/20"	20181130	20181130	20211201
	9	9			"Conversion of a hotel into 9 self-contained flats with assoc internal and external alterations- Certificate of existing Lawful use granted for this site on 01/10/2018, planning permission not implemented"	20181130	20181130	20201124
	8	8			"Change of use and conversion to a single residential dwelling, insertion of windows, formation of hardstanding and installation of external stairs to side elevation - under construction " Link to previous application shown in planning history	20181130	20211129	
	12	12			"Erection of 12 1 & 2 bedroom flats - site built out"	20181130	20191113	20200331
	8	8			"Erection of 7 dwellings, COU & conversion of the existing p/h into a single residential dwelling creation of vehicular access, parking area & associated works - planning permission expired 27/04/2020 unimplemented"	20181130	20181130	20211201
	7	7			"Erection of 7 dwellings, creation of access and parking - work complete site built out"	20181130	20181130	20181031
	8	8			"Prior notification for the COU from office to 8 self-contained flats - under construction"	20181130	20181130	
	65	65			"Erection of 3 dwellings (private sale) and 29 apartments (shared ownership) on former William Muge site and 9 dwellings (private sale) and 24 apartments (affordable housing to rent) on former Snelgrove House site with associated parking and landscaping (minor amendments to scheme including refuse bin enclo	20181130	20191113	20211129
	8	8			"COU, conversion & extension to create 3 terraced dwellings, erection of 3 detached & a pair of semi-detached dwellings, formation of vehicle crossovers, excavation works and landscaping - site built out"	20181130	20191113	20200331
	30	30			"Erection of 30 dwellings comprising of 3 detached, 8 pairs of semi-detached & 2 blocks of 4 terraced & 1 block of 3 terraced, together with parking and landscaping - under Construction"	20181130	20181130	20230321
	27	27			"Conversion to 27 self contained apartments with associated parking & landscaping - site built out"	20181130	20191113	20200331
	7	7			"COU & conversion of first, second, third floor to seven self-contained flats & installation of a replacement shopfront - site built out"	20181130	20181130	20200331
	25	25			"COU and conversion from offices to 25 residential dwellings - site completed "	20181130	20191113	20200331
	8	8			"Erection of 2 two storey linked buildings incorporating 8 flats with associated parking - not started "	20181130	20211129	
	8	8			"COU and conversion to independent and assisted living accommodation (5G) and alterations to existing access and driveway - planning permission lapsed 12/05/20 unimplemented"	20181130	20181130	20211201
	9	9			"Erection of 3 buildings incorporating 9 flats & creation of vehicular access & parking (existing building to be demolished) - planning permission lapsed/unimplemented"	20181130	20181130	20211201
	15	15			"Erection of 15 extra care properties (C2) comprising of 8 semi-detached dwellings, 1 detached dwelling & 6 apartments; conversion & extension of Gosse Barn to provide communal facilities to include manager's office, guest suite and cycle parking together with internal access arrangement works and junction im	20181130	20211129	20230321
	10	10			"Reserved Matters application for appearance, layout and scale pursuant to outline permission for the erection of 10 dwellings - site complete"	20191113	20191113	20211129
	17	17			"Erection of 17 dwellings, creation of access roads and parking - site complete"	20191113	20191113	20211129
	19	19			"Erection of two storey side and three storey rear extensions to facilitate conversion into 19 self contained flats and a public house, formation of vehicular access and parking (mixed use class C3 and A4) - not Started"	20191113	20191113	
	30	30			"Change of use to a C2 dementia care unit including erection of a detached two storey community building with roof terrace, care facilities and 6 bed guest accommodation, extension and alterations of 12 existing semi-detached dwellings to form care units for 30 residents, installation of security fencing/gates/sole	20191113	20191113	20200331
	6	6			"Erection of 6 semi-detached dwellings, formation of new vehicular access, car parking and landscaping (existing buildings to be demolished) (amended details)-site built out "	20191113	20191113	20200331
	9	9			"Erection of 9 detached dwellings, landscaping, creation of new vehicular access and parking - not started"	20191113	20211129	
	9	9			"Change of use and conversion into nine self-contained flats (5x2 bed and 4x1 bed)- under construction"	20191114	20211129	20230321
	24	24			"Erection of 24 dwellings, construction of vehicular access and associated car parking (existing buildings to be demolished). Development on site is now completed - forms part of a wider allocated site (LA8 - land in Coombe Valley)"	20160620	20160620	20180601
	303	303			"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 th	20160620	20160620	
	18	18			"Erection of a detached building incorporating 12 no. residential flats and erection of 6 no. two bedroom dwellings and construction of vehicular access (existing public house to be demolished) - site now built out, achieved through 2 different planning applications"	20160620	20191118	20181102
	500	500			"Outline application 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, Su1 Generis (Energy) and D1 uses); the provision of new commercial (use classes: A3/4, B1, B2, B8, C1, D1 and S	20160620	20160620	
	5	5			"Allocated in the Ash Neighbourhood Plan 2021 - not started"	20160620	20160620	
	81	81			"Reserved Matters 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" forms part of a wider allocated site (LA8 - lan	20201120	20211129	
	46	46			"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" Not started	20201120	20211129	
	16	16			"Conversion of church building to provide 16 no. self-contained apartments and associated development" Under construction	20201123	20211129	
	8	8			"Erection of part 2 and part 3 storey pitched roof building containing 8 no Apartments together with car parking and landscaping relates to BR265-18" Not Started	20201124	20211129	
	16	16			"Erection of 10no. detached and 6no. terraced dwellings, detached garages, formation of a vehicle access and parking (existing buildings to be demolished)" Not Started	20201203	20211129	20211201
	36	36			Squash Court, Marshborough Road, Marshborough	20201209	20211129	
	28	28			"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	20211201	20211201	
	20	20			"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), lands	20211201	20211201	
	7	7			"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 - Not started"	20211201	20211201	
	8	8			"Erection of 7no. self-contained flats (existing building to be demolished) - Not Started"	20211201	20211201	
	8	8			"Erection of 2no. buildings to incorporating 8no. flats, associated car parking and landscaping (existing garages to be demolished) under construction"	20211201	20211201	
	8	8			"Erection of a three-storey building to provide 6 no. self-contained flats with associated car parking and formation of new vehicular access (existing double garage to be demolished) not started"	20211201	20211201	
	16	16			"Erection of 2no. buildings incorporating 16no. flats, associated car parking and landscaping (existing garages to be demolished) under construction"	20211201	20211201	
	4	4			"Erection of a terrace of 4no. dwellings and associated parking (existing garage/store and container to be demolished) - not started Site part of LA30 Allocation in the LALP 2015"	20211201	20211201	
	10	10			"Proposed Regulation 19 Allocation"	20211201	20211201	
	263	263			"Proposed Regulation 19 Allocation, previously allocated in the Core Strategy 2010"	20211201	20211201	
	100	100			"Proposed Regulation 19 Allocation, previously allocated in the Core Strategy 2010"	20211201	20211201	
	100	100			"Proposed Regulation 19 Allocation"	20211201	20211201	
	40	40			"Proposed Regulation 19 Allocation"	20211201	20211201	
	32	32			"Proposed Regulation 19 Allocation"	20211201	20211201	
	35	35			"Proposed Regulation 19 Allocation"	20211201	20211201	
	40	40			"Proposed Regulation 19 Allocation"	20211201	20211201	
	20	20			"Proposed Regulation 19 Allocation"	20211201	20211201	
	220	220			"Proposed Regulation 19 Allocation"	20211201	20211201	
	4	4			"Erection of 2no. pairs of semi-detached dwellings and a detached Ehome, formation of parking, vehicular access and landscaping (existing dwelling to be demolished) (revised plans)"	20230321	20230321	
	1	1			"Erection of a detached dwelling and garage (existing buildings to be demolished)"	20230321	20230321	
	8	8			"Change of use and conversion of shop and HMO into 8no. self contained flats, cycle store, insertion of 2no. additional roofs, insertion of window to side elevation, 3no. balconies with balustrades to rear elevation "	20230321	20230321	
	3	3			"Erection of single storey side extension to existing garage, single storey side extension to store/laundry room to link to main building to facilitate conversion to living accommodation, second floor side extension and alterations to roof to create 5no. additional bedrooms"	20230321	20230321	
	6	6			"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)"	20230321	20230321	
	40	40			"Erection of a four storey building incorporating 40no. flats with new vehicular access, parking and landscaping (existing buildings to be demolished)"	20230321	20230321	

APPENDIX 2:
Brownfield Register Summary Tables

Have Planning Permission

Site Reference	SiteName	SiteAddress	Hectares	PlanningStatus	PermissionDate	Net Dwellings Range From	Notes
BR261-18	3 Market Square	"3 Market Square, Dover, CT16 1LZ"	0.016	Permissioned	20170606	8	"Prior notification for the COU from office to 8 self-contained flats - under construction"
BR261-19	50 & 51 Biggin Street	"50 & 51 Biggin Street, Dover"	0.0212	Permissioned	20180202	7	"COU & conversion of first, second, third floor to seven self-contained flats & installation of a replacement shopfront - site built out"
BR261-20	15 Bench Street, Dover	15 Bench Street, Dover	0.03	Permissioned	20210920	8	"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"
BR261-21	Beacon Church and Christian Centre	"Beacon Church and Christian Centre, London Road, Dover"	0.0309	Permissioned	20180625	9	"Change of use and conversion into nine self-contained flats (5x2 bed and 4x1 bed)- under construction"
BR261-22	Air Training Corps	Air Training Corps, Albert Road, Dover	0.04	Permissioned	20200527	7	"Erection of 7no. self-contained flats (existing building to be demolished) - Not Started"
BR261-23	Bellrose Hotel 18-19	"Bellrose Hotel 18-19, East Cliff, Dover"	0.0511	Permissioned	20170406	9	"Conversion of a hotel into 9 self-contained flats with assoc internal and external alterations- Certificate of existing Lawful use granted for this site on 01/10/2018, planning permission not implemented"
BR261-24	65 Folkestone Road	"65 Folkestone Road, Dover, CT17 9RZ"	0.06	Permissioned	20190425	10	"Erection of ten apartments with undercroft parking - under construction"
BR261-25	Anchor Works	"Anchor Works, West Street, Deal"	0.0605	Permissioned	20171103	12	"Erection of 12 1 & 2 bedroom flats - site built out"
BR261-26	67-69 High Street, Dover	67-69 High Street, Dover	0.08	Permissioned	20220113	6	"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)"
BR261-27	Bramble Hedge Childrens Centre	"Bramble Hedges Childrens Centre, Tower Street, Dover"	0.09	Permissioned	20190902	10	"Reserved Matters application for appearance, layout and scale pursuant to outline permission for the erection of 10 dwellings - site complete"
BR261-28	42 to 44 Kimberley Close	Garage block between 42 to 44 Kimberley Close, Dover	0.09	Permissioned	20200902	16	"Erection of 2no. buildings incorporating 16no. flats, associated car parking and landscaping (existing garages to be demolished) under construction"
BR261-29	Rear of 162 Folkestone Road	"Site rear of 162 Folkestone Road, Vale View Road, Dover, CT17 9NP"	0.1	Permissioned	20161202	6	"Change of use of land to facilitate the erection of a residential care home comprising 6 flats, associated parking and turning area - site now complete"
BR261-30	62 Castle Street	62 Castle Street, Dover	0.1	Permissioned	20200505	28	"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. - Not started"
BR261-31	Former Playground	Former Playground, North Military Road, Dover	0.1	Permissioned	20201015	20	"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 - Not started"
BR261-32	2-9 Cambridge Terrace	"2-9 Cambridge Terrace, Dover"	0.10985	Permissioned	20180313	25	"COU and conversion from offices to 25 residential dwellings - site completed"
BR261-33	The Qube	"The Qube, St Radigunds Road, Dover"	0.11	Permissioned	20190903	8	"Erection of part 2 and part 3 storey pitched roof dwelling containing 8 no Apartments together with car parking and landscaping relates to BR265-18" Not Started
BR261-34	20 & 24 Castle Avenue	Land between 20 & 24 Castle Avenue, Dover	0.11	Permissioned	20210127	8	"Erection of a three-storey building to provide 6 no. self-contained flats with associated car parking and formation of new vehicular access (existing double garage to be demolished) not started"
BR261-35	1 Malvern Road	"1 Malvern Road, Dover"	0.12	Permissioned	20190704	17	"Erection of 2/3 storey buildings incorporating 17 self contained flats, vehicle access and parking - not Started"
BR261-36	Railway Hotel, 85 Station Road, Walmer	Railway Hotel, 85 Station Road, Walmer	0.12	Permissioned	20170814	7	"Erection of 7 dwellings, creation of access and parking - work complete site built out"
BR261-37	62 & 64 Stockdale Gardens	Garage block between 62 & 64 Stockdale Gardens, Deal	0.13	Permissioned	20200713	8	"Erection of 2no. buildings to incorporating 8no. flats, associated car parking and landscaping (existing garages to be demolished) under construction"
BR261-38	Ryder House	"Ryder House, 115-116 London Road, Dover"	0.132	Permissioned	20171117	8	"Change of use and conversion to a single residential dwelling, insertion of windows, formation of hardstanding and installation of external stairs to side elevation - under construction." Link to previous application shown in planning history
BR261-39	Site of King Lear PH, Aycliffe	Old Folkestone Road, Aycliffe	0.15	Permissioned	20070621	18	"Erection of a detached building incorporating 12 no. residential flats and erection of 6 no. two bedroom dwellings and construction of vehicular access (existing public house to be demolished) - site now built out, achieved through 2 different planning applications"
BR261-40	Land at 191 and Forge Bungalow	"Land at 191 and Forge Bungalow, London Road, Temple Ewell"	0.19	Permissioned	20160527	10	"Erection of ten semi-detached dwellings and creation of vehicular access and parking spaces (existing bungalow and garage to be demolished) (amended plans) - under construction"
BR261-41	7-8 Eastbrook Place	7-8 Eastbrook Place, St Marys Residential Home, Maison Dieu Road, Dover	0.19	Permissioned	20200605	20	"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 a 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 - Not started"
BR261-42	Former United Reformed Church	"Former United Reformed Church, High Street, Dover	0.2	Permissioned	20191021	16	"Conversion of church building to provide 16 no. self-contained apartments and associated development" Under construction
BR261-43	Aylesham Sports Club	"Aylesham Sports Club, Burgess Road, Aylesham"	0.22	Permissioned	20181010	19	"Erection of two storey side and three storey rear extensions to facilitate conversion into 19 self contained flats and a public house, formation of vehicular access and parking (mixed use class C3 and A4) - not Started"
BR261-44	Site adjacent Graham Plumbers Merchants, Construction House, Coombe Valley Road, Dover	Site adjacent Graham Plumbers Merchants, Construction House, Coombe Valley Road, Dover	0.24	Permissioned	20220207	40	"Erection of a four storey building incorporating 40no. flats with new vehicle access, parking and landscaping (existing buildings to be demolished)"
BR261-45	Eastry Industrial Estate	Eastry Industrial Estate, Heronden Road, Eastry	0.25	Permissioned	20200420	4	"Erection of a terrace of 4no. dwellings and associated parking (existing garage/store and container to be demolished) - not started Site part of LA30 Allocation in the LALP 2015"
BR261-46	Linwood Youth Centre	"Linwood Youth Centre, 92 Mill Road, Deal"	0.2658	Permissioned	20180913	6	"Erection of 6 semi-detached dwellings, formation of new vehicular access, car parking and landscaping (existing buildings to be demolished) (amended details)- site built out"
BR261-47	Generals Meadow Nursing Home, St Clare Road, Walmer	Generals Meadow Nursing Home, St Clare Road, Walmer	0.27	Permissioned	20211020	3	"Erection of single storey side extension to existing garage, single storey side extension to store/laundry room to link to main building to facilitate conversion to living accommodation, second floor side extension and alterations to roof to create 3 Sno. additional bedrooms"
BR261-48	Former Greyhound Public House	"Former Greyhound Public House, Dorman Avenue South, Aylesham"	0.274	Permissioned	20180907	17	"Erection of 17 dwellings, creation of access roads and parking - site complete"
BR261-49	Dublin Man of War PH	"Dublin Man of War PH, Lower Road, River"	0.3	Permissioned	20180322	8	"COU, conversion & extension to create 3 terraced dwellings, erection of 3 detached & a pair of semi-detached dwellings, formation of vehicle crossovers, excavation works and landscaping - site built out"
BR261-50	The former Magistrates Court	"The former Magistrates Court, Pencester Road, Dover	0.3	Permissioned	20190709	46	"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" Not started
BR261-51	Snelgrove House	"Snelgrove House, Harold Street, Dover"	0.31	Permissioned	20181127	65	"Erection of 3 dwellings (private sale) and 29 apartments (shared ownership) on former William Muge site and 9 dwellings (private sale) and 24 apartments (affordable housing to rent) on former Snelgrove House site with associated parking and landscaping (minor amendments to scheme including refuse bin enclosures to Leyburne Road frontage) - site complete"
BR261-52	Southern Water Pumping Station	"Southern Water Pumping Station, St Richards Road, Deal"	0.33	Permissioned	20170117	14	"Erection of 11 dwellings, a detached building incorporating 3 self contained flats, construction of vehicular access and associated parking - under construction"
BR261-53	Land off Ark Lane	"Land off Ark Lane, Deal"	0.35	Permissioned	20180109	41	"Erection of a three storey building incorp 41 1 & 2 bed sheltered apartments including residents communal areas, refuse and plant with associated access, parking and landscaping - site now complete"
BR261-54	Land adjoining Mill Field, New Street	Land adjoining Mill Field, New Street, Ash, CT3 2BD	0.36	Permissioned	20160921	10	"Erection of ten dwellings and associated garages, parking and vehicular access - work on site complete"
BR261-55	The Qube	"The Qube, St Radigunds Road, Dover"	0.38	Permissioned	20180105	27	"Conversion to 27 self contained apartments with associated parking & landscaping - site built out"
BR261-56	4 Mill Lane, Shepherdswell	4 Mill Lane, Shepherdswell	0.4106	Permissioned	20200319	4	"Erection of 2no. pairs of semi-detached dwellings and a detached Ecohome, formation of parking, vehicular access and landscaping (existing dwelling to be demolished) (revised plans)"
BR261-57	Three Tuns	"Three Tuns, The Street, Staple"	0.4822	Permissioned	20170427	8	"Erection of 7 dwellings, COU & conversion of the existing p/h into a single residential dwelling creation of vehicular access, parking area & associated works - planning permission expired 27/04/2020 unimplemented"
BR261-58	Delfbridge 10 Dover Road	"Delfbridge, 10 Dover Road, Sandwich"	0.4838	Permissioned	20201124	8	"Erection of 2 two storey linked buildings incorporating 8 flats with associated parking - not started"
BR261-59	River Minnis Farm, Minnis Lane, River	River Minnis Farm, Minnis Lane, River	0.54	Permissioned	20201015	1	"Erection of a detached dwelling and garage (existing buildings to be demolished)"
BR261-60	Land at North Barrack Site	"Land at North Barrack Site, (East Section) Trafalgar Drive"	0.68	Permissioned	20180212	30	"Erection of 30 dwellings comprising of 3 detached, 8 pairs of semi-detached & 2 blocks of 4 terraced & 1 block of 3 terraced, together with parking and landscaping - under Construction"
BR261-61	Charlton Green Sorting Office	"The Old Sorting Office, Charlton Green, Dover, CT16 1AP"	0.69	Permissioned	20180727	65	"Erection of a two and three storey building incorporating 70 'Extra Care' apartments (C2 use) for older persons, communal facilities, parking and landscaping (existing building to be demolished) - work on site now under Construction"
BR261-62	Old Rectory	"Old Rectory, Church Hill, Eythorne"	0.73	Permissioned	20180430	9	"Erection of 9 detached dwellings, landscaping, creation of new vehicular access and parking - not started"
BR261-63	Former Barwick Site	"Coombe Valley Road, Dover"	0.74	Permissioned	20131004	24	"Erection of 24 dwellings, construction of vehicular access and associated car parking (existing buildings to be demolished). Development on site is now completed - forms part of a wider allocated site (LA8 - land in Coombe Valley)"
BR261-64	43-65 & land adjoining Randolph Road	"43-65 & land adjoining Randolph Road, Dover"	0.7463	Permissioned	20180511	30	"Change of use to a C2 dementia care unit including erection of a detached two storey community building with roof terrace, care facilities and 6 bed guest accommodation, extension and alterations of 12 existing semi-detached dwellings to form care units for 30 residents, installation of security fencing/gates/solar panels/footpaths/car park and ground source heat compound - site built out"
BR261-65	Part of Wingham Court	"Part of Wingham Court, Hawarden Place, Canterbury Road, Wingham"	0.97	Permissioned	20180323	15	"Erection of 15 extra care properties (C2) comprising of 8 semi-detached dwellings, 1 detached dwelling & 6 apartments; conversion & extension of Goose Barn to provide communal facilities to include manager's office, guest suite and cycle parking together with internal access arrangement works and junction improvements; & associated landscape & tree works - under construction"
BR261-66	East Studdal Nursery	"East Studdal Nursery, Downs Road, East Studdal"	1	Permissioned	20190515	30	"Outline application for residential development (existing nursery buildings to be demolished retaining existing dwelling) (appearance, landscaping, layout and scale reserved) - Not started"

Total 825

No Planning Permission

Site Reference	SiteName	SiteAddress	Hectares	PlanningStatus	PermissionDate	Net Dwellings Range From	Notes
BR255-18	Protea House, Waterloo Crescent	"Protea House, Waterloo Crescent, Dover, CT17 9BW"	0.06	Not Permitted	20170317	9	"Change of use and conversion to nine self-contained flats - planning permission lapsed unimplemented on 17/03/20"
BR89-16	Former council yard	"Former council Yard, Molland Lea, Ash"	0.16	Not Permitted		5	"Allocated in the Ash Neighbourhood Plan 2021 - not started"
BR233-17	Ambulance Depot	"Ambulance Depot, Winchelsea Road, Dover, CT17 9TT"	0.2	Not Permitted	20160628	9	"Outline application for the erection of an Ambulance Community Response Post (ACRP), 9 dwellings and associated access, parking and refuse storage (existing buildings to be demolished)- Planning permission expired 26/08/2019 unimplemented"
BR135-16	Land off Dunedin Drive	"Land off Dunedin Drive, Dover"	0.26	Not Permitted		8	"Regulation 19 Allocation (previous allocation in the LALP 2015)"
BR270-18	Plough Filling Station	"Plough Filling Station, Folkestone Road, Dover"	0.27	Not Permitted	20170512	9	"Erection of 3 buildings incorporating 9 flats & creation of vehicular access & parking (existing building to be demolished) - planning permission lapsed unimplemented"
BR309-21	Coombe Valley	Land in Coombe Valley, Dover	0.36	Not Permitted		20	"Proposed Regulation 19 Allocation
BR130-16	Albany Place Car Park	"Albany Place Car Park, Dover"	0.4	Not Permitted		15	"Proposed Regulation 19 Allocation (previous allocation in the LALP 2015)"
BR298-21	Charlton Shopping Centre	Charlton Shopping Centre, High Street, Dover	0.63	Not Permitted		100	"Proposed Regulation 19 Allocation
BR269-18	1 & 2 Alphege Road	"1 & 2 Alphege Road, Dover"	0.65	Not Permitted	20170512	8	"COU and conversion to independent and assisted living accommodation (SG) and alterations to existing access and driveway - planning permission lapsed 12/05/20 unimplemented"
BR174-16	The Old Chalk Pit	"The Old Chalk Pit, Heronden Road, Eastry"	0.68	Not Permitted	20210610	20	Allocated in the Land Allocations Local Plan (LA30) on the 28/01/2015. It is not proposed to carry this allocation forward into the R19 plan
BR301-21	Woods' Yard	Woods' Yard, rear of 17 Woodnesborough Road, Sandwich	0.7	Not Permitted		35	"Proposed Regulation 19 Allocation
BR308-21	Coombe Valley	Land in Coombe Valley, Dover	0.9	Not Permitted		40	"Proposed Regulation 19 Allocation

Total

278

Pending Decision

Site Reference	SiteName	SiteAddress	Hectares	PlanningStatus	PermissionDate	Net Dwellings Range From	Notes
BR295-21	Longships	Longships, Cauldham Lane, Capel-le-Ferne	0.48	Pending Decision		10	"Proposed Regulation 19 Allocation"
						Total	10

Resi Planning Permissions

Site Reference	SiteName	SiteAddress	Hectares	PlanningStatus	PermissionDate	Net Dwellings Range From	Notes
BR261-18	3 Market Square	"3 Market Square, Dover, CT16 1LZ"	0.016	Permissioned	20170606	8	"Prior notification for the COU from office to 8 self-contained flats - under construction"
BR266-18	50 & 51 Biggin Street	"50 & 51 Biggin Street, Dover"	0.0212	Permissioned	20180202	7	"COU & conversion of first, second, third floor to seven self-contained flats & installation of a replacement shopfront - site built out"
BR312-22	15 Bench Street, Dover	15 Bench Street, Dover	0.03	Permissioned	20210920	8	"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 "
BR278-19	Beacon Church and Christian Centre	"Beacon Church and Christian Centre, London Road, Dover"	0.0309	Permissioned	20180625	9	"Change of use and conversion into nine self-contained flats (5x2 bed and 4x1 bed) - under construction"
BR288-21	Air Training Corps	Air Training Corps, Albert Road, Dover	0.04	Permissioned	20200527	7	"Erection of 7no. self-contained flats (existing building to be demolished) - Not Started"
BR256-18	Bellrose Hotel 18-19	"Bellrose Hotel 18-19, East Cliff, Dover"	0.0511	Permissioned	20170406	9	"Conversion of a hotel into 9 self-contained flats with assoc internal and external alterations- Certificate of existing Lawful use granted for this site on 01/10/2018, planning permission not implemented"
BR252-18	65 Folkestone Road	"65 Folkestone Road, Dover, CT17 9RZ"	0.06	Permissioned	20190425	10	"Erection of ten apartments with undercroft parking - under construction"
BR255-18	Protea House, Waterloo Crescent	"Protea House, Waterloo Crescent, Dover, CT17 9BW"	0.06	Permissioned	20170317	9	"Change of use and conversion to nine self-contained flats - planning permission lapsed unimplemented on 17/03/20"
BR258-18	Anchor Works	"Anchor Works, West Street, Deal"	0.0605	Permissioned	20171103	12	"Erection of 12 1 & 2 bedroom flats - site built out"
BR313-22	67-69 High Street, Dover	67-69 High Street, Dover	0.08	Permissioned	20220113	6	"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)"
BR272-19	Brambley Hedge Childrens Centre	"Brambley Hedges Childrens Centre, Tower Street, Dover"	0.09	Permissioned	20190902	10	"Reserved Matters application for appearance, layout and scale pursuant to outline permission for the erection of 10 dwellings - site complete"
BR291-21	42 to 44 Kimberley Close	Garage block between 42 to 44 Kimberley Close, Dover	0.09	Permissioned	20200902	16	"Erection of 2no. buildings incorporating 16no. flats, associated car parking and landscaping (existing garages to be demolished) under construction"
BR285-21	62 Castle Street	62 Castle Street, Dover	0.1	Permissioned	20200505	28	"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. - Not started"
BR287-21	Former Playground	Former Playground, North Military Road, Dover	0.1	Permissioned	20201015	20	"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 - Not started"
BR267-18	2-9 Cambridge Terrace	"2-9 Cambridge Terrace, Dover"	0.10985	Permissioned	20180313	25	"COU and conversion from offices to 25 residential dwellings - site completed "
BR282-20	The Qube	"The Qube, St Radigunds Road, Dover"	0.11	Permissioned	20190903	8	"Erection of part 2 and part 3 storey pitched roof building containing 8 no Apartments together with car parking and landscaping relates to BR265-18" Not Started
BR290-21	20 & 24 Castle Avenue	Land between 20 & 24 Castle Avenue, Dover	0.11	Permissioned	20210127	8	"Erection of a three-storey building to provide 6 no. self-contained flats with associated car parking and formation of new vehicular access (existing double garage to be demolished) not started"
BR238-17	1 Malvern Road	"1 Malvern Road, Dover"	0.12	Permissioned	20190704	17	"Erection of 2/3 storey buildings incorporating 17 self contained flats, vehicle access and parking - not Started"
BR260-18	Railway Hotel, 85 Station Road, Walmer	Railway Hotel, 85 Station Road, Walmer	0.12	Permissioned	20170814	7	"Erection of 7 dwellings, creation of access and parking - work complete site built out"
BR289-21	62 & 64 Stockdale Gardens	Garage block between 62 & 64 Stockdale Gardens, Deal	0.13	Permissioned	20200713	8	"Erection of 2no. buildings to incorporate 8no. flats, associated car parking and landscaping (existing garages to be demolished) under construction"
BR71-16	Site of King Lear PH, Aycliffe	Old Folkestone Road, Aycliffe	0.15	Permissioned	20070621	18	"Erection of a detached building incorporating 12 no. residential flats and erection of 6 no. two bedroom dwellings and construction of vehicular access (existing public house to be demolished) - site now built out, achieved through 2 different planning applications"
BR250-18	Land at 191 and Forge Bungalow	"Land at 191 and Forge Bungalow, London Road, Temple Ewell"	0.19	Permissioned	20160527	10	"Erection of ten semi-detached dwellings and creation of vehicular access and parking spaces (existing bungalow and garage to be demolished) (amended plans) - under construction"
BR286-21	7-8 Eastbrook Place	7-8 Eastbrook Place, St Marys Residential Home, Maison Dieu Road, Dover	0.19	Permissioned	20200605	20	"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 - Not started"
BR233-17	Ambulance Depot	"Ambulance Depot, Winchelsea Road, Dover, CT17 9TT"	0.2	Permissioned	20160628	9	"Outline application for the erection of an Ambulance Community Response Post (ACRP), 9 dwellings and associated access, parking and refuse storage (existing buildings to be demolished)- Planning permission expired 26/08/2019 unimplemented"
BR281-20	Former United Reformed Church	"Former United Reformed Church, High Street, Dover	0.2	Permissioned	20191021	16	"Conversion of church building to provide 16 no. self-contained apartments and associated development" Under construction
BR274-19	Aylesham Sports Club	"Aylesham Sports Club, Burgess Road, Aylesham"	0.22	Permissioned	20181010	19	"Erection of two storey side and three storey rear extensions to facilitate conversion into 19 self contained flats and a public house, formation of vehicular access and parking (mixed use class C3 and A4) - not Started"
BR311-22	Site adjacent Graham Plumbers Merchants, Co Coombe Valley Road, Dover	Site adjacent Graham Plumbers Merchants, Construction House, Co Coombe Valley Road, Dover	0.24	Permissioned	20220207	40	"Erection of a four storey building incorporating 40no. flats with new vehicle access, parking and landscaping (existing buildings to be demolished)"
BR292-21	Eastry Industrial Estate	Eastry Industrial Estate, Heronden Road, Eastry	0.25	Permissioned	20200420	4	"Erection of a terrace of 4no. dwellings and associated parking (existing garage/store and container to be demolished) - not started Site part of LA30 Allocation in the LALP 2015"
BR276-19	Linwood Youth Centre	"Linwood Youth Centre, 92 Mill Road, Deal"	0.2658	Permissioned	20180913	6	"Erection of 6 semi-detached dwellings, formation of new vehicular access, car parking and landscaping (existing buildings to be demolished) (amended details)- site built out "
BR270-18	Plough Filling Station	"Plough Filling Station, Folkestone Road, Dover"	0.27	Permissioned	20170512	9	"Erection of 3 buildings incorporating 9 flats & creation of vehicular access & parking (existing building to be demolished) - planning permission lapsed unimplemented"
BR273-19	Former Greyhound Public House	"Former Greyhound Public House, Dorman Avenue South, Aylesham"	0.274	Permissioned	20180907	17	"Erection of 17 dwellings, creation of access roads and parking - site complete"
BR263-18	Dublin Man of War PH	"Dublin Man of War PH, Lower Road, River"	0.3	Permissioned	20180322	8	"COU, conversion & extension to create 3 terraced dwellings, erection of 3 detached & a pair of semi-detached dwellings, formation of vehicle crossovers, excavation works and landscaping - site built out"
BR280-20	The former Magistrates Court	"The former Magistrates Court, Pencester Road, Dover	0.3	Permissioned	20190709	46	"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" Not started
BR262-18	Snelgrove House	"Snelgrove House, Harold Street, Dover"	0.31	Permissioned	20181127	65	"Erection of 3 dwellings (private sale) and 29 apartments (shared ownership) on former William Muge site and 9 dwellings (private sale) and 24 apartments (affordable housing to rent) on former Snelgrove House site with associated parking and landscaping (minor amendments to scheme including refuse bin enclosures to Leyburne Road frontage) - site complete"
BR229-17	Southern Water Pumping Station	"Southern Water Pumping Station, St Richards Road, Deal"	0.33	Permissioned	20170117	14	"Erection of 11 dwellings, a detached building incorporating 3 self contained flats, construction of vehicular access and associated parking - under construction"
BR249-18	Land off Ark Lane	"Land off Ark Lane, Deal"	0.35	Permissioned	20180109	41	"Erection of a three storey building incorp 41 1 & 2 bed sheltered apartments including residents communal areas, refuse and plant with associated access, parking and landscaping - site now complete"
BR251-18	Land adjoining Mill Field, New Street	Land adjoining Mill Field, New Street, Ash, CT3 2BD	0.36	Permissioned	20160921	10	"Erection of ten dwellings and associated garages, parking and vehicular access - work on site complete"
BR265-18	The Qube	"The Qube, St Radigunds Road, Dover"	0.38	Permissioned	20180105	27	"Conversion to 27 self contained apartments with associated parking & landscaping - site built out"
BR315-22	4 Mill Lane, Shepherdswell	4 Mill Lane, Shepherdswell	0.4106	Permissioned	20200319	4	"Erection of 2no. pairs of semi-detached dwellings and a detached Ecohome, formation of parking, vehicular access and landscaping (existing dwelling to be demolished) (revised plans)"
BR259-18	Three Tuns	"Three Tuns, The Street, Staple"	0.4822	Permissioned	20170427	8	"Erection of 7 dwellings, COU & conversion of the existing p/h into a single residential dwelling creation of vehicular access, parking area & associated works - planning permission expired 27/04/2020 unimplemented"
BR268-18	Delfbridge_10 Dover Road	"Delfbridge, 10 Dover Road, Sandwich"	0.4838	Permissioned	20201124	8	"Erection of 2 two storey linked buildings incorporating 8 flats with associated parking - not started "
BR316-22	River Minnis Farm, Minnis Lane, River	River Minnis Farm, Minnis Lane, River	0.54	Permissioned	20201015	1	"Erection of a detached dwelling and garage (existing buildings to be demolished)"
BR264-18	Land at North Barrack Site	"Land at North Barrack Site, (East Section) Trafalgar Drive"	0.68	Permissioned	20180212	30	"Erection of 30 dwellings comprising of 3 detached, 8 pairs of semi-detached & 2 blocks of 4 terraced & 1 block of 3 terraced, together with parking and landscaping - under Construction"
BR277-19	Old Rectory	"Old Rectory, Church Hill, Eythorne"	0.73	Permissioned	20180430	9	"Erection of 9 detached dwellings, landscaping, creation of new vehicular access and parking - not started"
BR61-16	Former Barwick Site	"Coombe Valley Road, Dover"	0.74	Permissioned	20131004	24	"Erection of 24 dwellings, construction of vehicular access and associated car parking (existing buildings to be demolished). Development on site is now completed - forms part of a wider allocated site (LA8 - land in Coombe Valley)"
BR171-16	East Studdal Nursery	"East Studdal Nursery, Downs Road, East Studdal"	1	Permissioned	20190515	30	"Outline application for residential development (existing nursery buildings to be demolished retaining existing dwelling) (appearance, landscaping, layout and scale reserved) - Not started"

Total

725

Non Resi Planning Permissions

Site Reference	SiteName	SiteAddress	Hectares	PlanningStatus	PermissionDate	Net Dwellings Range From	Notes
BR240-17	Rear of 162 Folkestone Road	"Site rear of 162 Folkestone Road, Vale View Road, Dover, CT17 9NP"	0.1	Permissioned	20161202	6	"Change of use of land to facilitate the erection of a residential care home comprising 6 flats, associated parking and turning area - site now complete"
BR257-18	Ryder House	"Ryder House, 115-116 London Road, Dover"	0.132	Permissioned	20171117	8	"Change of use and conversion to a single residential dwelling, insertion of windows, formation of hardstanding and installation of external stairs to side elevation - under construction." Link to previous
BR314-22	Generals Meadow Nursing Home, St Clare Road, Walmer	Generals Meadow Nursing Home, St Clare Road, Walmer	0.27	Permissioned	20211020	3	"Erection of single storey side extension to existing garage, single storey side extension to store/laundry room to link to main building to facilitate conversion to living accommodation, second floor side extension to existing garage"
BR269-18	1 & 2 Alphege Road	"1 & 2 Alphege Road, Dover"	0.65	Not Permissioned	20170512	8	"COU and conversion to independent and assisted living accommodation (SG) and alterations to existing access and driveway - planning permission lapsed 12/05/20 unimplemented"
BR129-16	Charlton Green Sorting Office	"The Old Sorting Office, Charlton Green, Dover, CT16 1AP"	0.69	Permissioned	20180727	65	"Erection of a two and three storey building incorporating 70 'Extra Care' apartments (C2 use) for older persons, communal facilities, parking and landscaping (existing building to be demolished) - work completed"
BR275-19	43-65 & land adjoining Randolph Road	"43-65 & land adjoining Randolph Road, Dover"	0.7463	Permissioned	20180511	30	"Change of use to a C2 dementia care unit including erection of a detached two storey community building with roof terrace, care facilities and 6 bed guest accommodation, extension and alterations to existing building to form care units for 30 residents, installation of security fencing/gates/solar panels/footpaths/car park and ground source heat compound - site built out"
BR271-18	Part of Wingham Court	"Part of Wingham Court, Hawarden Place, Canterbury Road, Wingham"	0.97	Permissioned	20180323	15	"Erection of 15 extra care properties (C2) comprising of 8 semi-detached dwellings, 1 detached dwelling & 6 apartments; conversion & extension of Goose Barn to provide communal facilities to include 15 suite and cycle parking together with internal access arrangement works and junction improvements; & associated landscape & tree works - under construction"

Total

135

Emerging Allocations

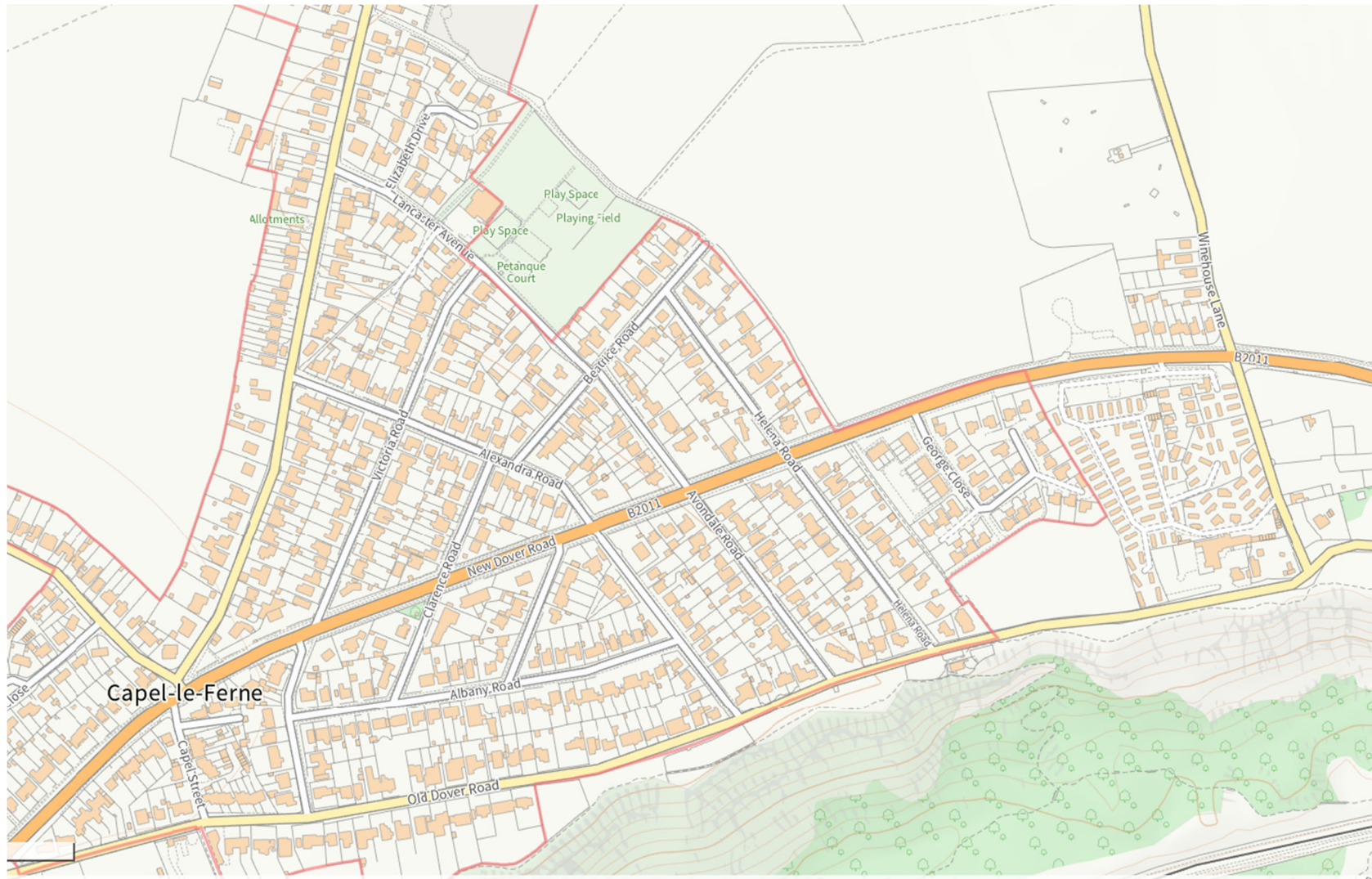
Site Reference	SiteName	SiteAddress	Hectares	PlanningStatus	PermissionDate	Net Dwellings	Ran	Notes
BR135-16	Land off Dunedin Drive	"Land off Dunedin Drive, Dover"	0.26	Not Permitted		8		"Regulation 19 Allocation (previous allocation in the LALP 2015)"
BR309-21	Coombe Valley	Land in Coombe Valley, Dover	0.36	Not Permitted		20		"Proposed Regulation 19 Allocation"
BR130-16	Albany Place Car Park	"Albany Place Car Park, Dover"	0.4	Not Permitted		15		"Proposed Regulation 19 Allocation (previous allocation in the LALP 2015)"
BR295-21	Longships	Longships, Cauldham Lane, Capel-le-Ferne	0.48	Pending Decision		10		"Proposed Regulation 19 Allocation"
BR298-21	Charlton Shopping Centre	Charlton Shopping Centre, High Street, Dover	0.63	Not Permitted		100		"Proposed Regulation 19 Allocation"
BR174-16	The Old Chalk Pit	"The Old Chalk Pit, Heronden Road, Eastry"	0.68	Not Permitted	20210610	20		Allocated in the Land Allocations Local Plan (LA30) on the 28/01/2015. It is not proposed to carry this allocation forward into the R19 plan
BR301-21	Woods' Yard	Woods' Yard, rear of 17 Woodnesborough Road, Sandwich	0.7	Not Permitted		35		"Proposed Regulation 19 Allocation"
BR308-21	Coombe Valley	Land in Coombe Valley, Dover	0.9	Not Permitted		40		"Proposed Regulation 19 Allocation"
BR89-16	Former council yard	"Former council Yard, Molland Lea, Ash"	0.16	Not Permitted		5		"Allocated in the Ash Neighbourhood Plan 2021 - not started"

Total

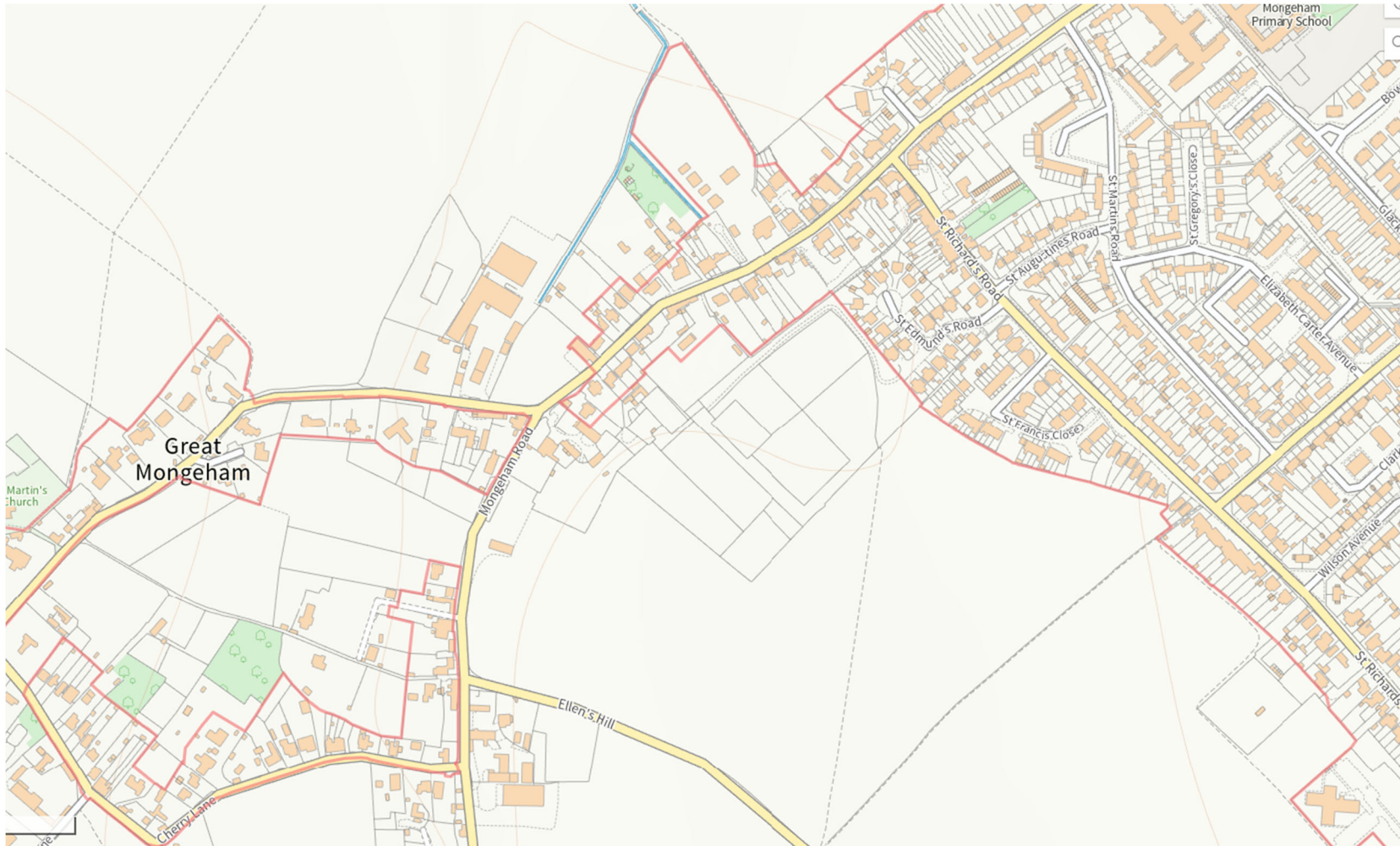
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APPENDIX 3:
Settlement Boundary Policy Maps

Capel Le Ferne



Deal and Great Mongeham



East Langdon



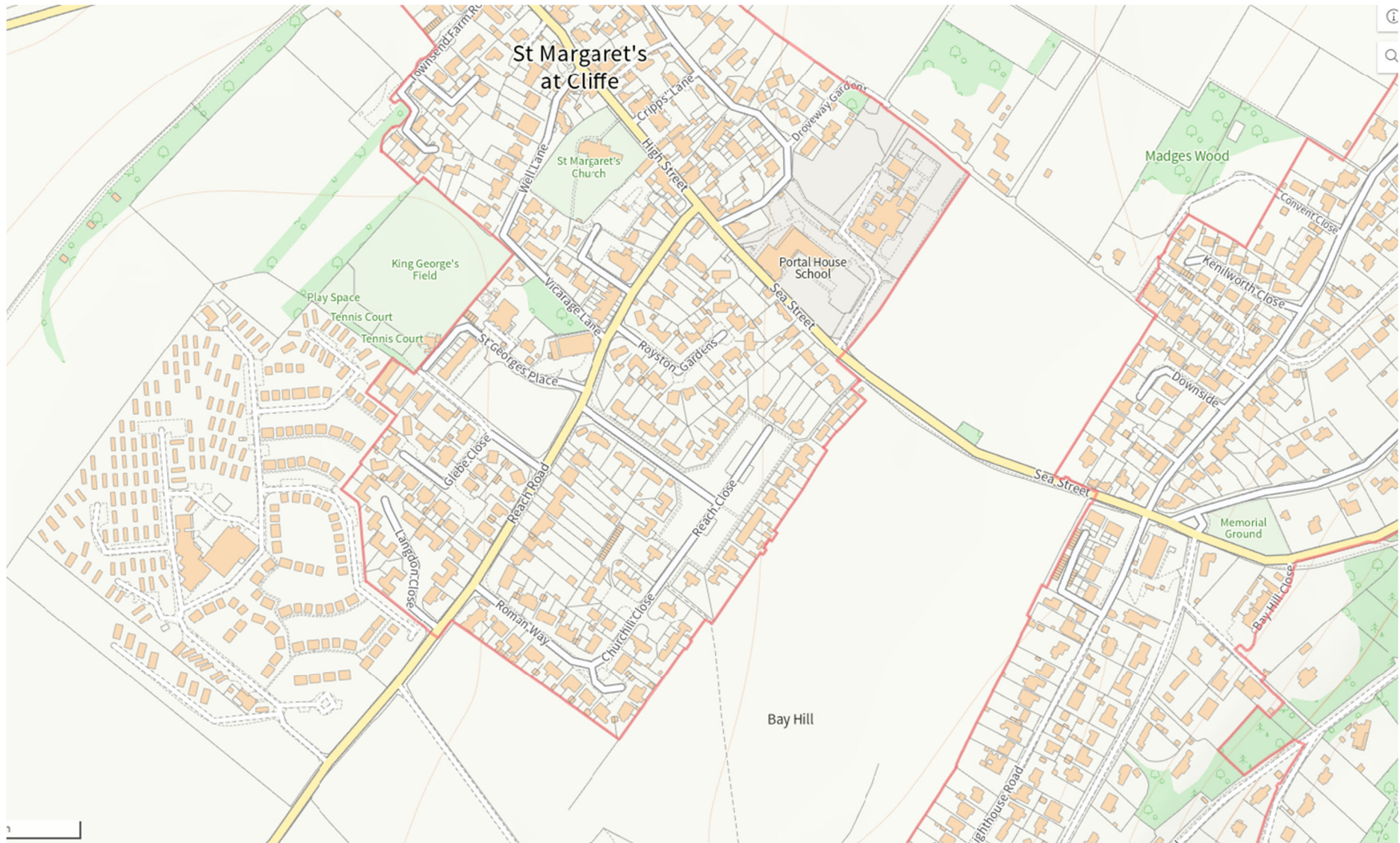
Eastry



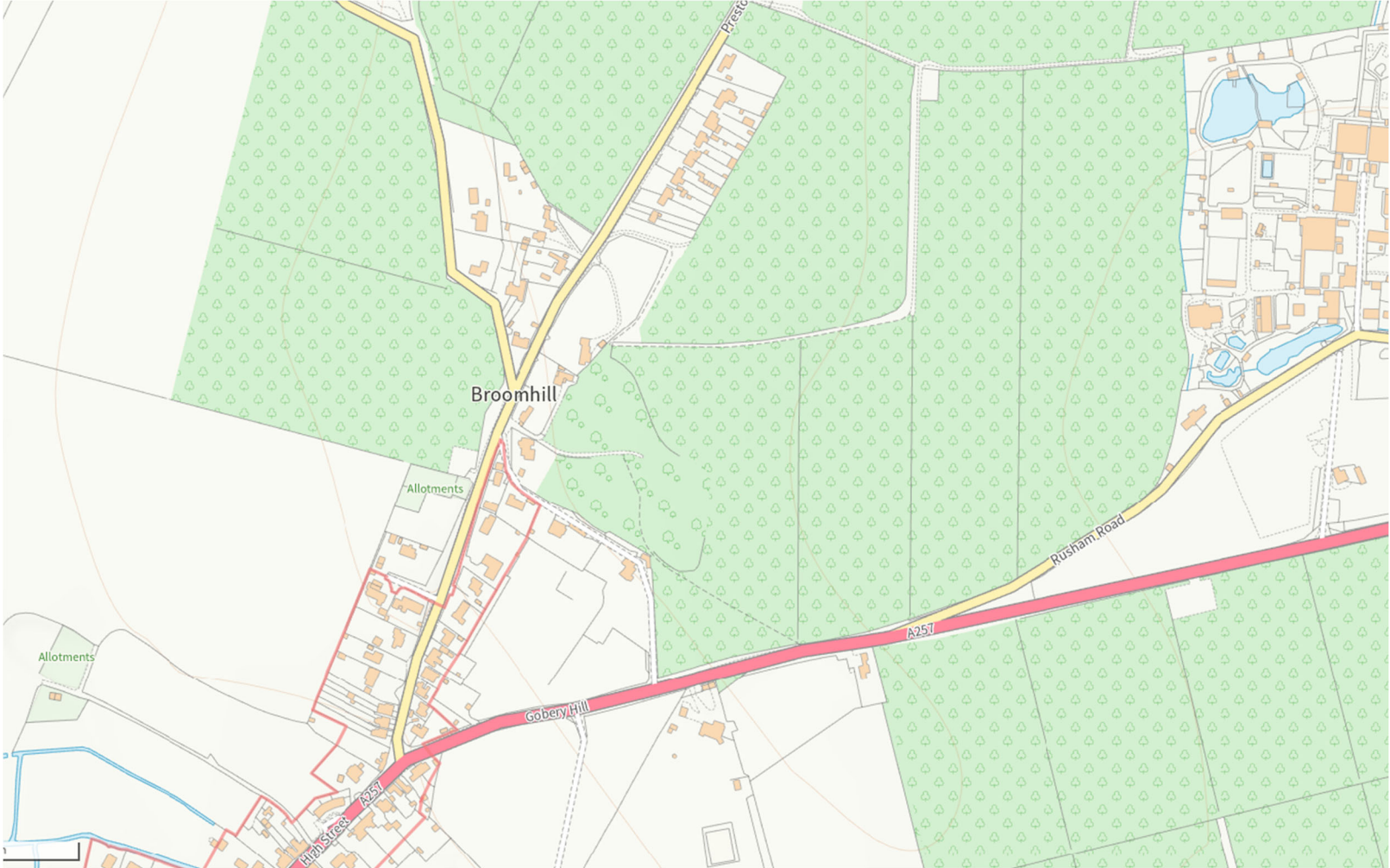
Ripple



St Margaret's



Wingham



Worth

