



Regulation 22 Consultation Statement

Part 2: Regulation 19
(including Appendix A-E)



Dover District **Local Plan**
Supporting document





Regulation 22 Consultation Statement

Part 2- Regulation 19 Submission Local Plan

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1. Introduction

Purpose

- 1.1 This consultation statement sets out how the Council has undertaken communication, participation and stakeholder involvement on the Local Plan Regulation 19 Submission, setting out details of consultation events and engagement required by Regulation 20 of Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.2 **It is important to note that this document is Part 2 of the Regulation 22 Consultation Statement, and that [Part 1](#) details the full process undertaken during earlier preparation of the Local Plan under Regulation 18 stages.**
- 1.3 This Regulation 22 consultation statement has been produced to respond to and therefore fulfil requirements set out in the Regulations, specifically Regulation 22(1) part (c), set out below.

- (i) which bodies and persons the local planning authority invited to make representations under Regulation 18;
- (ii) how those bodies and persons were invited to make representations under Regulation 18;
- (iii) a summary of the main issues raised by the representations made pursuant to Regulation 18;
- (iv) how any representations made pursuant to Regulation 18 have been taken into account;
- (v) if representations were made pursuant to Regulation 20, the number of representations made and a summary of the main issues raised in those representations; and
- (vi) if no representations were made in Regulation 20, that no such representations were made.

- 1.4 In accordance with the Regulations set out above, this document sets out the details of representations made pursuant to Regulation 20, and a summary of the main issues raised in those representations (**Appendix F**).
- 1.5 Aside from demonstrating compliance with the Regulations above, this statement also highlights how the Council has met the requirements its adopted [Statement of Community Involvement](#) (SCI) 2019. The SCI document sets out how the Council will consult and involve the public and statutory consultees in all planning matters.



Background

1.6 The creation of a new Local Plan requires a number of thorough and robust stages of consultation. This is to enable early and ongoing engagement with the local community, businesses and organisations to develop a comprehensive document, tailored to the needs of the District in terms of strategy and the policies required.

1.7 The updated timetable for the Dover District Local Plan production, as set out in September 2022 [Local Development Scheme](#) (LDS) identifies that:

- Consultation on the Regulation 18 draft local plan was completed in 2021
- The Regulation 19 Consultation on the Dover District Local Plan Submission Document was to take place in Quarter 4 of 2022 for a 7-week period
- Submission of the Local Plan to the Planning Inspectorate programmed for quarters 1-2 of 2023
- Examination in Public of the Local Plan programmed for quarters 3-4 of 2023
- Adoption of the Local Plan is programmed for 2024.

1.8 The Part 1 Regulation 22 Statement sets out in more detail the background to the production of the Local Plan, the purpose and aims of the Local Plan and the development plan documents it will replace. It also sets out all the consultation and engagement which took place prior to the Regulation 19 Submission document consultation.

1.9 This Part 2 Regulation 22 statement provides full details of the engagement undertaken by DDC with specific and statutory bodies, general consultee groups, residents, businesses and all other interested parties during the 7-week consultation period from **9am October 21st to 5pm on December 9th 2022**, on the Regulation 19 Submission Local Plan to 2040, and supporting documents.

2. Who was invited to participate at Regulation 19?

Formal Notifications and Correspondence

2.1 Statutory/Specific Consultees were contacted by both email and letter on the 21st October 2022 inviting them to view and respond to the Local Plan Regulation 19 Submission and the three supporting documents open for consultation during the same time period. This correspondence included a link to the Statement of Representations procedure and can be seen in **Appendix B: Letters and Correspondence**.

2.2 All General and Specific Consultees listed in **Appendix A: List of Specific and General Consultees** as well as consultees registered on the Objective database were contacted via email on the 21st of October and by letter where email was not available. This correspondence can be seen in **Appendix B**.

2.3 The Council also contacted all consultees that made comments at Regulation 18 stages of Plan preparation and all persons that had been registered to the DDC Online consultation portal (Objective) to invite them to participate in the consultations. A copy of this notification can also be found in **Appendix B**.



Town and Parish Councils

2.4 The Council contacted the Town and Parish Councils separately to the other specific consultation bodies via post prior to the commencement of the consultation period to notify them of the proposed start date and provide copies of the consultation documents so they were able to share information with interested residents and businesses in their areas. This included:

- Local Plan Regulation 19 Submission Document
- Hard copy representation forms for the Local Plan*
- Hard copy representation forms for the Evidence Base (Sustainability Appraisal, Habitats Regulation Assessment and Infrastructure Development Plan)*
- Statement of Representations Procedure*
- Summary of changes to Site Allocations
- List of supporting Documents*
- Local Plan Posters*

2.5 It was requested within the covering letter that the Town and Parish Councils advertise the Local Plan consultation by putting up the posters included within the pack around their Parish/Town area, as well as publicising it on their own websites and social media accounts.

2.6 Details of promotion of the consultation made by the Town and Parish Councils can be found in **Appendix D: Promotion, Advertisement and Evidence from Consultation.**

2.7 The cover letter also included information about the planned exhibition events, details of how to make representations and how to contact the Local Plans team should assistance be required.

Keep me Posted Alerts

2.8 'Keep me posted' is the Councils overall notification system that any interested party can sign up to from the main DDC website and specify their interests. All persons subscribed to topics related to planning / Local Plan were directly notified when the Local Plan consultation commenced via this email system.

Reminders

2.9 A number of reminders were sent to all consultees throughout the consultation period, as set out below. Copies of the communications can be found in Appendix B.

- 02/12/2022 - Event reminder sent via Objective to all consultees registered.
- 02/12/2022 – Reminder sent via Objective to all Consultees with comments in Draft format to request them to review and submit their comments.
- 02/12/2022 – Reminder sent via outlook to all consultees detailed in **Appendix A: List of Specific and General Consultees**
- 08/12/2022 - Event reminder sent via Objective to all consultees registered.
- 08/12/2022 - Reminder sent via Objective to all Consultees with comments in Draft format to request them to review and submit their comments.

2.10 Copies of these reminders can be found in **Appendix B: Letters and Correspondence**



2.11 Details of other consultation with statutory consultees, through meetings or other communications can also be found within the most recent Duty to Co-operate Statement.

2.12 Details of the methods of consultation with all consultees including residents, businesses and other stakeholders can be found in subsequent sections of this Statement.

3. Engagement and Advertising

3.1 The 2012 Regulations (Regulation 19) require the following with regards to advertising the Regulation 19 Submission documents consultation and making documents available:

Before submitting a local plan to the Secretary of State under section 20 of the Act, the local planning authority must:

(a) make a copy of each of the proposed submission documents and a statement of the representations procedure available in accordance with regulation 35, and

(b) ensure that a statement of the representations procedure and a statement of the fact that the proposed submission documents are available for inspection and of the places and times at which they can be inspected, is sent to each of the general consultation bodies and each of the specific consultation bodies invited to make representations under regulation 18(1).

3.2 This chapter sets out how these requirements and additional engagement was undertaken during the consultation period.

Statement of Representations Procedure and Formal Advert

3.3 The Statement of Representations procedure, prepared in accordance with Regulation 35, can be seen below. A copy is also available in **Appendix C: Local Plan Informative Documents, Guidance and Webpages**:

DOVER DISTRICT COUNCIL

Dover District Local Plan

Statement of Representations Procedure and Notification of Period of Representations under Regulations 19, 20 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Document Title:
Dover District Local Plan to 2040 - Regulation 19 Submission

Subject Matter:
The Dover District Local Plan to 2040 Regulation 19 Submission (The Local Plan) establishes the general scale and distribution of new development which is required to meet Dover District's needs to 2040. It also provides the planning principles and policies to guide decisions on all new developments.

Period of Representations:
Friday 21st October to Friday 9th December 2022 at 5pm.

Representations (comments) must be received by the council no later than 5pm on 9th December.
Representations received after this time will not be accepted. This statement provides details on how to view The Local Plan and its supporting evidence and how to make comments.

Document Availability:
During the representation period, The Local Plan and all of its supporting documents will be available to view online via the web address: www.doverdistrictlocalplan.co.uk
Paper copies of the main consultation documents will be available at the following locations:



| Location | Address |
|--------------------------------|---|
| Council Offices | White Cliffs Business Park, Whitfield |
| Ash Library | Ash Village Hall, 10 Queen's Road |
| Aylesham Library | Aylesham Community Centre, Ackholt Road |
| Deal Library | Broad Street |
| Dover Library | Dover Discovery Centre, Market Square |
| Sandwich Library | 13 Market Street |
| St Margarets-at-Cliffe Library | 16 Kingsdown Road |

The Council Offices at Whitfield are open Monday to Friday 10am-4pm, while library opening times can be checked online at www.kent.gov.uk/libraries.

If you need a copy of a document in paper form, or an alternative format (such as large print or other language) please contact us: 01304 872244 or localplan@dover.gov.uk

Exhibitions:

'Drop in' public exhibitions will be held at the following where the Plan can also be viewed in person:

- Aylesham - Welfare Leisure Centre, Spinney Lane on Tuesday 1st November 3-7pm
- Deal - Dover Youth Hub, Park Avenue on Friday 4th November 3-7pm
- Sandwich - The Gallery, Sandwich Guildhall on Wednesday 9th November 3-7pm
- Dover - St Mary's Parish Centre on Wednesday 16th November 1-5pm

Online 'virtual' exhibitions will also be held on Tuesday 8th November 12-2pm and Tuesday 22nd November 6-8pm. Please visit the website at those times to join the exhibitions.

How to submit a representation:

Representations must be made on the standard representation form.

Representations are encouraged to be made through the Council's online consultation portal (<https://dover-consult.objective.co.uk/kse>) where you can view The Local Plan and all its supporting documents and evidence base documents, including the Policies Map, Sustainability Appraisal, Habitats Regulations Assessment and Infrastructure Delivery Plan which are also open for public consultation over the same time period.

A paper copy of the representation form and guidance notes can also be provided on request by contacting the team using the information below, or by collecting from the Council offices or one of the libraries listed above, during opening hours.

Paper copies of representation forms should be returned to: Planning Policy Team, Dover District Council, White Cliffs Business Park, Dover, Kent. CT16 3PJ

Please note that your representation will be publicly available and a copy will be published on the Council's website on submission of the Plan. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Data will be processed and held in accordance with the Data Protection Act 2018. A privacy notice with further information can be found www.dover.gov.uk/Website/PDFs/Planning-Policy-Privacy-Notice.pdf

All representations received by 5pm on the 9th December 2022 will be submitted to the Secretary of State for Levelling Up, Housing and Communities and considered as part of a public examination by an independent Planning Inspector.

Notification request:

Using the representation form you can request to be notified at an address or email address of any of the following:

- The submission of the Local Plan to the Secretary of State for Levelling Up, Housing and Communities for independent examination;
- Publication of the Planning Inspector's Report on the Local Plan;
- Adoption of the Local Plan.

Further information:

FAQ's, guidance notes for making representations and 'How to comment' tutorial videos can also be found on the council's website, along with all the supporting documentation and evidence base documents.

For assistance or more information:

- Visit www.doverdistrictlocalplan.co.uk,
- Email localplan@dover.gov.uk
- Call the dedicated Local Plan phone line 01304 872244 on Mondays, Wednesdays or Fridays 2-4pm.

Statement of Representations Procedure

3.4 A link to this Statement of Representations Procedure document was sent in communications to formally invited participants including the specific and general consultees, and a copy was placed within all deposit boxes and on the Local Plan website.

3.5 A version of this statement was also placed as a formal newspaper advert in the Public Notices section of The East Kent Mercury, week ending 21st October 2022 as shown in **Appendix D: Promotion, Advertisement and Evidence from Consultation.**



Deposit Boxes

3.6 'Deposit boxes' were created to include all documents which were required to be inspected.

These were available in the following locations prior to the commencement of the consultation period and remained available throughout:

- **Council Offices**, White Cliffs Business Park, Whitfield 01304 821199 – open M-F 10-4
- **Ash Library**, Ash Village Hall, 10 Queen's Road – open M, T, W, F, S
- **Aylesham Library**, Aylesham Community Centre, Ackholt Road – open T, T, F, S
- **Deal Library**, Broad Street – open M, T, W, T, F, S, S
- **Dover Library**, Dover Discover Centre, Market Square – open M, T, W, T, F, S
- **Sandwich Library**, 13 Market Street – open T, T, F, S
- **St Margarets-at-Cliffe Library**, 16 Kingsdown Road – open M, W, F, S
- **Mobile Libraries**

3.7 Deposit boxes contained the following documents:

- Cover Letter*
- Statement of Representation Procedure
- Local Plan Regulation 19 Submission Document
- Sustainability Appraisal Regulation 19 Local Plan September 2022 (Inc Appendices A-E)
- Sustainability Appraisal Appendix F Site Assessments
- Habitat Regulations Assessment September 2022
- Infrastructure Delivery Plan (Draft 2022)
- Summary Document*
- Guidance Notes*
- Local Plan FAQs*
- Poster*
- Hard copy representation forms for the Local Plan*
- Hard copy representation forms for the Evidence Base (Sustainability Appraisal, Habitats Regulation Assessment and Infrastructure Development Plan)*

* The Cover Letter sent to the Library can be found in **Appendix B: Letters and Correspondence** and the other documents can be found in **Appendix C: Local Plan Informative Documents, Guidance and Webpages**

Exhibitions and Events:

In Person Exhibitions

3.8 The Council hosted five in person exhibitions across the district in the following locations:

- Aylesham - Welfare Leisure Centre, Spinney Lane - Tuesday 1st November 3-7pm
- Deal - Dover Youth Hub, Park Avenue - Friday 4th November 3-7pm
- Sandwich - The Gallery, Sandwich Guildhall - Wednesday 9th November 3-7pm
- Dover - St Mary's Parish Centre - Wednesday 16th November 1-5pm
- Eythorne and Elvington - Elvington Community Centre 24th November 4-6pm

3.9 The events were focused in the settlements in the district with strategic site allocations in the Local Plan. They were programmed at times / dates where it was envisaged a wide range of interested parties and residents would be able to attend, in accessible and central locations.



- 3.10 The Eythorne and Elvington event was included after the initial programme of events was published, at the request of the Parish Council. It is therefore not on the original Local Plan posters. DDC did create an additional poster for the PC to distribute regarding this specific event, which can be found in **Appendix D: Promotion, Advertisement and Evidence from Consultation**.
- 3.11 The Exhibitions provided the opportunity all interested parties to come and speak with members of the Dover District Council Local Plans Team as well as read the Exhibition Boards (In **Appendix D: Promotion, Advertisement and Evidence from Consultation**).
- 3.12 Demonstrations of how to make representations on the online portal were made available on request at the events, as well as hard copy representation forms, guidance notes and summary leaflets for attendees to take away with them.

Virtual Staffed Events

- 3.13 The Council hosted two online “Virtual” events via Microsoft Teams on Tuesday 8th November 12-2pm and Tuesday 22nd November 6-8pm.
- 3.14 Between 20 and 40 attendees participated in one of the events¹. A recording of one of the virtual events can be found here: [Virtual Event \(YouTube\)](#)
- 3.15 Following the virtual presentation of the Local Plan by officers, attendees were able to anonymously participate in a question-and-answer session which were answered ‘live’ by DDC staff. Questions that led to responses that were considered may be helpful to other consultees were added to an updated FAQs document on the Local Plan Website, along with the recording of the virtual event for others to watch.

Dedicated Phone Line and Email Address

- 3.16 A dedicated Local Plan phone number was available for the duration of the consultation period and advertised in communications with consultees. It was open Mondays, Wednesdays and Fridays 2pm – 4pm. A dedicated email address was also created and both were monitored by Local Plan team members.
- 3.17 Consultees were able to use these services for the following:
- Hardcopy documents were sent out upon request, this included copied of the Plan and evidence base, representation forms and guidance notes/FAQs
 - Accessible documents, or those in a different format/language were able to be requested if required
 - Verbal and written assistance with understanding the Local Plan consultation, locating information on the website and online portal, and completing the representation forms

¹ Due to the nature of these anonymous ‘drop in’ virtual sessions, the total numbers of attendees is unknown. The attendee count is based on the highest number of participants at a single time point.



Guidance Notes and FAQs

3.18 The Council prepared a number of documents to assist interested parties in understanding the Local Plan document, process and regulations and to assist them in making representations. This included specific guidance on how to complete representation forms, guidance on the soundness tests, and general FAQs on the Local Plan and Developer Obligations and Infrastructure Delivery Plan.

3.19 There were also summary leaflets prepared and other documents on changes to the Local Plan between Regulation 18 and 19 stages. These were available in the deposit boxes, were sent to Town and Parish Councils, available to view and download on the website and printed copies were available to take away from the in person exhibitions.

3.20 These documents can all be viewed in **Appendix C: Local Plan Informative Documents, Guidance and Webpages.**

Local Plan Website

3.21 The dedicated Local Plan website www.doverdistrictlocalplan.co.uk was created at the time of Regulation 18 plan preparation. More information about the website generally can be found within the [Regulation 22 Consultation Statement Part 1 Regulation 18](#). The following updates were made to the website for Regulation 19 Submission consultation:

| | |
|--|--|
| Home Page | Updated with Regulation 19 consultation information |
| About Page | New information added in relation to the following topics: <ul style="list-style-type: none"> • Regulation 18 Consultation Process • Regulation 18 Comments/representations and how to view them • Main Changes to the Regulation 19 Submission document since the Regulation 18 draft Local Plan. • Regulation 19 Local Plan summary information |
| Reg 18 Comments on Non-Strategic Housing Allocations | A virtual dashboard and interactive map was created for consultees to easily sort and view comments made on the non-strategic allocations at Regulation 18 stage. |
| News | News Page Created for updates on Local Plan Progress. |
| Evidence Base | Any additional evidence added / updated |
| Get Involved | The “Get Involved” page of the website hosted all of the following information: <ul style="list-style-type: none"> • Dates and times the Local Plan Regulation 19 Submission Consultation was and the Link to make a comment on the consultation portal (Objective) • Local Plan FAQ's (Updated 28th November) • Dover District Local Plan Regulation 19 Submission Document PDF • Local Plan Regulation 19 Policies Map |



| | |
|------------------------------|---|
| | <ul style="list-style-type: none"> • Summary of Reg 19 Plan and Main changes since Regulation 18 Draft Local Plan • Summary of Site Allocations by settlement including changes since Regulation 18 Draft Local Plan • Infrastructure and Section 106 FAQ's • How to Comment Guide • Guidance on Legal Compliance, Soundness and the Duty to Cooperate • Statement of Representation Procedure • How to use the Local Plan Website and How to Comment Video (YouTube) • Virtual Event Presentation (YouTube) - Added 29/11/2022 • Exhibitions and Events (Times, Dates, Location) • Other Open Consultations (SA, HRA, IDP) • The information regarding deposit points • How to contact the Local Plans Team via email or telephone |
| Where I Live | GIS story settlement maps relating in individual settlements were updated and user experience of page improved. (More information regarding these maps is below) |
| Policies Map | Policies map updated for Regulation 19 Submission Local Plan |

3.22 Screenshots from the website and copies of the above documents can be found in **Appendix C: Local Plan Informative Documents, Guidance and Webpages.**

Consultation Portal (Objective)

3.23 The Local Plan Regulation 19 Submission document along with the 3 supporting consultation documents were available to view and comment upon via an online consultation portal called 'Objective'. These consultations remain visible on at <https://dover-consult.objective.co.uk/kse/>.

3.24 Comments made on closed Consultations can be viewed under the "what people say" area after clicking "Go to Event", and consultees were directed the previous Regulation 18 consultation where they wished to view comments made on that consultation.

3.25 Screenshots of the Objective Portal are in **Appendix C: Local Plan Informative Documents, Guidance and Webpages.**

Settlement Maps

3.26 Settlement Maps are interactive GIS maps that contain information that tell the story of the Housing and Economic Land Availability Assessment (HELAA) assessment process and site suitability and selection for Local Plan allocation, on a settlement basis. A map was created for every settlement within the Dover District and was accessed via the [Where I Live](#) page of the Dover District Council website. Screenshots of the Maps can be found in **Appendix C: Local Plan Informative Documents, Guidance and Webpages.**



Other Communications and advertising

- 3.27 Other communications advertising the consultations and events were continued throughout the consultation period, this included the following:
- Email press release to all people registered for the Council's "Keep me posted" emails
 - Article in the Dover District Council newsletter.
 - Facebook, Twitter, Instagram and LinkedIn posts in the run up to start date and during the consultation period.
 - Email Banner at the bottom of all Dover District Council Employee emails during the consultation period.
 - Banner on Dover District Council Website landing pages.
 - Press Releases / Newsletters
 - Posters in Dover Town Centre and Aylesham throughout November 2022 with details of deposit points, exhibitions and contact information for the Local Plans Team.
 - Posters sent to Town and Parish councils with details of deposit points, exhibitions and contact information for the Local Plans Team. DDC requested that these were displayed on their notice boards in order to promote the Local Plan.
- 3.28 See **Appendix D: Promotion, Advertisement and Evidence from Consultation** for examples of the above.

4. Consultation on Local Plan Background Documents

Sustainability Appraisal of the Local Plan Regulation 19 Submission Document

4.1 The Sustainability Appraisal (SA) of the Local Plan Regulation 19 Submission Document consultation was hosted publicly via Objective as part of the Regulation 19 Local Plan Consultation. Consultees signed up to objective alongside consultees listed in **Appendix A: List of Specific and General Consultees**, and others (as set out above) were invited to comment on this consultation.

4.2 Screenshots can be found in **Appendix E: Consultation on Local Plan Background Documents**.

Habitats Regulation Assessment of the Local Plan Regulation 19 Submission Document

4.3 The Habitats Regulation Assessment (HRA) of the Local Plan Regulation 19 Submission Document consultation was hosted publicly via Objective as part of the Regulation 19 Consultation. Consultees signed up to objective alongside consultees listed in **Appendix A: List of Specific and General Consultees**, and others (as set out above) were invited to comment on this consultation.

4.4 Screenshots can be found in **Appendix E: Consultation on Local Plan Background Documents**.



Infrastructure Delivery Plan Draft 2022

4.5 The Infrastructure Delivery Plan (IDP) Draft 2022, consultation was hosted publicly via Objective as part of the Regulation 19 Local Plan Consultation. Consultees signed up to objective alongside consultees listed in **Appendix A: List of Specific and General Consultees**, and others (as set out above) were invited to comment on this consultation.

4.6 Screenshots can be found in **Appendix E: Consultation on Local Plan Background Documents**. The comments made on the IDP will be published alongside an update to the document during 2023.

5. Summary of Representations and Main Issues

Local Plan

5.1 In total **1,928** comments (representations) were received from **586** respondents on the Local Plan Regulation 19 document. Of the total representations received, **8** were group/petition representations signed by a total of **1,706** representors.

5.2 In accordance with Regulations, details of those representations made pursuant to Regulation 20, who they were made by and on what part of the Local Plan along with a summary of the comment and Council's response can be found in **Appendix F: Regulation 20 Representations Summary and Council Response**

Supporting documents

5.3 50 representations were made on the Sustainability Appraisal of the Local Plan Submission document, from 42 consultees. 15 comments, from 15 consultees were made on the Habitats Regulation Assessment. The comments made on the SA and HRA and Council response to those can be found in **Annex C of Appendix F: Representations Summary and Council Response**.

5.4 44 comments were made on the Draft Infrastructure Delivery Plan 2022. The consultation responses will be summarised and addressed within an update to the IDP document later in 2023 and are not included within this report. However, where comments on the IDP were considered to also be relevant to the content of the Local Plan, they were copied to that consultation as a duplicate.

Appendices

Appendix A: List of Statutory, Specific and General Consultees

- List of Statutory / Specific and General Consultees.

Appendix B: Letters and Correspondence

- Covering Letter to Libraries
- Consultation Letter for Deposit Points
- Covering Letter to Parish Councils
- Letter to Statutory/Specific Consultees
- Email sent via Objective
- Email to All Consultees Statutory/Specific /General
- Letter to Specific and General consultees with no email address



- Email notification sent via Objective
- Email reminder notification sent via Objective
- Reminder Email sent to List of Specific and General Consultees

Appendix C: Local Plan Informative Documents, Guidance and Webpages

Informative and Guidance documents

- Local Plan FAQ's (Updated 28th November following virtual event)
- Summary of Reg 19 Plan and Main changes since Regulation 18 Draft Local Plan
- Summary of Site Allocations by settlement including changes since Regulation 18 Draft Local Plan
- How to Comment Guide
- Guidance on Legal Compliance, Soundness and the Duty to Cooperate
- Statement of Representation Procedure
- IDP FAQ's

Website

- Home Screen - Screenshot
- About Page Screenshot
- Regulation 18 Representations Dashboard and Map – Screenshot
- News Screenshot
- Evidence base Page Screenshot
- Get Involved Screenshot
- Where I Live Screenshot
- Story Map Screenshot
- Policies Map Screenshot
- How to use the Local Plan Website and How to Comment Video (YouTube) - Screenshot
- Virtual Event Presentation (YouTube) – Screenshot.

Appendix D: Promotion, Advertisement and Evidence from Consultation

- Local Plan Poster
- Poster for Eythorne and Elvington Event
- Clear Channel Poster in Dover Highstreet and Aylesham
- Article in Dover District Council Newsletter. Including Aylesham Newsletter.
- 3rd party promotion
- Email Banner
- Banner on DDC website
- Exhibition Boards
- Facebook, Twitter, Instagram and LinkedIn Posts
- East Kent Mercury Public Notice

Appendix E: Consultation on Local Plan Background Documents

- Screenshots of Consultation Portal online events

Appendix F: Regulation 20 Representations Summary and Council Response

- Representations: Summary of representations received pursuant to Regulation 20 and Council Response



Regulation 22

Part 2: Appendix A



Appendix A

Specific / Statutory Consultees

Neighbouring Local Planning Authorities

- Canterbury City Council
- Folkestone and Hythe District Council
- Thanet District Council
- Ashford Borough Council
- Dartford Borough Council
- Gravesham Borough Council
- Maidstone Borough Council
- Medway Council
- Swale Borough Council
- Sevenoaks District Council
- Tonbridge & Malling Borough Council
- Tunbridge Wells Borough Council

Kent County Council Departments

- KCC Director of Environment, Planning and Enforcement
- KCC Strategic Planning and Infrastructure Manager
- KCC Senior Strategic Planning and Infrastructure Office
- KCC Principal Transport & Development Planner Highways & Transportation
- KCC Broadband Manager
- KCC Broadband Officer
- KCC - Gypsy Liaison Officer
- KCC East Kent PROW Officer
- KCC - Accommodation Solutions
- KCC Local Flood Authority
- KCC - Local Flood Authority
- KCC - Enterprise and Environment Directorate
- KCC - Minerals and Waste

Dover District Town and Parish Councils

- Alkham Parish Council
- Ash Parish Council
- Aylesham Parish Council
- Capel-le-Ferne Parish Council
- Deal Town Council
- Denton-with-Wootton Parish Council
- Dover Town Council
- Eastry Parish Council
- Eythorne Parish Council
- Goodnestone Parish Council
- Great Mongeham Parish Council
- Guston Parish Council
- Hougham Without Parish Council
- Langdon Parish Council
- Lydden Parish Council
- Nonington Parish Council
- Northbourne Parish Council
- Preston Parish Council
- Ringwould with Kingsdown Parish Council
- Ripple Parish Council
- River Parish Council
- Sandwich Town Council
- Shepherdswell-with-Coldred Parish Council
- Sholden Parish Council
- St Margaret's-at-Cliffe Parish Council
- Staple Parish Council
- Stourmouth Parish Council
- Sutton-by-Dover Parish Council
- Temple Ewell Parish Council
- Tilmanstone Parish Council
- Walmer Parish Council
- Whitfield Parish Council

- Wingham Parish Council
- Woodnesborough Parish Council
- Worth Parish Council

Neighbouring Parish Councils

- Folkestone Town
- Hawkinge
- Swingfield
- Elham
- Barham
- Adisham
- Womensworld
- Ickham and Well
- Wickhambreaux
- Chislet
- Sarre
- Monkton
- Minster in Thanet

Statutory Consultees

- Kent Police
- The Coal Authority
- The Environment Agency
- Homes England
- Historic England
- Natural England
- Marine Management Organisations
- Port Authority
- Network Rail
- National Highways (Previously Highways England)
- Integrated Care Boards (ICB) – Previously CCG
- UK Power Networks
- EDF
- Southern Gas Networks
- Southern Water
- Affinity Water Ltd
- Wood Plc on behalf of National Grid

General Consultation Bodies

Environmental Groups

- Kent Down AONB Unit
- RSPB
- Campaign to Protect Rural England (CPRE)
- British Geological Survey
- Kent Wildlife
- The Garden Trust
- The River Stour (Kent) Drainage Board
- The National Trust - Kent Countryside
- Rural Planning Ltd
- SBBOT (Sandwich Bay Bird Observation Trust)

Utilities and Service Providers

- UK Power Networks
- SGN
- Southern Gas Networks
- Southern Water
- Affinity Water
- National Grid
- Virgin
- EE
- UK Mobile
- Mobile Phone Operators Association

Groups Representing Users and Providers of Leisure, Sport and Recreation

- Sports England
- Football Association (FA)
- Rugby Football Union (RFU)
- England and Wales Cricket Board (ECB)
- Lawn Tennis Association (LTA)
- Bowls England
- England Netball
- England Hockey
- *Additional local sports groups under community groups heading*

Health, education, social service and community based service providers

- South East Ambulance Service
- Kent Fire and Rescue
- Inspecting Officer (CCT - Maidstone Fire Station)
- Kent Community Health NHS Foundation Trust
- East Kent Hospitals University NHS Foundation Trust Headquarters
- NHS England South (South East Office)
- Canterbury And Coastal Clinical Commissioning Group (NHS)
- South Kent Coast NHS

Civic societies, cultural, historical and archaeological groups or bodies

- The Georgian Group
- The Victorian Society
- Kent Archaeological Society
- The County Archaeologist
- English Heritage

Public transport users and providers

- HS1 Ltd
- Stagecoach
- Network Rail
- South-eastern
- Port of Dover

Registered social landlords / Affordable Housing Providers

- Landowners and land agents
- Southern Housing Group
- Southern Housing Group
- Town & Country Housing Group
- Sanctuary Housing
- Orbit Housing Group
- Orbit Housing Group
- Moat
- West Kent Homes
- West Kent Housing Association
- Sage Housing

Other

- The Land Trust
- Dover Town Team
- Mayor of London
- SELEP
- Kent Invicta Chamber of Commerce
- The Church Commissioners for England
- Design Council
- Crown Estate Office
- Disabled Persons Transport Advisory Committee (DPTAC)
- Equality and Human Rights Commission
- Gypsy Council
- Home Builders Federation
- Fields in Trust (previously National Playing fields Association)
- Post Office Property Holdings
- Traveller Law Reform Project
- Chamber of Trade
- KMBRC (Kent & Medway Biological Record Centre)
- Joint Committee Of The National Amenity Societies
- British Gliding Association
- The British Horse Society

- Lloyd Bore Associates
- The Woodland Trust
- The Theatres Trust

- The Sandwich Port and Haven is a Trust Port
- Education and Skills Funding Authority

Dover District Council

Internal Consultees

- Chief Executive
- Head of Planning, Regeneration and Development
- Strategic Director (Operations & Commercial)
- Director of Finance, Housing and Community
- Head of Leadership Support
- Head of Commercial Services
- Head of Regulatory Services
- Head of Finance & Housing
- Housing Development Manager
- Senior Heritage Officer
- Principle Infrastructure Planner
- Senior Natural Environment Officer
- Strategic Tourism Manager
- Funding & Communication Manager
- Head of Assets & Building Control
- Head of Museums and Tourism
- Head of Inward Investment
- Strategic Delivery Manager (Infrastructure)
- Growth and Economic Development Manager
- Head of Community & Digital Services
- Head of Governance
- Solicitor to the Council
- Head of Audit Partnership
- Team Leader (Development Management)
- Tree And Horticulture Officer
- Parks & Open Spaces Manager
- Private Sector Housing
- Environmental Health Manager
- Principal Leisure Officer - Laura Corby
- Waste Officer

Ward Councillors

- Alkham and Caple-le-Ferne
- Aylesham, Eythorne and Shepherdswell
- Buckland
- Dover Downs and River
- Eastry Rural
- Guston, Kingsdown and St Margaret's-at-Cliffe
- Little Stour and Ashstone
- Maxton and Elms Vale
- Middle Deal
- Mill Hill
- North Deal
- Sandwich
- St Radigunds
- Tower Hamlets
- Town and Castle
- Walmer
- Whitfield

Community Groups

- Deal Gymnastics Club
- China Gateway International (CGI Ltd)
- Town & County Housing
- Kent Association for the Blind
- Kent Coast Volunteering
- English Rural
- Dover Senior Citizens Forum
- Walmer Parish Churches
- Amicus Horizon Limited
- Sunflower Dementia Centre
- Ash Scouts
- Aylesham & Snowdown Social Welfare Scheme
- NHS Canterbury and Coastal
- The Deal Society
- East Kent Economic Development Group.
- Kent Liberal Jewish Community

- St Mary's Parish Centre
- Deal Spiritualistic Church Centre
- Deal Time ball Tower
- Hi Kent
- St John the Evangelist
- The British Gliding Association
- Churches Conservation Trust
- The Dover Cultural Centre Ltd
- Deal Angling Club
- Ajax Badminton Club
- Friendly Badminton
- Scorpions Badminton Club
- Ash Bowling Club
- Eastry Bowling Club
- Walmer Lawn Tennis and Croquet Club
- Betteshanger Bikers
- Royal St George's Golf Club
- The Walmer Cricket Club
- Dover Youth Theatre
- Barton Junior School
- 2nd Deal (Walmer) Sea Scouts
- Ash Tennis Club
- Deal Speaking Up
- Walmer Baptist Church
- Action on Hearing Loss
- The Sandwich Society
- Action with Communities in Rural Kent
- Dover District Chamber of Commerce
- Thanet & East Kent Chamber of Commerce
- St Andrews Church
- The Sandwich United Reformed Church
- St Marys Bellringers
- Men of Kent & Kentish Men
- Citizens Advice Bureau
- Deal Twinning Society
- The Dover Street Pastors Initiative
- Yin Yoga Classes
- Deal Maritime and Local History Museum
- Whitecliffs Talking News
- The Dover & District Beekeepers Association
- Sandwich Concert Band.
- Jelly Legs Running Club
- White Cliffs Country U3A
- Betteshanger Junior Parkrun
- South Kent Mind
- Sandwich and District Chamber of Commerce
- CJ's Dance and Fitness
- The Deal and Walmer Chess Club
- East Kent Sands
- Reopen the Regent
- Channel Swimming and Piloting Federation.
- Western Heights Preservation Society
- The Elvington & Eythorne Heritage Group CIC
- Aylesham Bridge Club
- The 7th Deal (Sandwich St George's) Scout Group
- Deal Detachment A Coy Kent Army Cadet Force
- Wingham Tennis Club
- Betteshanger Sports Club
- The Alkham Valley Community Project
- Goodwin Sands Conservation Trust
- RAF Air Cadets
- RAF Air Cadets, 2i/c and adjutant
- 1st Ash - Next - Sandwich Guides
- 1st Ash - Next - Sandwich Rangers
- The Shepherdswell Cricket Club
- The Deal Breastfeeding Support Group
- The Sunny Corner
- Dover District Lions Club
- Dover Detachment
- The Cinque Ports Community Kitchen CIC
- The St Mildred's Church bell ringers
- Dover Big Local
- Deal and District Camera Club
- The Dover running and athletics club
- Dover Community Ad magazine.
- Sandown Castle Community Garden Group
- The Dover Audio Book club
- Deal Life Drawing Group

- The Snowdown Colliery Welfare Male Voice Choir
- Dover Transport Museum
- The Snowdown Colliery Welfare RFC
- The Deal & Walmer Lions Club Charity Trust
- The Mill Hill Community Forum
- North Deal Community Company Ltd
- The Golf Road Centre
- Rotary Club of Deal
- The Wootton Singers
- Transition Dover
- The Linwood Youth Centre
- Dover Athletic FC Youth Section
- The Channel Swimming Association Ltd
- St Johns Village Hall
- The Walmer Baptist Church
- The British Horse Society
- Motorcross Challenge Project
- Eastry Scouts
- Sandwich District Guide Commissioner
- Thomas Beckett Explorers
- The Municipal Charities of Dover
- The Dover Unitarian Church.
- The Dover Society
- Girlguiding in Dover
- Parish Magazine (produced by St Nicholas Parish Church)
- ST NICHOLAS PARISH CHURCH
- THE ROMAN CATHOLIC CHURCH
- Ash Village Hall
- Ash Heritage Centre
- Ash Library
- Young Farmers Club
- Rangers
- St Margarets Bay Conservation Association
- Sandwich Technology School Community Sports and Leisure Volunteer Group
- British Gymnastics
- Vista Twisters
- 5th Deal (Sholden) Scout Hq

Schools

- Astor College
- Aylesham Primary School
- Dover Christ Church Academy
- St Faiths (Independent) School
- White Cliffs Primary College For The Arts
- Capel-Le-Ferne Primary School
- St Josephs Catholic Primary
- Aylesham Primary School
- Sandown School
- Goodwin Academy
- Deal Parochial Church of England Primary School
- Brewood School
- Warden House Primary School
- Hornbeam Primary School
- The Downs C Of E Primary School
- St Mary's Catholic Primary School
- Sholden C Of E Primary School
- Ripplevale School
- Kingsdown & Ringwold C of E Primary School
- Northbourne Church of England Primary School
- Northbourne Park School
- Worth Primary School
- Sandwich Technology School
- Deal Adult Education Centre
- Sir Roger Manwood's School
- Eastry Church of England Primary School
- Sandwich Junior School
- Selsted Church of England Primary School
- Lydden Primary School
- Elham Church of England Primary School
- Sibertswold C Of E Primary School
- Barham CofE Primary School
- Aylesham Primary School
- Eythorne Elvington Community Primary School

- Temple Ewell Church of England Primary School
- Hawkinge Primary School
- Nonington Primary School
- River Primary School
- Whitfield Aspen School
- Dover Grammar School for Boys
- Preston Primary School
- Sandwich Infant School
- Wingham Primary School
- Goodnestone CEP School
- Langdon Primary School
- St Margaret's-at-Cliffe Primary School
- Green Park Community Primary School
- Portal House School
- Barton Junior School
- Duke of York's Royal Military School
- Shatterlocks Infant School
- St Edmund's Catholic School
- St Richard's Catholic Primary School, Dover
- Elms School
- St Mary's CEP School, Dover
- Aycliffe Community Primary School
- Dover Grammar School for Girls
- Dover Technical College

House builders and developers

- W L Laslett & Sons
- Saint-Gobain Building Distribution
- Taylors Chartered Surveyors
- Thomas & Partners Estate Agents
- Roger Joyce Associates
- Mervyn Gulvin Architects
- JPD Architecture UK Ltd
- Sterling Architecture Limited
- Colebrook Sturrock
- Mildvalley Developments LLP
- Elgars
- Abbey Developments Ltd
- E.K.Drawing Service Ltd.
- DHA Planning
- Ian Barber Associates
- Sunning Dale
- George Webb Finn
- Lander Planning
- Tetlow King Planning
- BDW
- Richborough Estates
- Countryside Properties
- Halshaw Architecture
- RDA Architects
- SC Green
- EZ Plans
- JP Planning
- John Elvidge Planning Consultancy
- Tony Michael Consulting
- Duncan Graham
- Martin and Co
- Cyma Architects
- City Court Developments
- JWDB Planning
- SSA Planning
- Churchill Retirement Living
- Cameron Lettings
- Legal and General
- Pentland Homes
- Willmarsh Developments Ltd
- Strutt and Parker
- Jarvis Homes
- Chartway group
- Barratts
- Lee Evans
- Sheridan Design
- Ltd services
- Historical Building Advisors
- CAD Solutions
- Hume Planning
- Red House Design
- CEA Architects.com
- Quinn Estates
- Bloomfileds
- Finns
- HCUK Group
- Rebus Planning
- Fernham Homes
- Hobbs Parker
- GPM2 Design Architecture

- Fenton
- Esquire Developments
- Bellway
- West Kent
- TG Designer Homes
- Persimmon Homes
- Jenner Group
- Karl Lee Construction
- Sunningdale
- Ogi Properties
- City Court Developments
- Esquire
- Designs Architecture Ltd
- CDP Architecture



Regulation 22 Part 2: Appendix B



Covering Letter to Libraries



**Planning and Development
White Cliffs Business Park
Dover
Kent CT16 3PJ
Website: <https://www.dover.gov.uk>**

Contact: Planning Policy
Direct line: 01304 872244
E-mail: localplan@dover.gov.uk
Date: 20th October 2022

Dear library staff,

DOVER DISTRICT LOCAL PLAN REVIEW REGULATION 19 SUBMISSION

Dover District Council have published the Regulation 19 Submission version of its Local Plan. The document must be held at Deposit Points (including libraries) for the duration of the consultation period.

The consultation runs from **21st October 2022** until **5pm on the 9th December 2022**.

Please find a box of consultation documents which includes:

- **Consultation letter**
- **The Regulation 19 Submission Version Local Plan**
- **Sustainability Appraisal of the Regulation 19 Plan**
- **Habitats Regulations Assessment of the Regulation 19 Plan**
- **Infrastructure Delivery Plan 2022**
- Statement of Representation Procedure
- Summary document
- Summary of Changes to Site Allocations
- List of Supporting Documents
- Poster
- Representation forms (Local Plan) with Guidance notes
- Representation Form (Evidence Base)
- Guidance notes
- FAQs

Please do contact us in the Planning Policy Team of the Council if you have any questions about the consultation. We also have a website with information about the consultation: www.doverdistrictlocalplan.co.uk.

Thank you very much for your assistance.

Yours sincerely,

Planning Policy Team

Consultation Letter for Deposit Points



Dover District Local Plan

Planning and Development
White Cliffs Business Park
Dover
Kent CT16 3PJ
Website: <https://www.dover.gov.uk>

Contact: Planning Policy
Direct line: 01304 872244
E-mail: localplan@dover.gov.uk
Date: 20th October 2022

Dear Consultee,

DOVER DISTRICT LOCAL PLAN REVIEW REGULATION 19 SUBMISSION

Dover District Council publish the Regulation 19 Submission version of its Local Plan for Consultation on the 21st October 2022. The Regulation 19 Submission document is intended to be submitted to the Planning Inspectorate for Examination. It is the version that the Council will seek to adopt, subject to the outcome of the Examination. It will replace the Core Strategy 2010 and the Land Allocations Plan 2015.

The consultation on the Regulation 19 Submission version of the Local Plan opens on the 21st October 2022 and we need to receive your comments **no later than 5pm on the 9th December 2022**.

Anyone can comment on the plan, including residents, community organisations and business in the District.

Where can I see the consultation documents?

Hard copies of the main consultation documents and comment forms will be available at the following deposit points during usual opening hours:

Council Offices, White Cliffs Business Park, Whitfield, CT16 3PJ

Ash Library, Ash Village Hall, 10 Queen's Road, Ash, CT3 2BG

Aylesham Library, Aylesham Community Centre, Ackholt Road, Aylesham, CT3 3AJ

Deal Library, Broad Street, Deal, CT14 6ER

Dover Library, Dover Discovery Centre, Market Square, Dover, CT16 1PH

Sandwich Library, 13 Market Street, Sandwich, CT13 9DA

St Margarets-at-Cliffe Library, 16 Kingsdown Road, St Margarets at Cliffe, CT15 6AZ

Mobile Libraries For full library details call 03000 413131

Further information on library opening hours and be found at [Find your library \(kent.gov.uk\)](https://www.kent.gov.uk/find-your-library)

The Regulation 19 Submission version of the Local Plan, policies map and associated documents will be available to be downloaded from the website using the following link: www.doverdistrictlocalplan.co.uk.

Where can I get more information?

Exhibitions (open for everyone to attend) will be held at the following locations and times:

- Aylesham - Welfare Leisure Centre, Spinney Lane on Tuesday 1st November 3-7pm
- Deal - Dover Youth Hub, Park Avenue on Friday 4th November 3-7pm
- Sandwich - The Gallery, Sandwich Guildhall on Wednesday 9th November 3-7pm
- Dover - St Mary's Parish Centre on Wednesday 16th November 1-5pm

We will also hold on-line **virtual events** on the following dates:

8th November 2022: 12pm until 2pm.

22nd November 2022: 6pm until 8pm.

To join, follow the instructions on the website: www.doverdistrictlocalplan.co.uk

Sustainability Appraisal and the Habitats Regulation Assessment

The Regulation 19 Submission version of the Dover District Local Plan is accompanied by a consultation on the Sustainability Appraisal and the Habitats Regulations Assessment.

The Sustainability Appraisal is required to consider the key sustainability issues and effects of the emerging allocations and policies and any reasonable alternatives. It is an iterative process which has run alongside the development of the Plan and informs the ongoing decisions.

The Habitats Regulations Assessment assesses the potential effects of the plan on important European designated habitats.

The Sustainability Appraisal and Habitats Regulations Assessment of the Regulation 19 Submission version of the Local Plan can be downloaded from the website on the Evidence Base page: [Evidence Base \(doverdistrictlocalplan.co.uk\)](http://evidencebase.doverdistrictlocalplan.co.uk).

Infrastructure Delivery Plan (IDP)

Investment in infrastructure is needed to support the proposed growth in the Local Plan. The IDP identifies what infrastructure is required, when it is required, how much it will cost and who will deliver it. Infrastructure includes transport, open spaces, schools, water supply, sewage infrastructure and numerous other matters. The IDP is also open for consultation.

The IDP can be downloaded from the website on the Evidence Base page: [Evidence Base \(doverdistrictlocalplan.co.uk\)](http://evidencebase.doverdistrictlocalplan.co.uk). We invite you to review this document and make comments about services in your area.

How to make representations

Responses should be made through the Council's online consultation portal (<https://dover-consult.objective.co.uk/kse>). If this is not possible, comments can be submitted using the Regulation 19 Representation Form using the following methods:

By email to: localplan@dover.gov.uk

By post to: Local Plans Team, Dover District Council, Council Offices, White Cliffs Business Park, Dover CT16 3PJ

Paper copies of the Representation Form can be collected from the deposit points, or are available on request.

Please note that all representations must contain your name and address. Your name will be published alongside your comment on the consultation database. Contact information, such as address, email address and telephone number will not be published, but may be sent to the Planning Inspectorate. All data is processed according to the Data Protection Act 2018. The Planning Policy [privacy notice](#) is available on the Council website and we can send it to you on request.

If you need a copy of a document in paper form, or an alternative format (such as large print or audio format) please contact us on 01304 872244.

If you have any issues accessing the consultation documents online, or have any questions, please telephone the Local Plan team on **01304 872244 – between the hours of 2pm – 4pm Monday, Wednesday and Friday** for assistance, or email localplan@dover.gov.uk. If you require assistance with an accessible format of the Local Plan, please contact the Planning Policy Team using the above number.

Yours sincerely,

Planning Policy Team

Covering Letter to Parish Councils



**Planning Policy and Projects Team
Planning and Development
White Cliffs Business Park
Dover
Kent CT16 3PJ
Website: <https://www.dover.gov.uk>**

Contact: Planning Policy Team
Direct line: 01304 872244
E-mail: localplan@dover.gov.uk
Date:

Dear

TITLE

I am writing to notify you that Dover District Council will publish the Regulation 19 Submission version of its Local Plan on the 21st October 2022. The Regulation 19 Submission document is intended to be submitted to the Planning Inspectorate for Examination. It is the version that the Council will seek to adopt, subject to the outcome of the Examination. It will replace the Core Strategy 2010 and the Land Allocations Plan 2015.

You are provided with a copy of the main Regulation 19 Local Plan consultation document. We have also sent you Representation Forms with guidance notes, Statement of Representation Procedure, Summary of Changes to Site Allocations, List of Supporting Documents and two posters.

Please use the poster to advertise the consultation in your area, and we would be grateful if you could also publicise it on your website and social media pages. We will email you material to share. Please let us know if you would like more printed posters.

We can also provide hard copies of the main consultation document to make available to the local community. If you would like copies please let us know.

The consultation on the Regulation 19 Submission version of the Local Plan opens on the 21st October 2022 and we need to receive your comments **no later than 5pm on the 9th December 2022**. The simplest way to make comments is through the dedicated consultation website (see details below). On our website we will also have a range of useful guidance, including FAQs and 'How to Comment' guides.

The main consultation documents are also available at the following locations during usual opening hours.

Paper copies of the main consultation documents can also be viewed at the Council offices and the following libraries during their opening hours:

Council Offices, White Cliffs Business Park, Whitfield, CT16 3PJ

Ash Library, Ash Village Hall, 10 Queen's Road, Ash, CT3 2BG

Aylesham Library, Aylesham Community Centre, Ackholt Road, Aylesham, CT3 3AJ

Deal Library, Broad Street, Deal, CT14 6ER

Dover Library, Dover Discovery Centre, Market Square, Dover, CT16 1PH

Sandwich Library, 13 Market Street, Sandwich, CT13 9DA

St Margarets-at-Cliffe Library, 16 Kingsdown Road, St Margarets at Cliffe, CT15 6AZ

Mobile Libraries For full library details call 03000 413131

Further information on library opening hours can be found at: [Find your library \(kent.gov.uk\)](https://www.kent.gov.uk/find-your-library)

The Regulation 19 Submission document, policies map and associated documents can also be downloaded from the website using the following link: www.doverdistrictlocalplan.co.uk.

Consultation events are open for everyone to attend and are at the following locations and times:

- Aylesham - Welfare Leisure Centre, Spinney Lane on Tuesday 1st November 3-7pm
- Deal - Dover Youth Hub, Park Avenue on Friday 4th November 3-7pm
- Sandwich - The Gallery, Sandwich Guildhall on Wednesday 9th November 3-7pm
- Dover - St Mary's Parish Centre on Wednesday 16th November 1-5pm

We will also hold on-line **virtual events** on the following dates:

8th November 2022: 12pm until 2pm.

22nd November 2022: 6pm until 8pm.

To join, follow the instructions on the website: www.doverdistrictlocalplan.co.uk

Sustainability Appraisal and Habitats Regulation Assessment

The Regulation 19 consultation on the Submission version of the Dover District Local Plan is accompanied by a the Sustainability Appraisal and the Habitats Regulations Assessment which are also open for public consultation.

The Sustainability Appraisal is required to consider the key sustainability issues and effects of the emerging allocations and policies and any reasonable alternatives. It is an iterative process which has run alongside the development of the Plan and informs the ongoing decisions.

The Habitats Regulations Assessment assesses the potential effects of the plan on important European designated habitats.

The Sustainability Appraisal and Habitats Regulations Assessment of the Regulation 19 Submission version of the Local Plan can be downloaded from the website on the Evidence Base page: [Evidence Base \(doverdistrictlocalplan.co.uk\)](http://www.doverdistrictlocalplan.co.uk/evidence-base).

Infrastructure Delivery Plan (IDP)

Investment in infrastructure is needed to support the proposed scale of growth in the Local Plan. The IDP identifies what infrastructure is required, when it is required, how much it will cost and who will deliver it. Infrastructure includes transport, open spaces, schools, water supply, sewage infrastructure and numerous other matters. The IDP is also open for consultation.

The IDP can be downloaded from the website on the Evidence Base page: [Evidence Base \(doverdistrictlocalplan.co.uk\)](http://www.doverdistrictlocalplan.co.uk/evidence-base). We invite you to review this document and make comments about services in your area.

How to make representations

Responses should be made through the Council's online consultation portal (<https://dover-consult.objective.co.uk/kse>).

Alternatively, comments can be submitted using the Regulation 19 Representations Form using the following methods:

By email to: localplan@dover.gov.uk

By post to: Local Plans Team, Dover District Council, Council Offices, White Cliffs Business Park, Dover CT16 3PJ

Printed forms and guidance notes are available on request and are available at the Council offices and libraries.

If you have any questions, or have any issues accessing the Local Plan consultation online, please telephone the Local Plan team on **01304 872244 – between the hours of 2pm – 4pm Monday, Wednesday and Friday** for assistance or email localplan@dover.gov.uk. If you require assistance with an accessible format of our documents (such as large print or audio format) please contact the Planning Policy Team using the above number.

Your sincerely

Planning Policy Team

Letter to Statutory / Specific Consultees



Dover District Local Plan

**Planning and Development
Council Offices
White Cliffs Business Park
Dover
Kent CT16 3PJ
Website: <https://www.dover.gov.uk>**

Contact: Planning Policy
Direct line: 01304 872244
E-mail: localplan@dover.gov.uk
Date: 21st October 2022

Dear Sir/Madam,

DOVER DISTRICT LOCAL PLAN REVIEW REGULATION 19 SUBMISSION

I am writing to notify you that Dover District Council publish the Regulation 19 Submission version of its Local Plan on the 21st October 2022. The Regulation 19 Submission document is intended to be submitted to the Planning Inspectorate for Examination. It is the version that the Council will seek to adopt, subject to the outcome of the Examination. It will replace the Core Strategy 2010 and the Land Allocations Plan 2015.

The consultation on the Regulation 19 Submission version of the Local Plan opens on the 21st October 2022 and we need to receive your comment **no later than 5pm on the 9th December 2022**.

Please see the **Statement of Representations Procedure** for further information on the consultation (including exhibitions and deposit points), which is available at the following address: www.doverdistrictlocalplan.co.uk.

The Regulation 19 Submission document, policies map, supporting documents and evidence base documents can be downloaded from the website using the following link: www.doverdistrictlocalplan.co.uk. Please contact us if you need assistance to find or view the documents.

We are also consulting on the following supporting / evidence base documents:

**The Sustainability Appraisal of the Reg 19 Local Plan
Habitats Regulation Assessment of the Reg 19 Local Plan
Infrastructure Delivery Plan (IDP) 2022**

These documents are available to be downloaded from the website on the Evidence Base page: [Evidence Base \(doverdistrictlocalplan.co.uk\)](http://www.doverdistrictlocalplan.co.uk)

How to make representations

Representations should be made through the Council's online consultation portal (<https://dover-consult.objective.co.uk/kse>) where you can also view the documents. If this is

not possible, comments can be submitted using the Regulation 19 Representation Form (available on request) using the following methods:

By email to: localplan@dover.gov.uk

By post to: Local Plans Team, Dover District Council, Council Offices, White Cliffs Business Park, Dover CT16 3PJ

If you need a copy of a document in paper form, or an alternative format (such as large print or audio format) please contact us on 01304 872244.

Full details of how to make representations can be found in the Statement of Representation procedure.

If you have any questions or have any issues accessing the Regulation 19 Submission version of the Local Plan online, or have any questions, please telephone the Local Plan team on **01304 872244 – between the hours of 14:00-16:00 Monday, Wednesday and Friday** for assistance or email localplan@dover.gov.uk. If you require assistance with an accessible format of the Local Plan (such as large print or audio format), please contact the Planning Policy Team using the above number.

Your sincerely,

Planning Policy Team

Subject Regulation 19 Submission Document Consultation Event**Body**

Dear Consultee

DOVER DISTRICT LOCAL PLAN REVIEW REGULATION 19 SUBMISSION

I am writing to notify you that Dover District Council Regulation 19 Submission version of its Local Plan is now open for consultation.

This consultation on the Regulation 19 Submission version of the Local Plan is open from the 21st October 2022 and we need to receive your comment **no later than 5pm on the 9th December 2022.**

You can view and comment on the Regulation 19 Submission document by clicking on the link below

<https://dover-consult.objective.co.uk/kse/event/37116>

Please ensure you read the [Guidance Note on Legal compicance, soundness and the Duty to Co-Oporate](#) prior to making an comment.

We are also consulting on the following supporting / evidence base documents:

[The Sustainability Appraisal of the Reg 19 Local Plan](#)

[Habitats Regulation Assessment of the Reg 19 Local Plan](#)

[Infrastructure Delivery Plan \(IDP\) 2022](#)

Full details of how to make representations can be found in the [Statement of Representation Procedure](#).

If you have any questions or have any issues accessing the Regulation 19 Submission version of the Local Plan online, or have any questions, please telephone the Local Plan team on **01304 872244** – **between the hours of 14:00-16:00 Monday, Wednesday and Friday** for assistance or email localplan@dover.gov.uk. If you require assistance with an accessible format of the Local Plan (such as large print or audio format), please contact the Planning Policy Team using the above number.

Email to All Consultees Statutory/Specific /General

From: [DDC Local Plan](#)

Subject: Dover District Local Plan Regulation 19 Submission
Date: 21 October 2022 16:12:00

Good Afternoon,

I am writing to notify you that Dover District Council has now published the Regulation 19 Submission version of its Local Plan.

The Regulation 19 Submission document is intended to be submitted to the Planning Inspectorate for Examination. It is the version that the Council will seek to adopt, subject to the outcome of the Examination. It will replace the Core Strategy 2010 and the Land Allocations Plan 2015.

The consultation on the Regulation 19 Submission version of the Local Plan is open from the 21st October 2022 and we need to receive your comment **no later than 5pm on the 9th December 2022.**

Please see the [Statement of Representations Procedure](#) for further information on the consultation (including exhibitions and deposit points.)

The Regulation 19 Submission document, policies map, supporting documents and evidence base documents can be downloaded from the website using the following link: www.doverdistrictlocalplan.co.uk. Please contact us if you need assistance to find or view the documents.

We are also consulting on the following supporting / evidence base documents:

- **The Sustainability Appraisal of the Reg 19 Local Plan**
- **Habitats Regulation Assessment of the Reg 19 Local Plan**
- **Infrastructure Delivery Plan (IDP) 2022**

These documents are available to be downloaded from the website on the Evidence Base page: [Evidence Base \(doverdistrictlocalplan.co.uk\)](http://www.doverdistrictlocalplan.co.uk)

How to make representations:

Representations should be made through the Council's online consultation portal (<https://dover-consult.objective.co.uk/kse>) where you can also view the documents. If this is not possible, comments can be submitted using the Regulation 19 Representation Form (available on request) using the following methods:

- **By email to:** localplan@dover.gov.uk
- **By post to:** Local Plans Team, Dover District Council, Council Offices, White Cliffs Business Park, Dover CT16 3PJ

Full details of how to make representations can be found in the Statement of Representation procedure.

If you have any questions or have any issues accessing the Regulation 19 Submission version of the Local Plan online, or have any questions, please telephone the Local Plan team on **01304 872244 – between the hours of 14:00-16:00 Monday, Wednesday and Friday** for assistance or email localplan@dover.gov.uk. If you require assistance with an accessible format of the Local Plan (such as large print or audio format), please contact the Local Plans Team using the above number.

Yours sincerely,

Local Plans Team



Local Plans Team

Dover District Council

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16

3PJ

Letter to Specific and General consultees with no email address



Dover District Local Plan

Planning and Development
White Cliffs Business Park
Dover
Kent CT16 3PJ
Website: <https://www.dover.gov.uk>

Contact: Planning Policy
Direct line: 01304 872244
E-mail: localplan@dover.gov.uk
Date: 20th October 2022

Dear Consultee,

DOVER DISTRICT LOCAL PLAN REVIEW REGULATION 19 SUBMISSION

Dover District Council have published the Regulation 19 Submission version of its Local Plan for Consultation. The Regulation 19 Submission document will be submitted to the Planning Inspectorate for Examination. It is the version that the Council will seek to adopt, subject to the outcome of the Examination. It will replace the Core Strategy 2010 and the Land Allocations Plan 2015.

The consultation on the Regulation 19 Submission version of the Local Plan opens on the 21st October 2022 and we need to receive your comments **no later than 5pm on the 9th December 2022**. Please see the **Statement of Representations Procedure** for further information on the consultation, which is available at the following address:
www.doverdistrictlocalplan.co.uk.

Anyone can comment on the plan, including residents, community organisations and businesses in the District.

Where can I see the consultation documents?

Hard copies of the main consultation documents and comment forms will be available at the following deposit points during opening hours:

Council Offices, White Cliffs Business Park, Whitfield, CT16 3PJ
Ash Library, Ash Village Hall, 10 Queen's Road, Ash, CT3 2BG
Aylesham Library, Aylesham Community Centre, Ackholt Road, Aylesham, CT3 3AJ
Deal Library, Broad Street, Deal, CT14 6ER
Dover Library, Dover Discovery Centre, Market Square, Dover, CT16 1PH
Sandwich Library, 13 Market Street, Sandwich, CT13 9DA
St Margarets-at-Cliffe Library, 16 Kingsdown Road, St Margarets at Cliffe, CT15 6AZ
Mobile Libraries For full library details call 03000 413131

The Regulation 19 Submission version of the Local Plan, policies map and associated documents will be available to be downloaded from the website using the following link:
www.doverdistrictlocalplan.co.uk.

Where can I get more information?

Exhibitions (open for everyone to attend) will be held at the following locations and times:

- Aylesham - Welfare Leisure Centre, Spinney Lane on Tuesday 1st November 3-7pm
- Deal - Dover Youth Hub, Park Avenue on Friday 4th November 3-7pm
- Sandwich - The Gallery, Sandwich Guildhall on Wednesday 9th November 3-7pm
- Dover - St Mary's Parish Centre on Wednesday 16th November 1-5pm

We will also hold on-line **virtual events** on the following dates:

8th November 2022: 12pm until 2pm.

22nd November 2022: 6pm until 8pm.

To join, follow the instructions on the website: www.doverdistrictlocalplan.co.uk

We are also consulting on the Sustainability Appraisal and the Habitats Regulation Assessment

The Regulation 19 Submission version of the Dover District Local Plan is accompanied by a consultation on Sustainability Appraisal and the Habitats Regulations Assessment of the Regulation 19 Plan.

The Sustainability Appraisal is required to consider the key sustainability issues and effects of the emerging allocations and policies and any reasonable alternatives. It is an iterative process which has run alongside the development of the Plan and informs the ongoing decisions.

The Habitats Regulations Assessment assesses the potential effects of the plan on important European designated habitats.

The Sustainability Appraisal and Habitats Regulations Assessment of the Regulation 19 Submission version of the Local Plan can be downloaded from the website on the Evidence Base page: [Evidence Base \(doverdistrictlocalplan.co.uk\)](http://evidencebase.doverdistrictlocalplan.co.uk).

We are also consulting on the Infrastructure Delivery Plan (IDP)

Investment in infrastructure is needed to support the proposed growth in the Local Plan. The IDP identifies what infrastructure is required, when it is required, how much it will cost and who will deliver it. Infrastructure includes transport, open spaces, schools, water supply, sewage infrastructure and numerous other matters.

The IDP can be downloaded from the website on the Evidence Base page: [Evidence Base \(doverdistrictlocalplan.co.uk\)](http://evidencebase.doverdistrictlocalplan.co.uk). We invite you to review this document and make comments about services.

How to make representations

Responses should be made through the Council's online consultation portal (<https://dover-consult.objective.co.uk/kse>). If this is not possible, comments can be submitted using the Regulation 19 Representations Form using the following methods:

By email to: localplan@dover.gov.uk

By post to: Local Plans Team, Dover District Council, Council Offices, White Cliffs Business Park, Dover CT16 3PJ

Paper copies of the Representation Form can be collected from the deposit points, or are available on request. If you need a copy of a document in paper form, or an alternative format (such as large print or audio format) please contact us on 01304 872244.

Please note that all representations must contain your name and address. Your name will be published alongside your comment on the consultation database. Contact information, such as address, email address and telephone number will not be published, but may be sent to the Planning Inspectorate. All data is processed according to the Data Protection Act 2018. The Planning Policy [privacy notice](#) is available on the Council website and we can send it to you on request.

If you have any issues accessing the consultation documents online, or have any questions, please telephone the Local Plan team on **01304 872244 – between the hours of 2pm – 4pm Monday, Wednesday and Friday** for assistance, or email localplan@dover.gov.uk. If you require assistance with an accessible format of the Local Plan, please contact the Planning Policy Team using the above number.

Yours sincerely,

Planning Policy Team

Body

Dear Consultee

Email notification sent via Objective

DOVER DISTRICT LOCAL PLAN REVIEW REGULATION 19 SUBMISSION

I am writing to notify you that Dover District Council Regulation 19 Submission version of its Local Plan is now open for consultation.

This consultation on the Regulation 19 Submission version of the Local Plan is open from the 21st October 2022 and we need to receive your comment no later than 5pm on the 9th December 2022.

You can view and comment on the Regulation 19 Submission document by clicking on the link below

<https://dover-consult.objective.co.uk/kse/event/37116>

Please ensure you read the [Guidance Note on Legal compicance, soundness and the Duty to Co-Operate](#) prior to making an comment.

We are also consulting on the following supporting / evidence base documents:

[The Sustainability Appraisal of the Reg 19 Local Plan](#)

[Habitats Regulation Assessment of the Reg 19 Local Plan](#)

[Infrastructure Delivery Plan \(IDP\) 2022](#)

Full details of how to make representations can be found in the [Statement of Representation Procedure](#).

If you have any questions or have any issues accessing the Regulation 19 Submission version of the Local Plan online, or have any questions, please telephone the Local Plan team on 01304 872244 – between the hours of 14:00-16:00 Monday, Wednesday and Friday for assistance or email localplan@dover.gov.uk. If you require assistance with an accessible format of the Local Plan (such as large print or audio format), please contact the Planning Policy Team using the above number.

This is a reminder e-mail to inform you that you have yet to submit your comment.

Email reminder notification sent via Objective

Regarding: Consultation Point

Event: Regulation 19
Consultation on the
Dover District Local
Plan Submission
Document Local
Plan

You may continue to amend this comment through the "Unfinished Draft" option in "My Submissions", however all comments must be submitted by Event End Date: 09/12/22 5:00 PM

Please select the following link and Login:

[Link to Event](#)

If the link appears to be broken, please try copying the entire link into the address bar on your web browser.

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[Unsubscribe](#)

Reminder Email sent to List of Specific and General Consultees

Regulation 19 Submission version of the emerging Dover District Local Plan – consultation closes on the 9th December 2022 at 5pm

Thank you to all of those that have already made a representation on Regulation 19 Local Plan Submission Document. We are currently processing your comments.

If you have not yet responded, please ensure your comment(s) are submitted before **5pm on the 9th of December 2022**

You can make your comments via the [Local Plan Consultation Portal](#).

We have published a helpful [“How To Comment” Video](#) and a recording of the [Local Plan Virtual Events](#) alongside our the guidance which is listed below:

- [How to Comment Guide](#)
- [Guidance on Legal Compliance, Soundness and the Duty to Cooperate](#)
- [Local Plan FAQ's \(Updated 28th November\)](#)

If you need any assistance commenting or would like a comment form sent via email or post please do get in touch via the Local Plan Hotline 01304 872244 (2pm-4pm Monday, Wednesday Friday)

Kind Regards

Local Plans Team



Local Plans Team

Dover District Council

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

Web: <http://dover.gov.uk>



Regulation 22 Part 2: Appendix C



Local Plan FAQ's (Updated 28/11/2022)

DOVER DISTRICT LOCAL PLAN REVIEW REGULATION 19 SUBMISSION CONSULTATION

| Question | Answer |
|-------------------------------|--|
| What is the Local Plan? | <p>A Local Plan sets out a vision and framework for the future development of the District. It addresses 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.</p> <p>The Local Plan provides the framework for all planning decisions to be judged against.</p> |
| What is being consulted upon? | <p>In early 2020 we consulted on the Regulation 18 version of the Dover Local Plan and we have carefully considered these responses in producing a Regulation 19 version of Local Plan. The Council considers that the Local Plan together with the supporting evidence base is now ready to go forward for independent examination by the Government Planning Inspectorate.</p> <p>Before submitting, we are inviting representations on the Regulation 19 Submission Version of the Local Plan and the supporting evidence base. A consultation will run for 7 weeks from 21st October 2022 and comments must be received before 5 pm on the 9th December 2022.</p> |
| What does Regulation 19 mean? | <p>Regulation 19 is a requirement in the Town and Country Planning (Local planning) (England) Regulations 2012. The Regulations state that before submitting a Local Plan to the Government's Planning Inspectorate for independent examination, the council must publish a draft of the local plan and formally invite comments (known as representations) on it.</p> <p>The Regulations make clear that the Council must inform and invite representations from both statutory bodies like the Environment Agency, Natural England and Historic England and from residents and businesses in the area of the Local Plan.</p> |
| What can I comment on? | <p>The Regulation 19 consultation presents the opportunity to comment on the content of the local plan, within three specific remits, that include:</p> <ul style="list-style-type: none">• Legal Compliance – does the Local Plan meet the legal requirements?• Soundness – has the Local Plan been positively prepared, justified, effective, and consistent with national policy?• Meets the Duty to Cooperate – has the Council in preparing the Local Plan engaged and worked effectively with neighbouring authorities and statutory bodies? |
| What is legal compliance? | <p>In order to be legally compliant, the Local Plan must:</p> |

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|---|--|
| | <ul style="list-style-type: none"> • Be prepared in accordance with the Council's Local Development Scheme and its Statement of Community Involvement • Be subject to a Sustainability Appraisal and a Habitat Regulations Assessment • Include policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change • Be prepared in accordance with the Equality Act 2010 • Comply with all other relevant legal requirements including: Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Local planning) (England) Regulations 2012, the Localism Act 2011 and the Neighbourhood Planning Act 2017. |
| <p>What is soundness?</p> | <p>Paragraph 35 of the National Planning Policy Framework (NPPF) 2021 sets out that Local Plans are 'sound' if they are:</p> <ul style="list-style-type: none"> a) 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; b) Justified - an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence; c) 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; d) 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. |
| <p>What is meeting the Duty to Cooperate?</p> | <p>The requirements of the Duty to Cooperate are set out in Section 110 of the Localism Act 2011 and Section 33A of the Planning and Compulsory Purchase Act 2004. The legislation requires all Local planning authorities to demonstrate that they have had active and on-going cooperation with key bodies, such as neighbouring authorities and other statutory bodies on strategic matters, including infrastructure, housing and employment needs and flooding.</p> <p>Comments relating to the duty to cooperate must be specific in terms of how and why they believe the plan has, or has not met its duty, and support this with evidence and justification.</p> |
| <p>Are comments made at Regulation 18 still relevant?</p> | <p>The Council has revised the Local Plan since the Regulation 18 consultation due to changes in National Policy and in response to representations received. As a result, the Regulation 18 comments may no longer be relevant to the Policies in the Regulation 19 Submission Version Local Plan. Further, the Planning Inspector examining the Local Plan is only sent responses made to the Regulation 19 Draft Local Plan. Responding to the Regulation 19 plan also includes the right to request to present evidence orally at one or more of the hearing sessions that the Planning Inspector will arrange as part of the examination process.</p> |

| | |
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| <p>What happens after the Regulation 19 consultation?</p> | <p>After the period of publication, carried out in accordance with Regulation 19, the Council will collate all the representations received and submit them to the Secretary of State together with the Local Plan Submission Draft Document, supporting documents and evidence. The Secretary of State will then appoint an independent Planning Inspector to examine the Local Plan. The examination is a process that includes a series of hearing sessions that discuss matters relevant to the Plan.</p> |
| <p>Can I take part in the Examination</p> | <p>Respondents wishing to take part in the hearing (oral) session(s) must outline why they think it's necessary in their representations. The Inspector will decide the most appropriate procedure to hear from respondents who would like to participate in hearing(s). This may be in writing, or respondents may be invited to attend and speak at the hearing sessions. Respondents can always change their mind later but without indicating a wish at Regulation 19 there is no way for the Inspector, or their Programme Officer, to know to contact them.</p> |
| <p>What is a Local Plan Examination?</p> | <p>The Examination will assess whether the plan has been prepared in accordance with legal and procedural requirements and if it is 'sound'.</p> <p>The Inspector will consider the evidence provided by the Council to support the plan and any representations which have been put forward by local people and other interested parties. In most cases the Examination will include hearing sessions which are held in public.</p> <p>At the end of the Examination the Inspector will send a report to the Council recommending whether or not they can adopt the plan. In most cases the report will recommend some changes that are necessary to allow the plan to be adopted. These are known as 'main modifications'.</p> <p>You can find out more about the Examination process here: View the Procedure Guide for Local Plan Examinations View the Guide on Taking Part in Examinations</p> |
| <p>Where can I find out more information? Include website, location of hard copies and public events</p> | <p>The Regulation 19 Submission Version of the Local Plan and its supporting evidence base are published online on the Councils website: https://www.doverdistrictlocalplan.co.uk.</p> <p>The documents can also be viewed at the Councils Offices and copies of the Plan at the following deposit points during their opening hours:</p> <ul style="list-style-type: none"> • Council Offices, White Cliffs Business Park, Whitfield, CT16 3PJ • Ash Library, Ash Village Hall, 10 Queen's Road, Ash, CT3 2BG • Aylesham Library, Aylesham Community Centre, Ackholt Road, Aylesham, CT3 3AJ • Deal Library, Broad Street, Deal, CT14 6ER • Dover Library, Dover Discovery Centre, Market Square, Dover, CT16 1PH • Sandwich Library, 13 Market Street, Sandwich, CT13 9DA • St Margarets-at-Cliffe Library, 16 Kingsdown Road, St Margarets at Cliffe, CT15 6AZ • Mobile Libraries For full library details call 03000 413131 <p>There are also a number of exhibitions</p> <ul style="list-style-type: none"> • Aylesham - Welfare Leisure Centre, Spinney Lane on Tuesday 1st November 3-7pm • Deal - Dover Youth Hub, Park Avenue on Friday 4th November 3-7pm |

| | |
|----------------------|--|
| | <ul style="list-style-type: none"> • Sandwich - The Gallery, Sandwich Guildhall on Wednesday 9th November 3-7pm • Dover - St Mary's Parish Centre on Wednesday 16th November 1-5pm <p>Virtual Exhibitions We will also hold a virtual exhibition on the following dates: 8th November 2022: 12pm until 2pm. 22nd November 2022: 6pm until 8pm. To join, follow the instructions on the website: www.doverdistrictlocalplan.co.uk</p> <p><i>(These have now been held but a video of the event will be available on the website)</i></p> <p>Hotline You can telephone the Local Plan team on 01304 872244 – between the hours of 2pm – 4pm Monday, Wednesday and Friday - for assistance.</p> |
| Where can I comment? | <p>Comments should be made online using the Councils Objective Consultation Portal: https://dover-consult.objective.co.uk/kse. This is our preferred way to receive comments. Alternatively completed Regulation 19 Representations Forms can also be submitted by email and letter to: Email: localplan@dover.gov.uk Address: Local Plans Team, Dover District Council, Council Offices, White Cliffs Business Park, Dover CT16 3PJ Representation Forms are available on request.</p> |

FAQ's raised during the consultation (These have been added on 14/11/22 and 28/11/22 to address common concerns and questions being raised at events and through other means)

| | |
|---|---|
| Do Agents need to register differently? | You can register as an agent on Objective (the consultation portal) and then have a number of consultees assigned to you that you can comment on behalf of. |
| Can I make a representation on behalf of a group? | Yes you can. To make a group response on the consultation portal you should create a 'new consultee' as the name of the group (i.e New Road Residents Group) with contact details of the group lead representative. As part of the representation that is made you will need to provide all the names and addresses of all of those that are part of the group submission (possibly as a table) and also explain within that document how authorisation has been given for their views to be submitted as part of the group representation (in writing/verbally etc). |
| Where can I find more information about infrastructure? | The Local Plan is supported by a draft Infrastructure Delivery Plan, which identifies specific infrastructure needs for the District over the plan period, covering all types of services such as education, health, community, sports and open spaces, transport, water and other utilities which relate back to Policy SP11 in the Local Plan. It also includes detail of existing and planned infrastructure and how and when it might be delivered. It has been prepared using evidence from providers and evidence base documents. We welcome your views on the draft IDP during this consultation stage. It is a 'living' document which will evolve over time and we welcome input |

| | |
|--|--|
| | <p>from providers and residents to assist in obtaining the most up to date position. The Infrastructure Delivery Plan is available here: https://dover-consult.objective.co.uk/kse/event/37149. There is a separate document that specifically covers Infrastructure and Section 106 FAQ's</p> |
| <p>Will more houses mean more travel to jobs outside of the district?</p> | <p>As with housing growth, the new Plan provides a firm foundation for meeting our future employment needs for the period up to 2040. Alongside policies for assessing planning applications for commercial proposals, land allocations for business and employment purposes are made at: White Cliffs Business Park (Policy SP6 and SAP2) Discovery Park, Sandwich (Policy SP6) Aylesham Development area (Policy SP6 and SAP25) Statenborough Farm, Eastry (Policy SP6 and SAP31) Four sites are allocated for regeneration through a mix of uses at: The former Snowdown Colliery, Aylesham (Policy SP6 and SAP26) Western Heights, Dover (Policy SP6 and SAP4) Fort Burgoyne, Dover (Policy SP6 and SAP5) Dover Waterfront (Policy SP6 and SAP3) The Plan also includes other policies to support the local economy which can be found in the employment chapter.</p> |
| <p>Where can I see how my comments to the previous consultation (regulation 18) have been taken into account?</p> | <p>A summary of comments received to the Reg 18 consultation, and responses to the key issues raised are set out in the Regulation 22 Consultation Statement Appendix E available here: https://www.doverdistrictlocalplan.co.uk/uploads/pdfs/regulation-22-appendix-e-reg-18-rep-summary-and-response.pdf</p> |
| <p>Will you be advising the public what you have changed to the Local Plan based on responses received to the consultation, and when and how will you do this?</p> | <p>Following the close of the consultation, the Council will review and collate all the representations received and submit them to the Secretary of State together with the Local Plan Submission Document, supporting documents and evidence. The Secretary of State will then appoint an independent Planning Inspector(s) to examine the Local Plan. If, following the review of the responses received to this consultation, the Council considers major changes are needed to plan to address issues raised prior to it being submitted to the Secretary of State for examination, a further Regulation 19 consultation would need to take place on those changes only. During the examination, the Inspector will consider whether any changes are needed to the Plan to address all comments received. During the examination hearing sessions potential changes may be discussed between the parties (the Council, Planning Inspector and representors). Following the hearing sessions, it will be up to the Planning Inspector to make recommendations to the Council on what changes need to be made to the Plan to make it 'sound'. If major changes are needed these will be subject to a public consultation – usually known as 'Main Modifications consultation'. Those that have previously responded to consultations on the Plan (and have requested to be notified of future consultations) will be notified of any consultations on changes to the Plan, and the Council will be required to explain what changes are proposed in the published consultation material.</p> |



Dover District Local Plan Consultation

Welcome to the new Local Plan for Dover District

Before the Plan is submitted to the government for examination in Spring 2023, we want to hear your views.

- Have we addressed all the issues that we should and in a way that meets the legal tests of soundness?
- What are your thoughts on the policies and strategy set out in the Plan and its supporting documents?

This leaflet briefly summarises some key themes of the new Local Plan and the main changes since the Regulation 18 version that was consulted on in Spring 2021, as well as providing information on how to view the Plan and to make representations.



How to get involved

This is your opportunity to shape the development of Dover District between now and 2040. The Plan is available to read in full on our website www.doverdistrictlocalplan.co.uk. Copies of the Plan are also available for reference at the District Council offices, Whitfield and at Ash, Aylesham, Deal, Dover, Sandwich and St Margarets at Cliffe public libraries during normal opening hours.

If you have any issues accessing the consultation documents online, or have any questions, please telephone the Local Plan team on 01304 872244 on Mondays, Wednesdays and Fridays 2-4pm for assistance, or email localplan@dover.gov.uk

Representations should be made online. Printed Representation Forms and guidance notes will however be available on request if this is not possible.

Please remember to fill out one form for each comment you wish to make.

**All comments must be received by 5pm
on 9th December 2022.**



Why are we producing a new Local Plan?

The Government requires that all local authorities have an up-to-date Local Plan in place by December 2023. Dover District's existing Local Plan consists of the Core Strategy 2010 and the Land Allocations Plan 2015, as well as saved policies from the 2002 Local Plan. Since these plans were written, the Government has made changes to legislation, policy and guidance which means they now need to be reviewed and updated.

What is the Local Plan?

This Plan establishes the vision, strategic objectives and overarching development strategy required to meet the needs of the district to 2040.

It sets out the strategic planning policies of the Council on the important issues facing the District including responding to climate change, accommodating population trends, enabling economic growth, improving provision of community facilities and infrastructure across the district and the need to protect and enhance our natural and historic environments.

- It establishes a broad range of clear development management policies to shape decisions on all planning applications that come forward in the District.
- It clarifies in detail where new homes, workplaces and infrastructure facilities will be located across the District through allocations of land.
- It helps to enrich the District's biodiversity, protect its valued landscapes and conserve and enhance the wide range of historic and natural assets that the District enjoys.



KEY

- | | |
|----------------------------------|------------------------------|
| Strategic Housing Sites | Motorways |
| Strategic Employment Sites (SP6) | Dover Fastrack |
| Strategic Transport Improvements | Dover A2 Access (RIS3 Pipel) |
| Regeneration Sites (SP6) | Rail with stations |
| Towns and Large villages | Rivers |
| Town Centres | Kent Downs AONB |
| Villages | Dover district boundary |
| A Roads | Port of Dover |
| B Roads | |



Where is the new development proposed?

An important element of a Local Plan is ensuring sufficient land is allocated for housing, employment and other development to meet the needs of the District, based upon the evidence.

Three strategic housing allocations are proposed in the Plan, at:

- Whitfield (6,350 homes);
- South Aylesham (640 homes) and
- Elvington/Eythorne (300 homes)

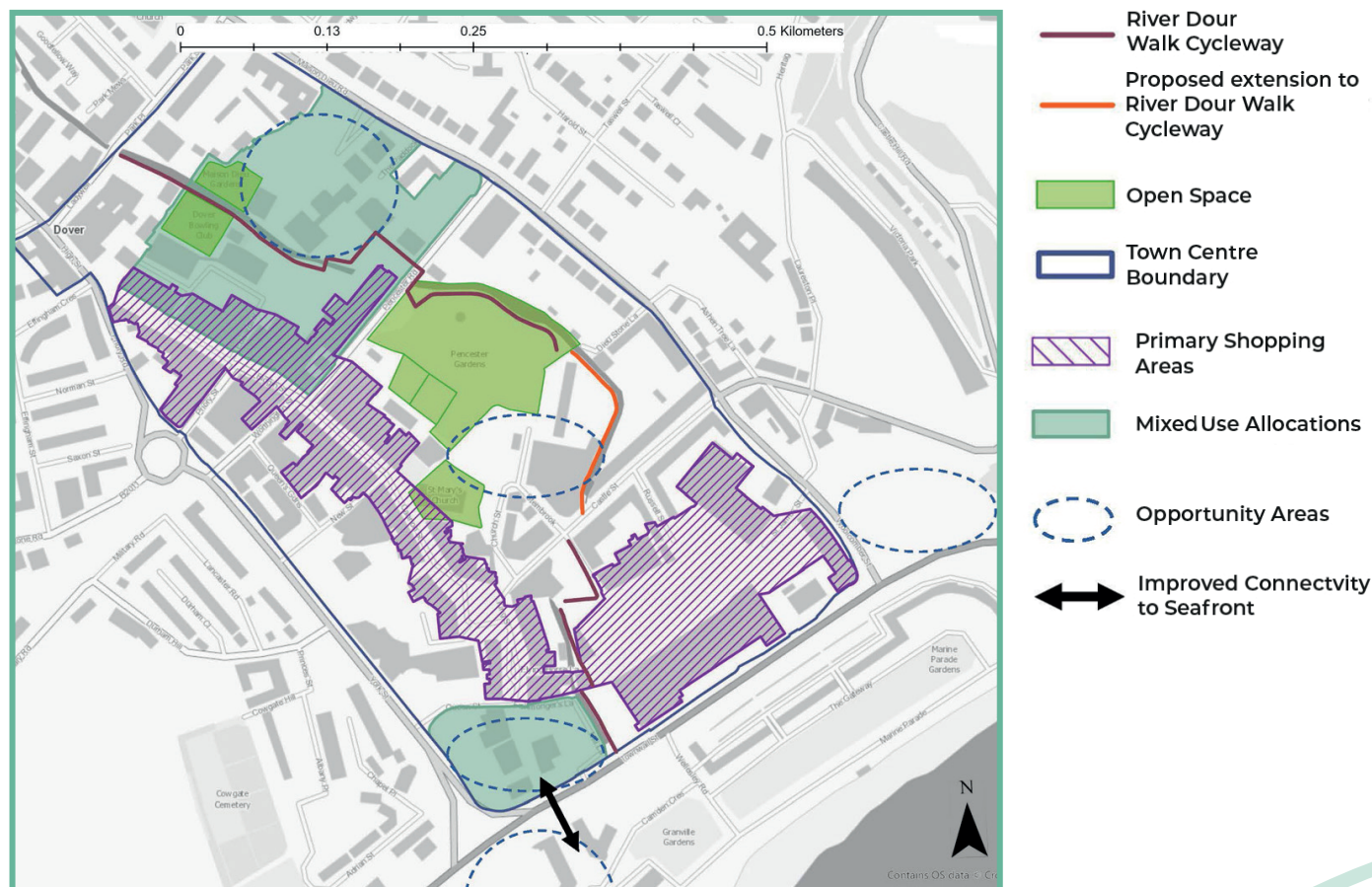
New housing is also proposed at other smaller settlements across the District, based primarily on the settlement hierarchy and influenced by site availability, the need to protect the most environmentally sensitive areas of the District and deliverability matters.

To grow and diversify the local economy, four sites are proposed for employment uses - the White Cliffs Business Park, Whitfield, Discovery Park, Sandwich, Aylesham Development Area and Statenborough Farm in Eastry.

Four other sites are also identified in the Plan for a mixture of employment and other uses to support their regeneration - the former Snowdown Colliery in Aylesham, Western Heights, Fort Burgoyne and Dover Waterfront.

New plans to reinvigorate Dover Town Centre are set out in the Dover Town Centre Strategy which is one of the central objectives of this new Local Plan.

Dover Town Centre Strategy Plan



Main changes since the Regulation 18 draft Local Plan

Consultation on the draft Local Plan (known as the Regulation 18 Consultation) took place in early 2021. Over 3,400 responses were received. A number of changes have been made to the Plan as a result of these comments, as well as changes to national legislation and guidance that have occurred. The majority of these are minor changes and updates, however, there have been a number of more significant changes including:

- Overall, the Local Plan Housing Need has been reduced by more than 900 dwellings.
- A number of housing site allocations have been removed from the Plan, including 500 homes at North Aylesham, 100 homes at the former Channel Tunnel workers accommodation, Farthingloe and 100 homes in Westcourt Lane, Shepherdswell
- 17 new housing sites have been added that can accommodate approximately 360 dwellings.
- Economic development needs assessment updated and two new employment site allocations added, at White Cliffs Business Park (Phase 4) and Statenborough Farm in Eastry.
- Four sites have been identified for a mixture of employment to support their regeneration: the former Snowdown Colliery in Aylesham, The Citadel Western Heights, Fort Burgoyne and Dover Waterfront.
- Gypsy and Traveller sites at Aylesham and Ewell Minnis have been removed, and a new site for intensification in Alkham is proposed.
- Wording has been changed in the policy relating to residential windfall (sites not allocated in this Plan) proposals in the Kent Downs AONB to ensure appropriate protection and additional criteria have been added to prevent significant loss of best and most versatile agricultural land and to ensure proposals do not prejudice the delivery of sites allocated in the Plan due to limited highway capacity.
- Climate change policies have been updated to reflect the changes to Building Regulations of June 2022 with regard to carbon emissions, energy efficiency and sustainable design and construction.
- Biodiversity policies have been strengthened to ensure maximum protection for protected habitats, landscapes and species.
- A new tariff has been introduced to fund necessary mitigation and monitoring of the Thanet Coast and Sandwich Bay SPA, an internationally protected site for migratory birds.
- Place making and design policies have been strengthened and commitment to delivering a District Design Code added.
- Plan updated to reflect latest transport modelling work with regards to Strategic Highways and Local Road Network improvements.
- Open Space, Sports Provision and Community facilities policies have been updated, including designation of Local Green Spaces in the district.
- Protection of River Dour has been strengthened.
- References to Stodmarsh nutrient issues removed as they no longer apply to this district.



Summary of Site Allocations by settlement including changes since Regulation 18 Draft Local Plan



Dover District Local Plan

Dover District Council Regulation 19 Submission

Summary of Site Allocations by settlement

This document summarises site allocations in the Regulation 19 Submission Plan. The table briefly summarises:

- Any changes to proposed site allocation since the Regulation 18 Consultation;
- Any new sites included in the Regulation 19 Submission Plan;
- Any sites that were included in the Regulation 18 draft, but have not been included in the Regulation 19 Plan.

| Reg 19 Site Policy Number | Site Name (HELAA site reference) | Reg 19 Indicative capacity | Summary of change to draft Local Plan Reg 18 |
|---|---|----------------------------|--|
| DOVER including Guston, River and Temple Ewell | | | |
| SAP 1 | Whitfield Urban Expansion (WHI001 and WHI008) | 2200 | No change |
| SAP2 | White Cliffs Business Park (ELR7 and TC4S120) | Employment | Part new site (Phase 4) |
| SAP3 | Dover Waterfront (part DOV017) | 263 | Indicative capacity increased from 200 |
| SAP4 | Western Heights | 100 | Housing capacity added |
| SAP5 | Fort Burgoyne (TC4S092/part GUS002) | Employment | New site |

| Reg 19 Site Policy Number | Site Name (HELAA site reference) | Reg 19 Indicative capacity | Summary of change to draft Local Plan Reg 18 |
|---------------------------|--|----------------------------|--|
| SAP6 | Dover Mid Town (DOV018) | 100 | No change |
| SAP7 | Bench Street Dover (part DOV017) | 100 | Site separated from Dover Waterfront |
| SAP8 | Land adjacent to the Gas Holder (DOV022B) | 80 | Site boundary extended and indicative capacity increased from 40 |
| SAP9 | Land at Barwick Road Industrial Estate (DOV022E) | 150 | Indicative capacity reduced from 220 |
| SAP10 | Buckland Paper Mill (DOV023) | 135 | Indicative capacity increased from 124 |
| SAP11 | Westmount College (DOV026) | 60 | Indicative capacity decreased from 100 |
| SAP12 | Charlton Shopping Centre (DOV028) | 100 | No change |
| SAP13 | Land at Dundedin Drive (South) Dover (DOV006) | 8 | No change |
| SAP13 | Land adjoining 455 Folkestone Road, Dover (DOV008) | 5 | No change |
| SAP13 | Albany Place Car Park, Dover (DOV019) | 15 | No change |
| SAP13 | Land to the north of Coombe Valley Rd, Dover (DOV022C) | 20 | No change |
| SAP13 | Land at Durham Hill, Dover (DOV030) | 10 | No change |
| SAP13 | Military Road, Dover (TC4S026) | 9 | New site |
| SAP13 | Roosevelt Road, Dover (TC4S027) | 10 | New site |
| SAP13 | Peverell Road, Dover (TC4S028) | 6 | New site |
| SAP13 | Colton Crescent, Dover (TC4S030) | 10 | New site |
| Site removed | Land at Stanhope Road (DOV009) | | Site has planning permission |
| Site removed | Farthingloe (DOV012) | | Site for 100 homes removed |
| Site removed | Land off Wycherley Crescent, Dover (DOV025) | | Site for 10 homes removed |
| Site removed | Connaught Barracks (GUS002) | | Site has planning permission |

| Reg 19 Site Policy Number | Site Name (HELAA site reference) | Reg 19 Indicative capacity | Summary of change to draft Local Plan Reg 18 |
|--|--|----------------------------|--|
| DEAL including Walmer, Sholden and Great Mongeham | | | |
| SAP14 | Land off Cross Road (DEA008) | 100 | No change |
| SAP15 | Land at Rays Bottom (WAL002) | 75 | Indicative Capacity Reduced from 100 |
| SAP16 | Land to the east of Northbourne Road, Great Mongeham (GTM003) | 10 | No change |
| SAP16 | Bridleway Riding School, Station Road, Deal (TC4S008) | 25 | New site |
| SAP16 | Ethelbert Road garages, Deal (TC4S032) | 5 | New site |
| SAP16 | 104 Northwall Road, Deal (TC4S047) | 8 | New site |
| Site removed | Land off Cross Road (DEA020) | | Site has planning permission |
| Site removed | Land adjoining Pegasus, Sandwich Road (part SHO004) | | Site has planning permission |
| Site removed | Betteshanger Colliery (NOR005) | | Site has planning permission |
| Site removed | Church Lane/Hyton Drive (DEA018) | | Site has planning permission |
| Site removed | Land off Freeman's Way (DEA021) | | Site has planning permission |
| Rural Service Centres | | | |
| SANDWICH | | | |
| SAP17 | Land south of Stonar Lake and to north and east of Stonar Gardens (SAN004) | 40 | New site |
| SAP18 | Sandwich Highway Depot (SAN006) | 32 | No change |
| SAP19 | Land at Poplar Meadow (SAN007) | 35 | Indicative capacity reduced from 80 |
| SAP20 | Woods' Yard (SAN008) | 35 | No change |
| SAP21 | Land adjacent to Sandwich Technology School (SAN013) | 40 | Indicative capacity reduced from 60 |

| Reg 19 Site Policy Number | Site Name (HELAA site reference) | Reg 19 Indicative capacity | Summary of change to draft Local Plan Reg 18 |
|-------------------------------|--|----------------------------|--|
| SAP22 | Land at Archers Low Farm (SAN023) | 35 | Indicative capacity reduced from 40 |
| SAP23 | Sydney Nursery, Dover Road, Sandwich (SAN019) | 10 | No change |
| Site removed | Kumor Nursery (SAN015) | | Site has planning permission |
| AYLESHAM | | | |
| SAP24 | Land to the South of Aylesham (AYL003) | 640 | Gypsy and Traveller provision removed |
| SAP25 | Aylesham Development Area (ELR4) | Employment | No change |
| SAP26 | Former Snowdown Colliery (ELR14) | Employment | New site |
| SAP27 | Land at Dorman Avenue North (AYL001) | 9 | No change |
| Site removed | North Aylesham (AYL004) | | Site for 500 homes removed |
| Site removed | Land at the Boulevard (AYL002) | | Site has planning permission |
| Local centres | | | |
| ELVINGTON AND EYTHORNE | | | |
| SAP28 | Land between Eythorne and Elvington (EYT003/EYT009/EYT012) | 300 | Indicative capacity reduced from 350 |
| SAP29 | Land on the south eastern side of Roman Way (EYT008) | 50 | No change |
| SAP30 | Chapel Hill Eythorne (TC4S039) | 5 | New site |
| Site removed | Land to east of Adelaide Road, Eythorne (EYT019) | | Site for 6 homes removed |
| Site removed | Land at Monkton Court Lane, Eythorne (EYT001) | | Site for 20 homes removed |
| EASTRY | | | |
| SAP31 | Statenborough Farm (TC4S076) | Employment | New site |
| SAP32 | Land at Buttsole Pond (EAS002) | 80 | No change |

| Reg 19 Site Policy Number | Site Name (HELAA site reference) | Reg 19 Indicative capacity | Summary of change to draft Local Plan Reg 18 |
|----------------------------------|--|-----------------------------------|---|
| SAP33 | Eastry Court Farm, Eastry (EAS009) | 5 | No change |
| SAP33 | Land adjacent to Cross Farm, Eastry (TC4S023) | 10 | New site |
| Site removed | Lower Gore Field, Eastry (EAS012) | | Site for 35 homes removed |
| KINGSDOWN | | | |
| SAP34 | Land at Woodhill Farm (KIN002) | 50 | Indicative capacity reduced from 90 |
| SAP35 | Land adjacent Courtlands, Kingsdown (TC4S074) | 5 | New site |
| SHEPHERDSWELL | | | |
| SAP36 | Land to the north and east of St Andrews Gardens and adjacent to Mill House (SHE004/TC4S082) | 50 | Site boundary extended and indicative site capacity increased from 40 |
| SAP37 | Land at Botolph Street Farm, Shepherdswell (SHE006) | 10 | Indicative capacity reduced from 20 |
| SAP37 | Land off Mill Lane, Shepherdswell (SHE008) | 10 | No change |
| Site removed | Land to the north of Westcourt Lane (SHE003) | | Site for 100 homes removed |
| ST MARGARET's AT CLIFFE | | | |
| SAP38 | Land adjacent to Reach Road bordering Reach Court Farm (STM003) | 40 | No change |
| SAP39 | Land to the west of Townsend Farm Road (STM007/ STM008) | 36 | No change |
| SAP40 | Land at New Townsend Farm, Station Road, St Margarets (STM006) | 10 | No change |
| SAP40 | Land located between Salisbury Road and The Droveway, St Margarets-at-Cliffe (STM010) | 10 | New site |
| ASH | | | |
| Site removed | Land south of Mill Field (ASH003) | | Site allocated in Ash Neighbourhood Plan for 9 dwellings |

| Reg 19 Site Policy Number | Site Name (HELAA site reference) | Reg 19 Indicative capacity | Summary of change to draft Local Plan Reg 18 |
|----------------------------------|---|-----------------------------------|--|
| Site removed | Land to the north of Molland Lane, Ash (ASH004) | | Site allocated in Ash Neighbourhood Plan for 105 dwellings |
| Site removed | Gilton, Ash (ASH011) | | Site allocated in Ash Neighbourhood Plan for 9 dwellings |
| Site removed | Land to the south of Sandwich Road, Ash (ASH014) | | Site allocated in Ash Neighbourhood Plan for 95 dwellings |
| Site removed | Former Council Yard, Molland Lea, Ash (ASH015) | | Site allocated in Ash Neighbourhood Plan for 5 dwellings |
| Site removed | Land adjacent to Saunders Lane (ASH010) | | Site has planning permission |
| WINGHAM | | | |
| SAP41 | Footpath Field (WIN0014) | 75 | Indicative capacity increased from 50 |
| SAP42 | Land adjacent to Staple Road (WIN003) | 20 | No change |
| SAP42 | Land adjacent to White Lodge, Preston Hill (WIN004) | 8 | No change |
| ALKHAM | | | |
| SAP43 | Land at Short Lane, Alkham (ALK003) | 10 | No change |
| CAPEL | | | |
| SAP44 | Land to the east of Great Cauldham Farm (CAP006) | 70 | Indicative capacity increased from 50 |
| SAP45 | Longships, Cauldham Lane, Capel-le-Ferne (CAP009) | 10 | No change |
| SAP45 | Land known as the former Archway Filling Station, New Dover Road, Capel-le-Ferne (CAP011) | 10 | Site capacity reduced from 18 |
| SAP45 | Land at Cauldham Lane, Capel-le-Ferne (CAP013) | 5 | Site reduced from 15 |

| Reg 19 Site Policy Number | Site Name (HELAA site reference) | Reg 19 Indicative capacity | Summary of change to draft Local Plan Reg 18 |
|---------------------------|--|----------------------------|--|
| LANGDON | | | |
| SAP46 | Land adjacent Langdon Court Bungalow (LAN003) | 40 | No change |
| LYDDEN | | | |
| SAP47 | Land adjacent to Lydden Court Farm (LYD003) | 30 | Indicative capacity reduced from 65 |
| PRESTON | | | |
| SAP48 | Apple Tree Farm and north west of Apple Tree Farm (PRE003/PRE016/PRE017) | 65 | Indicative capacity reduced from 122 |
| WORTH | | | |
| SAP49 | Land to the east of Jubilee Road, Worth (WOR006) | 10 | No change |
| SAP49 | Land to the East of former Bisley Nursery, The Street, Worth (WOR009) | 15 | Indicative capacity reduced from 20 |
| CHILLENDEEN | | | |
| SAP50 | Land adjacent to Short Street, Chillenden (GOO006) | 5 | No change |
| NONINGTON | | | |
| SAP51 | Land opposite the Conifers, Coldred (SHE013) | 5 | New Site |
| NONINGTON | | | |
| SAP52 | Prima Windows (NON006) | 35 | No change |

| Reg 19 Site Policy Number | Site Name (HELAA site reference) | Reg 19 Indicative capacity | Summary of change to draft Local Plan Reg 18 |
|---------------------------|--|----------------------------|--|
| RINGWOULD | | | |
| SAP53 | Land at Ringwould Alpines, Dover Road, Ringwould (RIN002 and RIN004) | 10 | Site boundary extended and capacity increased from 5 |
| STAPLE | | | |
| SAP54 | Land at Durlock Road, Staple (STA004) | 3 | No change |
| WOODNESBOROUGH | | | |
| SAP55 | Beacon Lane Nursery, Beacon Lane, Woodnesborough (WOO005) | 5 | No change |
| SAP55 | Land south of Sandwich Road, Woodnesborough (WOO006) | 10 | No change |

How to Comment Guide



Dover District Local Plan

How to comment on the Regulation 19 Submission Local Plan

The Regulation 19 Submission Version of the Local Plan and its supporting documents are being published for public consultation for a period of 7 weeks from the **21th October 2022 to the 9th December 2022 at 5pm.**

During this time we would encourage you to read the consultation document and make comments (also known as representations).

The main consultation document, supporting evidence and settlement maps for each area of the District can be viewed at the Council's dedicated Local Plan website www.doverdistrictlocalplan.co.uk. This will be the main access point to all of the consultation material and the main way to submit comments.

What can I comment on?

Comments on the Local Plan, must be within three specific remits, that include:

- **Legal Compliance** – does the Local Plan meet the legal requirements?
- **Soundness** – has the Local Plan been positively prepared, justified, effective, and consistent with national policy? and,
- **Meets the Duty to Cooperate** – has the Council in preparing the Local Plan engaged and worked effectively with neighbouring authorities and statutory bodies?

There is separate guidance on these matters, call Legal Compliance, Soundness and Duty to Cooperate Guidance Notes.

We are also consulting on the:

- Sustainability Appraisal of the Regulation 19 Local Plan (2022),
- Habitats Regulations Assessment of the Regulation 19 Local Plan (2022),
- Infrastructure Delivery Plan (2022)

General advice when commenting

- Responses should be made through the Council's online consultation portal (<https://dover-consult.objective.co.uk/kse>);
- If you have particular difficulties using the consultation portal we will be able to accept representation forms by email (localplan@dover.gov.uk) or by post to Local Plans Team, Dover District Council, Council Offices, White Cliffs Business Park, Dover CT16 3PJ
- Attachments should only be submitted where they are necessary to support the response (e.g. plans or images) – responses that simply state 'see attachment' may not be accepted.

- Responses should be brief and ‘to the point’ and aim to answer the questions on the response form.
- At examination the Inspector will give the same weight to an issue whether it appears in hundreds of responses or only in one. Where a group (for example an action group) shares a common view on how the Local Plan or one of the supporting documents should be changed, it will assist if the group only makes a single response. In such cases the response should indicate how many people the group represents, and how the group’s response has been authorised.

Sustainability Appraisal and Habitats Regulations Assessment:

The Sustainability Appraisal and Habitats Regulations Assessment are required in order for the Local Plan to be legally compliant, but their findings are also open to consultation. Responses must specifically address the conclusions made in either the Sustainability Appraisal or Habitats Regulations Assessment, and not solely be a comment on the proposals made in the Local Plan.

Infrastructure Delivery Plan

Investment in infrastructure is needed to support the proposed scale of growth in the Local Plan. The IDP identifies what infrastructure is required, when it is required, how much it will cost and who will deliver it. Infrastructure includes transport, open spaces, schools, water supply, sewage infrastructure and numerous other matters. We are interested in your comments on this detailed evidence document.

How to submit a comment on the Objective Consultation Portal

- You can view the Local Plan document without registering on Objective but you will be prompted to register for an account and give your name, email and postal address if you make a comment.
- To register for an account, click the ‘Sign in’ Icon, in the top right corner of the screen. From here you can choose to either ‘log in’ (if you already have set up an account and have a user name and password) or register. If this is your first occasion using the portal, select ‘Register’ and set up an account.
- You can register as a first-time user by entering your details as prompted. Alternatively, you can choose to register by using an existing social media profile on either Facebook or Twitter
- Comment boxes have been attached to specific sections of the document to enable separate comments to be made on individual sections. You will be asked to confirm your details when you answer the first question in each section, please check and click the next button at the bottom of the form.
- Your name, organisation and comments will be published for others to see on this portal after they have been processed -but your other personal details will not be shown. However, it may be necessary to disclose these to the Planning Inspector at a later date.
- You can save your comment as Draft. Draft comments are sign posted throughout the document as ‘incomplete’ so that they can be returned to. Don’t forget to complete your comment(s) before the consultation ends.
- Once you are happy with your comment select ‘complete comment’.

- You can then review comments using the blue 'Review' button which will appear at the top right of the screen. You can then edit any question by clicking on the pencil icon, and then save any changes by clicking on the save button or the disk icon.
- You then must click 'submit' at the top.
- You will receive a notification email when you submit a comment/s and when they have been validated and published. The emails are sent out by our consultation partner and will come from consult@objective.co.uk. If you don't receive these emails please check your junk folder as your notification email may be there.
- You are able to review all of your submitted comments across all consultations by clicking on your username at the top right of the screen.

- Please note that comments on the Sustainability Appraisal, Habitats Regulations Assessment and Infrastructure Delivery Plan are completed on a form that requires you to specify what part you are commenting on, whereas the Regulation 19 Submission document allows you to comment against the relevant part of the document.

If you have any questions on the consultation then please see our Frequently Asked Questions on the Council's dedicated Local Plan website www.doverdistrictlocalplan.co.uk

If you need assistance to view and comment on the document or you are having problems using the online consultation portal then please contact us at localplan@dover.gov.uk or telephone the Local Plan team on **01304 872244 – between the hours of 14:00-16:00 Monday, Wednesday and Friday** - for assistance.

For all documents, responses must be received by **5.00pm on 9th December 2022**. Late responses will not be considered.



Guidance Note on Legal compliance, Soundness and the Duty to Co-operate

Legal compliance

Once the Council submit the Local Plan to the Planning Inspectorate for Examination, a Planning Inspector will first check that the Plan meets the legal requirements of the [Planning and Compulsory Purchase Act 2004](#) (as amended by the [Localism Act 2011](#)) and the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#), before moving on to consider the tests of soundness. This includes public participation in the preparation of the Local Plan.

You should also consider the following before making a representation on legal compliance:

Local Development Scheme

Preparation of the Local Plan should be in accordance with the current Local Development Scheme (LDS). This is available at: [Local Development Scheme Sep 22 \(doverdistrictlocalplan.co.uk\)](http://doverdistrictlocalplan.co.uk).

Statement of Community Involvement

The process for public engagement for the Local Plan should be in general accordance with the Statement of Community Involvement (SCI) which is available at: [Planning-SCI-2019-update-WEB.pdf \(dover.gov.uk\)](#).

Sustainability Appraisal and Habitats Regulations Assessment

The Council is required to publish a Sustainability Appraisal report and Habitat Regulations Assessment (HRA) when publishing the Local Plan. This should identify the process by which the Sustainability Appraisal and HRA has been carried out, the baseline information used to inform the process, and the outcomes of that process.

The Sustainability Appraisal and Habitats Regulations Assessment of the Regulation 19 Local Plan are available at: [Evidence Base \(doverdistrictlocalplan.co.uk\)](http://doverdistrictlocalplan.co.uk)

National Planning Policy

The Local Plan should have regard to national planning policy. The National Planning Policy Framework (NPPF) is available at: [National Planning Policy Framework \(publishing.service.gov.uk\)](http://publishing.service.gov.uk)

Soundness

To ensure the local plan is sound, it should meet the following criteria:

Positively prepared

Provides a strategy which, as a minimum, seeks to meet Dover District'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, taking into account the reasonable alternatives, and based on proportionate evidence;

The evidence to support the Local Plan is available online at: [Evidence Base \(doverdistrictlocalplan.co.uk\)](https://doverdistrictlocalplan.co.uk)

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.

For further information see paragraph 35 of the National Planning Policy Framework: [National Planning Policy Framework \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

Compliance with the Duty to Co-operate

The Local Plan should comply with the Duty to Cooperate.

Section 33A of the Planning & Compulsory Purchase Act requires the Council to engage constructively, actively, and on an ongoing basis with neighbouring authorities and certain other bodies over strategic matters during the preparation of the Plan.

The Council is expected to provide evidence of how they have complied with the Duty. Non-compliance with the Duty to Cooperate cannot be rectified after the submission of the Plan. Therefore, the Inspector has no power to recommend modifications in this regard.

Where the Duty has not been complied with, the Inspector cannot recommend adoption of the Plan.

Statement of Representation Procedure



Dover District
Local Plan

Statement of Representations Procedure and Notification of Period of Representations under Regulations 19, 20 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Document Title:

Dover District Local Plan to 2040 - Regulation 19 Submission

Subject Matter:

The Dover District Local Plan to 2040 Regulation 19 Submission (The Local Plan) establishes the general scale and distribution of new development which is required to meet Dover District's needs to 2040. It also provides the planning principles and policies to guide decisions on all new developments.

Period of Representations:

Friday 21st October to Friday 9th December 2022 at 5pm.

Representations (comments) must be received by the council no later than 5pm on 9th December.

Representations received after this time will not be accepted. This statement provides details on how to view The Local Plan and its supporting evidence and how to make comments.

Document Availability:

During the representation period, The Local Plan and all of its supporting documents will be available to view online via the web address: www.doverdistrictlocalplan.co.uk

Paper copies of the main consultation documents will be available at the following locations:

| Location | Address |
|--------------------------------|---|
| Council Offices | White Cliffs Business Park, Whitfield |
| Ash Library | Ash Village Hall, 10 Queen's Road |
| Aylesham Library | Aylesham Community Centre, Ackholt Road |
| Deal Library | Broad Street |
| Dover Library | Dover Discovery Centre, Market Square |
| Sandwich Library | 13 Market Street |
| St Margarets-at-Cliffe Library | 16 Kingsdown Road |

The Council Offices at Whitfield are open Monday to Friday 10am-4pm, while library opening times can be checked online at www.kent.gov.uk/libraries.

If you need a copy of a document in paper form, or an alternative format (such as large print or other language) please contact us: 01304 872244 or localplan@dover.gov.uk

Exhibitions:

'Drop in' public exhibitions will be held at the following where the Plan can also be viewed in person:

- Aylesham - Welfare Leisure Centre, Spinney Lane on Tuesday 1st November 3-7pm
- Deal - Dover Youth Hub, Park Avenue on Friday 4th November 3-7pm
- Sandwich - The Gallery, Sandwich Guildhall on Wednesday 9th November 3-7pm
- Dover - St Mary's Parish Centre on Wednesday 16th November 1-5pm

Online 'virtual' exhibitions will also be held on Tuesday 8th November 12-2pm and Tuesday 22nd November 6-8pm. Please visit the website at those times to join the exhibitions.

How to submit a representation:

Representations must be made on the standard representation form.

Representations are encouraged to be made through the Council's online consultation portal (<https://dover-consult.objective.co.uk/kse>) where you can view The Local Plan and all its supporting documents and evidence base documents, including the Policies Map, Sustainability Appraisal, Habitats Regulations Assessment and Infrastructure Delivery Plan which are also open for public consultation over the same time period.

A paper copy of the representation form and guidance notes can also be provided on request by contacting the team using the information below, or by collecting from the Council offices or one of the libraries listed above, during opening hours.

Paper copies of representation forms should be returned to: Planning Policy Team, Dover District Council, White Cliffs Business Park, Dover, Kent. CT16 3PJ

Please note that your representation will be publicly available and a copy will be published on the Council's website on submission of the Plan. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Data will be processed and held in accordance with the Data Protection Act 2018. A privacy notice with further information can be found www.dover.gov.uk/Website/PDFs/Planning-Policy-Privacy-Notice.pdf

All representations received by 5pm on the 9th December 2022 will be submitted to the Secretary of State for Levelling Up, Housing and Communities and considered as part of a public examination by an independent Planning Inspector.

Notification request:

Using the representation form you can request to be notified at an address or email address of any of the following:

- The submission of the Local Plan to the Secretary of State for Levelling Up, Housing and Communities for independent examination;
- Publication of the Planning Inspector's Report on the Local Plan;
- Adoption of the Local Plan.

Further Information:

FAQ's, guidance notes for making representations and 'How to comment' tutorial videos can also be found on the council's website, along with all the supporting documentation and evidence base documents.

For assistance or more information:

- Visit www.doverdistrictlocalplan.co.uk,
- Email localplan@dover.gov.uk
- Call the dedicated Local Plan phone line 01304 872244 on Mondays, Wednesdays or Fridays 2-4pm.



Dover District
Local Plan



Planning Obligations (S106) and Infrastructure Delivery Plan (IDP) FAQs

What are Planning 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. Planning obligations are also commonly referred to as 'section 106', as well as 'developer contributions' or 'Community Infrastructure Levy' (CIL).

Section 106 agreements are legal agreements between developers and the local council linked to planning permissions, and this is the system that DDC uses to secure contributions. DDC do not operate CIL.

What do S106 Agreements do?

S106 agreements are needed when a development will have impacts on the local area that cannot be moderated by means of conditions on a planning decision. For example, a new residential development can place extra pressure on the social, physical and/or economic infrastructure which already exists in a certain area. Usually this occurs on larger schemes of 10 or more houses or sites of 0.5ha or more.

A planning obligation will aim to balance the pressure created by the new development with improvements to the surrounding area ensuring that, where possible, the development would make a positive contribution to the local area and community.

However, they must meet certain legal tests, they must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Section 106 payments relate directly to the development with which they are associated, and can only be spent as specified in the S106 agreement signed by all relevant parties. In some cases, infrastructure will be delivered on-site, rather than through a financial contribution.

Please note the monies collected cannot be spent on anything else in generic terms, regardless of the need of such funding.

Examples of infrastructure:

- Affordable Housing
- Strategic Highway and local road improvements, walking and cycling routes (via KCC Highways, not DDC)
- Rail Network and station improvements
- Bus networks and bus infrastructure
- Waste and Recycling Management (via KCC)
- Water supply, drainage and utilities
- Health, including GP services (via NHS)
- Green Infrastructure, Open Spaces, Play Areas and Sports and Leisure Facilities
- Education, Adult Education, Libraries and Social Care (via KCC) and community facilities
- Cultural and Public Realm improvements

Where can I see examples of Infrastructure planned or already provided through S106 Process?

The Infrastructure Funding Statement (IFS) is an annual report which is published on DDC's website. The report sets out:

- A summary of all financial & non-financial developer contributions agreed
- Amount of developer contributions held and spent by the authority
- Details of infrastructure the authority is intending to either wholly or part fund through S106 funds
- Report on estimated future S106 income from developer contributions
Search 'IFS' on DDC website to locate a copy

How are S106 funds calculated and projects identified?

Some contributions are calculated through a set formula, for example the amount of Affordable Housing, open space, sports and play contributions are determined by a set policy in the Local Plan.

As part of the Local Plan, a number of evidence base documents and consultation was undertaken to identify projects in the district.



How is the S106 funding allocated to projects?

DDC allocate money to the various delivery teams within the Council, specialising in the various possible spending areas such as communities, open space, leisure and play or affordable housing. They then deliver the requirement through a robust, auditable procedure.

Monies are also allocated to Kent County Council for Education, Waste, and Libraries and the NHS/Clinical Commissioning Group for healthcare if the S106 agreement specifies that a payment is to be made to them. These are usually set amounts per dwelling, but on larger sites may be an on-site requirement for a new provision, for example a new school.

Transfer of S106 funds to Town and Parish Councils can occur where DDC deems it is the best use of funds received. For example, if DDC do not own open space within a set village but the Parish Council does, the funds received for an open space/play/sports contribution can be transferred.

It is important to note that not all infrastructure is funded through planning obligations. Many providers have a statutory responsibility to provide services themselves and there are also many other funding sources which can be used, such as government funds and grants.

What is the IDP and what is it used for?

An Infrastructure Delivery Plan (IDP) sets out:

- Current Infrastructure and whether its 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.

How are impacts on the Road Network addressed in the Local Plan and IDP?

As part of the new Local Plan preparation, all potential sites were assessed to determine their specific impacts, and potential cumulative effects, on the road network. Where it is considered that mitigation is required (in consultation with Kent Highways), this is identified within site specific policies and the Infrastructure Delivery Plan (IDP) which supports the Local Plan.

Where the impacts of development were considered to be 'severe' and there were no deliverable options for mitigation, sites were considered unacceptable.

As part of a planning application, developers will need to submit a Transport Assessment and/or Travel Plan to detail any highway issues and sustainable transport options. This will need to address issues identified in the Local Plan policies and the IDP.

KCC Highways will review this and determine whether the traffic generated from a scheme creates an issue that requires resolution through the provision of local road and/or footpath and cycle path improvements. If off-site improvements are needed, then the developer may enter into a separate legal agreement with KCC Highways.

Where can we view and comment on the IDP?

The draft IDP is open for comments alongside the Local Plan consultation from 21st October to 9th December.

The IDP, Local Plan and supporting documents are available to view and comment on here: www.doverdistrictlocalplan.co.uk

Comments can be made on the IDP using the [representation form for evidence base](#) or through the online portal (link above) until **5pm on Friday 9th December**.

For more information, please contact the Planning Policy Team on localplan@dover.gov.uk or 01304 872244



Dover District Local Plan

Welcome to the Dover District Local Plan Website. The Local Plan sets out the vision, strategic objectives and overarching development strategy for the growth of the District over the period to 2040.


Get Involved

 NEWS

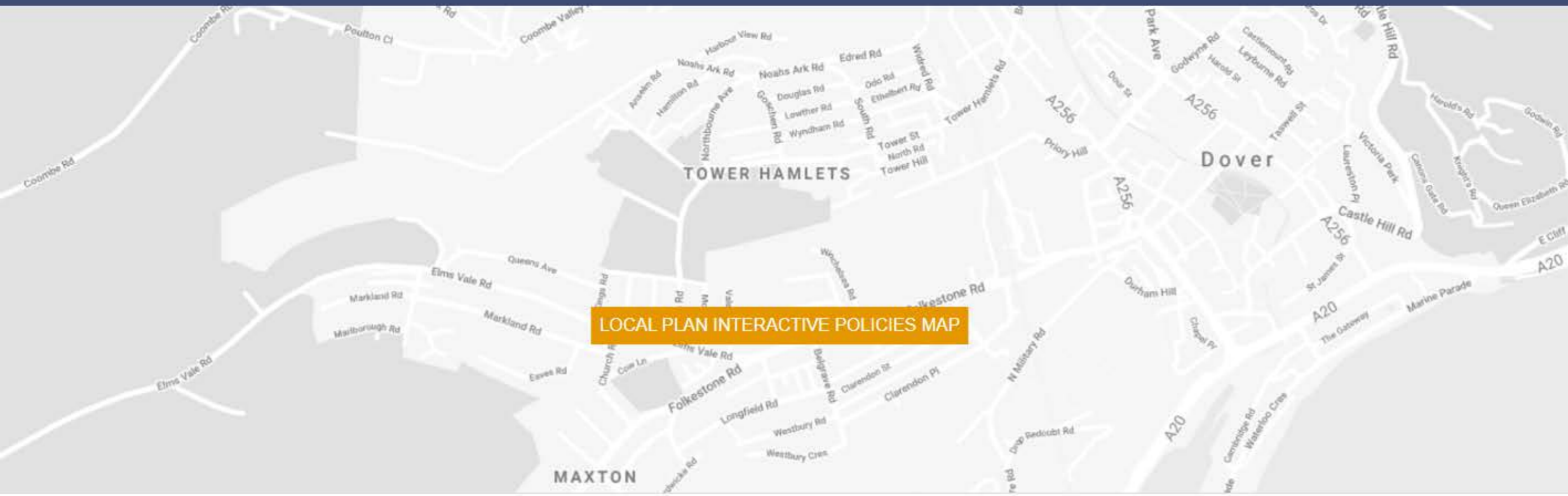
[Local Plan News And Updates →](#)

 ENGAGE

[Local Plan Consultation →](#)

 EVIDENCE BASE

[Read The Local Plan Evidence Base →](#)



LOCAL PLAN INTERACTIVE POLICIES MAP

About the Local Plan

| | | |
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|  WHAT |  WHERE |  WHEN |
| What Is A Local Plan? → | Where Is New Development Proposed? → | Timetable For The Local Plan → |

Regulation 19 Key Documents

[Dover District Local Plan Regulation 19 Submission Document Oct 2022](#)



[Regulation 19 How to Comment Guide](#)



Invest in Dover

£ INVEST

[Economic Growth Strategy →](#)

🏢 BUILD

[Invest In Dover →](#)

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About The Local Plan

The 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.

Why are we producing a New Local Plan? ▼

The Government requires that all local authorities have an up-to-date Local Plan in place by December 2023. Dover District's existing Local Plan consists of the Core Strategy 2010 and the Land Allocations Plan 2015, as well as saved policies from the 2002 Local Plan. Since these plans were written, the Government has made changes to legislation, policy and guidance which means they now need to be reviewed and updated.

What is a Local Plan ▼

- This Plan establishes the vision, strategic objectives and overarching development strategy required to meet the needs of the district to 2040.
- It sets out the strategic planning policies of the Council on the important issues facing the District including responding to climate change, accommodating population trends, enabling economic growth, improving provision of community facilities and infrastructure across the district and the need to protect and enhance our natural and historic environments.
- It establishes a broad range of clear development management policies to shape decisions on all planning applications that come forward in the District.
- It clarifies in detail where new homes, workplaces and infrastructure facilities will be located across the District through allocations of land.
- It helps to enrich the District's biodiversity, protect its valued landscapes and conserve and enhance the wide range of historic and natural assets that the District enjoys.

How has the Plan been prepared ▼

The preparation of the Local Plan has been informed by stakeholder and community engagement, discussions with neighbouring authorities and other relevant bodies under the Duty to Co-operate, the development of an evidence base to support the Plan and other relevant Plans and Strategies. The Plan has also been subject to a Sustainability Appraisal, Habitats Regulations Assessment and Equalities Impact Assessment, which have helped shape the overarching strategy and policies in the Plan.

Consultation on the Local Plan has been carried out in accordance with the Council's adopted [Statement of Community Involvement](#)

Regulation 18 Consultation ▼

The draft Regulation 18 Local Plan was published for consultation for a period of eight weeks from January to March 2021.

The purpose of the draft Local Plan was to:

- Identify the key issues for the District and the options that have been considered to address them;
- Set out a draft vision for Dover District in 2040 and the objectives needed to meet that vision;
- Identify the draft strategy for meeting growth and development needs over the next 20 years, and the land required to deliver the strategy; and
- Set out draft policies for guiding future development in the District.

The PDF of the Regulation 18 Draft Dover District Local Plan can be viewed [here](#).

Regulation 18 Comments

The draft Regulation 18 Local Plan was published for consultation on the 20th January 2021, for a period of 8 weeks, to the 17th March 2021.

As part of the consultation on the Draft Local Plan we also invited comments to be made on the Sustainability Appraisal, Habitats Regulation Assessment, Draft Economic Growth Strategy and the Draft Open Space, Playing Pitches and Play Areas Strategies. In addition to holding a targeted call for sites.

In total over 3,000 comments were received on the draft Local Plan from over 1200 individuals and organisations.

The representations made during the consultation have been processed and uploaded onto the Council's Consultation Portal and are available to view here (<https://dover-consult.objective.co.uk/kse>)

To view the comments –

- Click on "LEARN MORE" on the relevant consultation (eg: Regulation 18 Consultation on the Draft Dover District Local Plan)
- Select "WHAT PEOPLE SAY" at the top of the page under the title of the consultation.
- Click on the eye icon at the start of each consultation point or in the contents panel on the left to view comments on that part of the plan.

The full consultation process as well as the summary of representations and the councils response is detailed within the Regulation 22 Statement which can be found under supporting documents section within in the [Evidence Base](#).

You can also view all of the comments made specifically on [Site Allocations Policy 1](#)

Main Changes to the Regulation 19 Submission document since the Regulation 18 Draft Local Plan

A number of changes have been made to the Plan as a result of these comments, as well as changes to national legislation and guidance that have occurred. The majority of these are minor changes and updates, however, there have been a number of more significant changes including:

- Overall, the Local Plan Housing Need has been reduced by more than 900 dwellings.
- A number of housing site allocations have been removed from the Plan, including 500 homes at North Aylesham, 100 homes at the former Channel Tunnel workers accommodation, Farthingloe and 100 homes in Westcourt Lane, Shepherdswell
- 17 new housing sites have been added that can accommodate approximately 360 dwellings.
- Economic development needs assessment updated and two new employment site allocations added, at White Cliffs Business Park (Phase 4) and Statenborough Farm in Eastry.
- Four sites have been identified for a mixture of employment to support their regeneration: the former Snowdown Colliery in Aylesham, The Citadel Western Heights, Fort Burgoyne and Dover Waterfront.
- Gypsy and Traveller sites at Aylesham and Ewell Minnis have been removed, and a new site for intensification in Alkham is proposed.
- Wording has been changed the policy relating to residential windfall (sites not allocated in this Plan) proposals in the Kent Downs AONB to ensure appropriate protection and additional criteria have been added to prevent significant loss of best and most versatile agricultural land and to ensure proposals do not prejudice the delivery of sites allocated in the Plan due to limited highway capacity.
- Climate change policies have been updated to reflect the changes to Building Regulations of June 2022 with regard to carbon emissions, energy efficiency and sustainable design and construction.
- Biodiversity policies have been strengthened to ensure maximum protection for protected habitats, landscapes and species.
- A new tariff has been introduced to fund necessary mitigation and monitoring of the Thanet Coast and Sandwich Bay SPA, an internationally protected site for migratory birds.
- Place making and design policies have been strengthened and commitment to delivering a District Design Code added.
- Plan updated to reflect latest transport modelling work with regards to Strategic Highways and Local Road Network improvements.
- Open Space, Sports Provision and Community facilities policies have been updated, including designation of Local Green Spaces in the district.
- Protection of River Dour has been strengthened.
- References to Stodmarsh nutrient issues removed as they no longer apply to this district.

Where is New Development Proposed as Part of Regulation 19? ▼

An important element of a Local Plan is ensuring sufficient land is allocated for development to meet the objectively assessed need for housing in the District. In addition, the Plan needs to allocate a sufficient amount and variety of land for housing to deliver a continuous supply of housing over the Plan period.

Three strategic housing allocations are proposed in the Plan, at:

- Whitfield (up to 6,350 homes);
- South Aylesham (640 homes) and
- Elvington/Eythorne (300 homes)

New housing is also proposed at other smaller settlements across the District, based primarily on the settlement hierarchy and influenced by site availability, the need to protect the most environmentally sensitive areas of the District and deliverability matters.

To grow and diversify the local economy, four sites are proposed for employment uses - the White Cliffs Business Park, Whitfield, Discovery Park, Sandwich, Aylesham Development Area and Statenborough Farm in Eastry.

Four other sites are also identified in the Plan for a mixture of employment and other uses to support their regeneration - the former Snowdown Colliery in Aylesham, Western Heights, Fort Burgoyne and Dover Waterfront.

New plans to reinvigorate Dover Town Centre are set out in the Dover Town Centre Strategy which is one of the central objectives of this new Local Plan.

Local Plan News and Updates.

News Screenshot

January 2023

Consultation on the Dover District Regulation 19 Local Plan Submission closed on the 9th of December 2022. In total over 1900 representations were made from over 500 representors. Of the total representations received 8 were group / petition representations totalling to 1706 additional representors.

Representations are currently being processed by officers in preparation for submission to the Planning Inspector. More information regarding the Local Plan timetable can be found in the [Local Development Scheme](#).

September 2022

Councillors due to consider updated Local Plan for the Dover district

Councillors are due to consider the submission version of the district's Local Plan at a meeting on Wednesday, October 12.

The document sets out the vision and framework for future development in the district up to 2040, including where new homes, shops and businesses should be built.

The plan also includes policies to ensure infrastructure is provided to support new development, to protect and enhance the natural environment, and to mitigate and adapt to climate change.

A public consultation of the draft document took place during spring 2021, with more than 3,000 comments received.

These comments were all considered, and alongside national policy and background evidence, have informed an updated version of the Local Plan, with a number of changes made.

The key changes to site allocations are:

- The addition of 17 new housing sites that can accommodate approximately 360 dwellings
- Two new employment site allocations at White Cliffs Business Park (Phase 4) and Statenborough Farm in Eastry
- Four sites identified for a mixture of employment to support their regeneration: the former Snowdown Colliery in Aylesham, The Citadel Western Heights, Fort Burgoyne and Dover Waterfront

The following housing site allocations have been removed from the Plan:

- 500 homes at north Aylesham
- 100 homes at the former Channel Tunnel workers accommodation, Farthingloe
- 100 homes in Westcourt Lane, Shepherdsweil
- Several other housing site allocations including at Lower Gore Field in Eastry, Wycherley Crescent in Dover, the former guide hut in Whitfield and land at Monkton Court Lane have also been removed.

Overall, the number of homes identified through site allocations has reduced by more than 1,000 dwellings.

Three strategic housing allocations at Whitfield (up to 6,350 homes), South Aylesham (640 homes) and Elvington/Eythorne (300 homes), are still proposed in the Plan.

Subject to approval of the Local Plan by councillors, a seven-week consultation will begin on Friday, October 21.

A Local Plan hotline will be in place and public engagement events held both online and at locations across the district.

Following the public consultation, the submission version will be sent to the Planning Inspectorate alongside the responses received and supporting documentation.

The Inspectorate will then carry out independent examination in public of the Plan.

Cllr Nicholas Kenton, cabinet member for planning and environment, said: "The Local Plan is the blueprint for development in the Dover district over the next 20 years and sits at the heart of the planning system.

"This important document provides the framework against which all planning decisions are considered.

"Not only does it provide a framework for housing development, it will also assist in securing much-needed community facilities and services for people living in the Dover district.

"As well as identifying sites for development, the Local Plan includes policies covering a range of topics such as climate change, design and place-making, the natural and historic environment, town centres, transport and infrastructure.

"These policies will ensure that development within the district is of high quality, meets the needs of local people and is supported by the necessary infrastructure."

To see the updated draft Local Plan go to [Dover District Local Plan - Regulation 19 Document](#)

September 2022

Local Development Scheme and Timetable for Local Plan

The timetable for the production of local plan and consultation at the different stages is set out in the [Local Development Scheme \(LDS\)](#).

The Planning and Compulsory Purchase Act 2004 places a statutory duty on the Council to maintain an up-to-date Local Development Scheme (LDS) that sets out the timetable for the production of the Council's Local Plan. It is important to be kept up-to-date to reflect the Council's Local Plan progress, and in doing so keep residents and key stakeholders informed.

Cabinet Members approved an update to the Local Development Scheme (LDS) on Monday 5th September 2022.

View the current [Local Development Scheme \(Sept 2022\)](#).

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Evidence Base

Evidence Base Page Screenshot

We have produced a number of studies, plans and strategies to inform the plan making process and these are available to view below. Please refer to the [Local Plan Glossary](#) as a reference for any abbreviations used within the Evidence Base.

Whole Plan

[Sustainability Appraisal Reg 19 Local Plan Sept 22 \(inc. Appendices A-E\)](#)

[Sustainability Appraisal Appendix F Site Assessments Sept 2022](#)

[Reg 18 Sustainability Appraisal of the Draft Local Plan \(2020\)](#)

[Habitat Regulations Assessment Sept 2022](#)

[Whole Plan Viability Study \(2020\)](#)

[Viability Update Note August 2022](#)

[Regulation 22 Consultation Statement Part 1 Reg 18](#)

[Regulation 22 Appendix A - List of Statutory and Specific Consultees](#)

[Regulation 22 Appendix B Consultation Events and Workshops](#)

[Regulation 22 Appendix C - Reg18 Consultation Events](#)

[Regulation 22 Appendix D - Consultation on LP Background Documents](#)

[Regulation 22 Appendix E - Reg 18 Rep Summary and Response](#)

Housing and Economic Land Availability Assessment

[HELAA Main Report September 2022](#)

[Appendix 1a HELAA 2022-Housing Site Assessments](#)

[Appendix 1b HELAA 2022 Employment Site Assessments](#)

[Appendix 1c HELAA 2022 G&T Site Assessments](#)

[Appendix 2a TC4S Initial Assessment Housing Sites Eliminated](#)

[Appendix 2b TC4S Housing Environmental Constraints](#)

[Appendix 2c TC4S Housing Sites Landscape Assessment](#)

[Appendix 2d TC4S Housing Sites Highways Assessment](#)

[Appendix 2e TC4S Housing Sites Heritage Assessment](#)

[Appendix 2f TC4S G&T site assessment](#)

[Appendix 2g TC4S Employment Sites Assessment](#)

[Appendix 3a HELAA 2020 Housing Sites Landscape Assessment](#)

[Appendix 3b HELAA 2020 Housing Sites Highways Assessment](#)

[Appendix 3c HELAA 2020 Housing Sites Heritage Assessment](#)

[Appendix 3d HELAA 2020 Housing Sites Environmental Constraints](#)

[Appendix 3e HELAA 2020 Initial Assessment Housing Sites Eliminated](#)

[Appendix 3f HELAA 2020 Initial Assessment Employment Sites Eliminated](#)

[Appendix 3g Stakeholder Engagement post Reg18 evidence](#)

[Appendix 4 HELAA Duplicate Sites_2022](#)

Site Allocations Evidence

Selection of Site Allocations Reg 19 Sept 2022

Settlement Hierarchy and Confines Topic Paper Aug 2022

Gypsy & Traveller Site Options (Review)

Gypsy and Traveller Potential Sites Assessment Version 2

Minerals Assessment of Regulation 19 Sites May 2022

Whitfield Masterplan (2011)

Landscape Sensitivity Assessment - (2021)

Climate Change Evidence

Strategic Flood Risk Assessment (2019) - SFRA

Addendum to Strategic Flood Risk Assessment Dec 2021

Strategic Flood Risk Assessment Level 2 Dec 2021

A Sequential Approach to Site Selection May 2022

Water Cycle Study 2022

Site Specific Guidance for Managing Flood Risk(2019)

Review of Coastal Change Management Areas (2018)

Dover Mid Town Flood Modelling

Climate Change Topic Paper 2022

Place Making Evidence

Open Space and Sport Topic Paper Sept 2022

DDC Indoor Sports Facilities Strategy Draft 2022

Open Space Assessment Report (2019)

Open Space and Play Standards Paper (2019)

Playing Pitch Strategy Assessment Report (2019)

Playing Pitch Strategy & Action Plan. (2019)

Housing Evidence

Strategic Housing Market Assessment Part 1 (2017)

Strategic Housing Market Assessment Part 2 (2017)

Strategic Housing Market Assessment (Partial Update 2019)

Gypsy, Traveller & Travelling Showpersons AA (2018)

Modelling the future demand for First Homes

Housing Topic Paper September 2022

Employment and the Local Economy Evidence

Economic Development Needs Assessment Update 2021

Economic Development Needs Assessment (2017)

Economic Growth Strategy - (2021)

Tourism and Visitor Economy Strategy (2020)

Tourism Topic Paper (2020)

Transport and Infrastructure Evidence

Infrastructure Delivery Plan - October 22

IDP Appendix 1 Infrastructure Delivery Schedule

IDP Appendix 2 KCC Forward Works Programme 2021-22

Regulation 19 Transport Modelling Forecasting Main Report

Regulation 19 Transport Modelling Forecast Report - Appendices

WSP - Dover and Deal Transport Model Specification Report (2018)

WSP - North Deal Study Data Collection Report (2018)

Reg 18 Transport Model Forecasting Report 2021

Kent Vehicle Parking Standards (2006)

Kent Design Guide Review - Residential Parking (2008)

Aylesham Walking and Cycling Audit 2020

Deal Town Walking and Cycling Audit 2020

Dover Town Walking and Cycling Audit 2020

Sandwich Town Walking and Cycling Audit 2020

Walking and Cycling Final Three Towns report 2020

Natural Environment Evidence

Dover Green and Blue Infrastructure Strategy Evidence Report May 2022

River Stour Connectivity Study Sept 2022

Thanet Coast and Sandwich Bay SPA SAMP Strategy Sept 2022

Thanet Coast and Sandwich Bay SPA SAMP Evidence Report Sept 2022

Lydden Temple Ewell Dover Kingsdown SAC Visitor Surveys (2021)

Air Quality Study (2021)

Landscape Character Assessment (2020)

Biodiversity Opportunity Area Statement - Dover & Folkestone Cliffs & Downs

Biodiversity Opportunity Area Statement - East Kent Woodlands & Downs

Biodiversity Opportunity Area Statement - Lower Stour Wetlands

Historic Environment Evidence

Revised Heritage Strategy (2020)

Dover Archaeological Characterisation (2021)

Historic Environment Topic Paper (2020)

Western-Heights-Masterplan (2015)

Western Heights Heritage & Landscape Appraisal V2

Western Heights Heritage & Landscape Appraisal V1 Report

Western Heights Heritage & Landscape Appraisal V3 Vegetation Action

Western Heights Heritage & Landscape Appraisal V4 Historic-OS-Maps

Deal South Barracks Conservation Area Appraisal

Nelson Street Conservation Area Appraisal

Dover Town Centre Conservation Area Character Appraisal

Upper Deal Conservation Area Appraisal

Victoria Rd Wellington Rd Conservation Area Appraisal

Waterloo Crescent Conservation Area Appraisal

Kingsdown Conservation Area Character Appraisal

Duty to Co-operate

DDC Duty to Cooperate Statement Sep 2022

East Kent MoU Update 2021

SoCG between DDC and FH Update October 2022

DDC and FHDC SoCG Feb 2020

DDC and CCC SoCG April 2021

DDC and TDC SoCG April 2022

SoCG - DDC, NH and KCC October 2022

Supporting Documents

[Authority Monitoring Report 2019-20](#)

[Authority Monitoring Report 2018-19](#)

[Local Development Scheme Sep 22](#)

[Statement of Community Involvement \(2019\)](#)

[Equality Impact Assessment \(2020\)](#)

[Housing Supply Technical Paper \(2020\)](#)

[Local Plan Glossary of Abbreviations](#)

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The Regulation 19 Local Plan Consultation has now CLOSED.

Representations received after 5pm on Friday 9th December will not be considered. This website will be updated with next steps shortly.

Regulation 19 Local Plan

The Regulation 19 Submission Local Plan sets out the vision, strategic objectives and overarching development strategy for future growth in the District over the period to 2040. The Regulation 19 Submission Local Plan was published for public consultation for 7 weeks from the 21st of October to the 9th of December.

- [Local Plan FAQ's \(Updated 28th November\)](#)
- [Dover District Local Plan Regulation 19 Submission Document PDF](#)
- [Local Plan Regulation 19 Policies Map](#)
- [Summary of Reg 19 Plan and Main changes since Regulation 18 Draft Local Plan](#)
- [Summary of Site Allocations by settlement including changes since Regulation 18 Draft Local Plan](#)
- [Infrastructure and Section 106 FAQ's](#)

Have Your Say

You can comment on the Regulation 19 Submission Local Plan using the councils [Consultation Portal](#). All comments must be received by the Council no later than 5pm on the 9th December 2022 otherwise they cannot be accepted.

The Consultation Portal is the easiest and most efficient way to read and make comments on the Regulation 19 Submission. **It is essential that you read the below documents prior to making a comment. Comments not submitted in the correct format will not be considered.**

- [How to Comment Guide](#)
- [Guidance on Legal Compliance, Soundness and the Duty to Cooperate](#)
- [Statement of Representation Procedure](#)
- [How to use the Local Plan Website and How to Comment Video \(YouTube\)](#)
- [Virtual Event Presentation \(YouTube\) - Added 29/11/2022](#)

Have Your Say

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- [Statement of Representation Procedure](#)
- [How to use the Local Plan Website and How to Comment Video \(YouTube\)](#)
- [Virtual Event Presentation \(YouTube\) - Added 29/11/2022](#)

Exhibitions and Events

If you would like to find out more about the Regulation 19 Pre-Submission Local Plan and what it means for the District then the Council will be holding a number of Virtual and In-Person Public Exhibition Events:

- Aylesham - Welfare Leisure Centre, Spinney Lane - Tuesday 1st November 3-7pm
- Deal - Dover Youth Hub, Park Avenue - Friday 4th November 3-7pm
- Sandwich - The Gallery, Sandwich Guildhall - Wednesday 9th November 3-7pm
- Dover - St Mary's Parish Centre - Wednesday 16th November 1-5pm
- Online 'virtual' exhibitions:
 - Tuesday 8th November 12-2pm
 - Tuesday 22nd November 6-8pm.

If you would like to download a poster to advertise the consultation then it is available below:

- [Regulation 19 Submission Consultation Poster PDF](#)

Other Open Consultations

Alongside this Local Plan the following documents are also open for public consultation at the same time.

- Sustainability Appraisal of the Dover District Local Plan
- Habitats Regulation Assessment on the Dover district Local Plan
- Infrastructure Delivery Plan Draft for Consultation 2022

These can all be viewed and commented upon via the [consultation portal](#).

Hard Copies

Hard copies of the main consultation documents will be available at the following deposit points:

- **Council Offices**, White Cliffs Business Park, Whitfield 01304 821199 – open M-F 10-4
- **Ash Library**, Ash Village Hall, 10 Queen's Road – open M, T, W, F, S
- **Aylesham Library**, Aylesham Community Centre, Ackholt Road – open T, T, F, S
- **Deal Library**, Broad Street – open M, T, W, T, F, S, S
- **Dover Library**, Dover Discover Centre, Market Square – open M, T, W, T, F, S
- **Sandwich Library**, 13 Market Street – open T, T, F, S
- **St Margarets-at-Cliffe Library**, 16 Kingsdown Road – open M, W, F, S
- **Mobile Libraries**

Further information on library opening hours and be found at [Find your library \(kent.gov.uk\)](#)

If you need a copy of a consultation document in paper form, or an alternative format (such as large print or audio format) please contact us on 01304 872244 Mondays, Wednesdays and Fridays 2 – 4pm for assistance, or email localplan@dover.gov.uk

Where I Live Screenshot

Settlement Maps

These maps set out a settlement-by-settlement summary of the sites proposed for development in the Local Plan, including a summary of the findings of the Housing and Employment Land Availability Assessment 2002 and how sites have been selected for allocation.



Albam



Aab



Aylsham



Capel Le Ferne



Deal



Denton



Dover



Estry



Eythorne And Elmington



Goodstone (And Chilkesley)



Hougham



Langton



Lyddes



Morlinges



Northbourne



Preston



Ringwood With Kingsdown



Ripple



St Margarets



Sandwich



Shepherdown



Staple



Suttis



Tilsenstone



Wingham



Woodwithborough



Worth



Housing sites

Gypsy and Traveller Sites

Employment sites

Identification of Housing Sites

Sites for housing have been identified in the District through:

1. An evidence review and call for sites undertaken in 2017 (see sites with a settlement specific reference e.g. ALK001)
2. A targeted call for sites undertaken alongside the consultation on the Regulation 18 Local Plan (see sites with a TC4S reference)

Where further information has been submitted on existing HELAA sites as part of the targeted call for sites, the original HELAA reference has been used on the following maps for ease of reference. A list of duplicate sites and their assessment can be found in the HELAA Report.

[View HELAA Report](#)



Stage 1 Assessment

Sites have been subject to a first stage assessment. Here sites were eliminated if they were:

- Too small;
- Covered by national designations; and/or
- Contrary to policy.

The findings of this exercise are shown on the map.



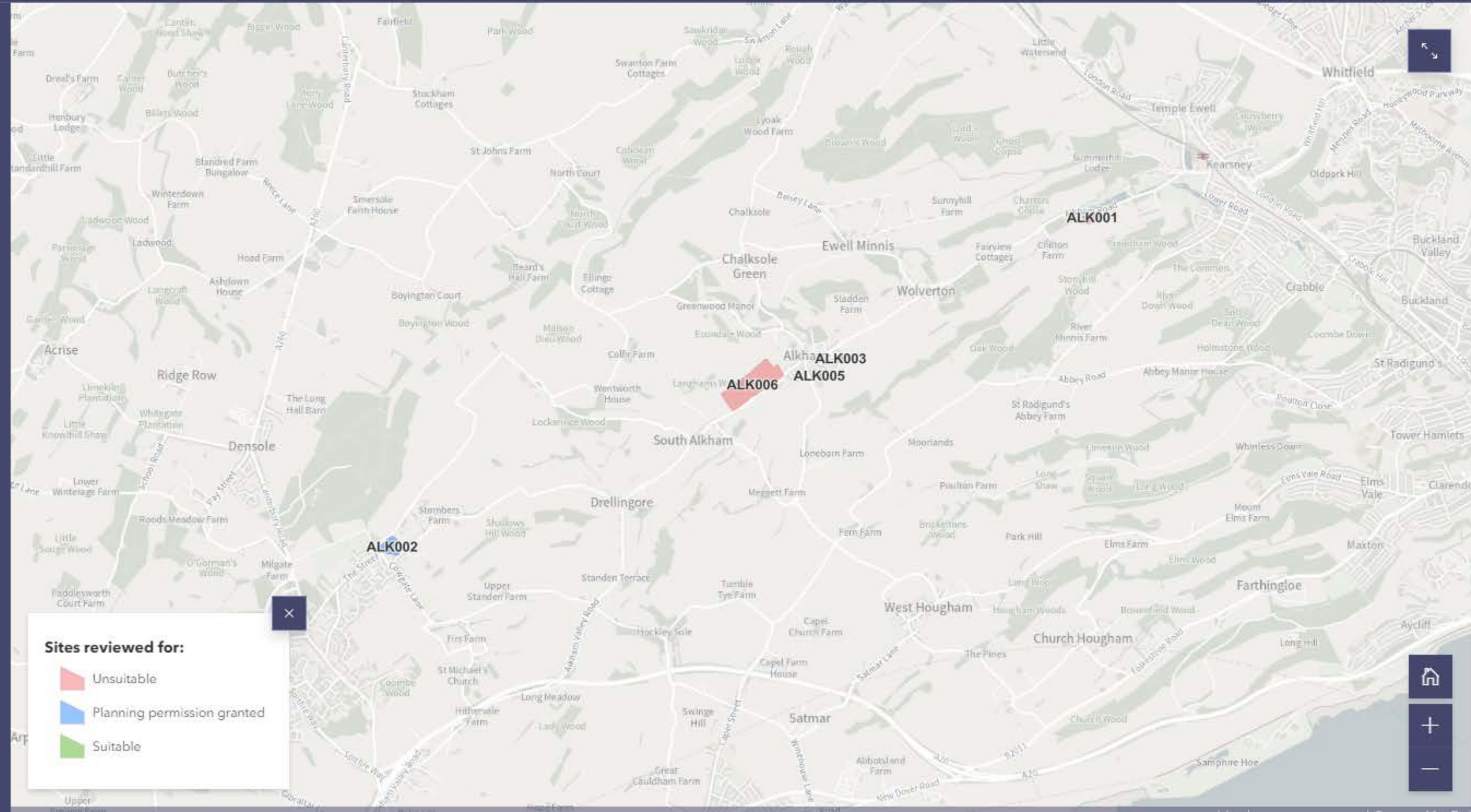
Suitability Assessment

Sites have been assessed to determine their suitability based on:

- Site size, physical characteristics of the site and location;
- Land uses and character of surrounding area;
- Landscape impact;
- Heritage impact;
- Access and highways;
- Environmental constraints; and
- Consistency with the emerging Local Plan policies.

Comments were also sought from key stakeholders on certain sites.

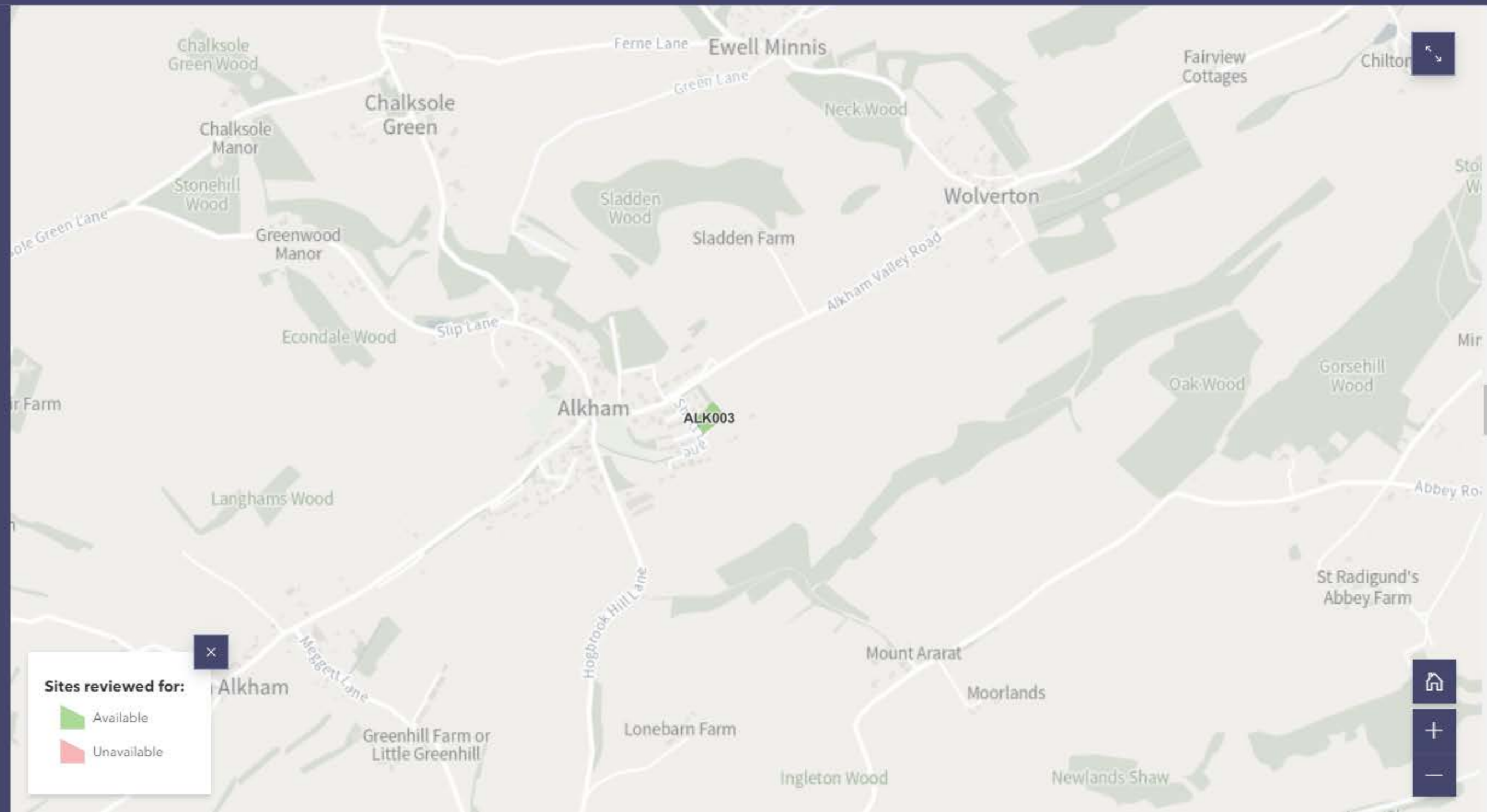
Sites have been classified as being either: suitable, potentially suitable, unsuitable, or subject to planning permission. As shown on the map.



Availability Assessment

Where sites have been identified as suitable or potentially suitable land owners/ site promoters have been contacted to confirm whether the site is available for development over the Plan period, and when it is likely to come forward.

Sites have been classified as being either: available, potentially available or unavailable. As shown on the map.

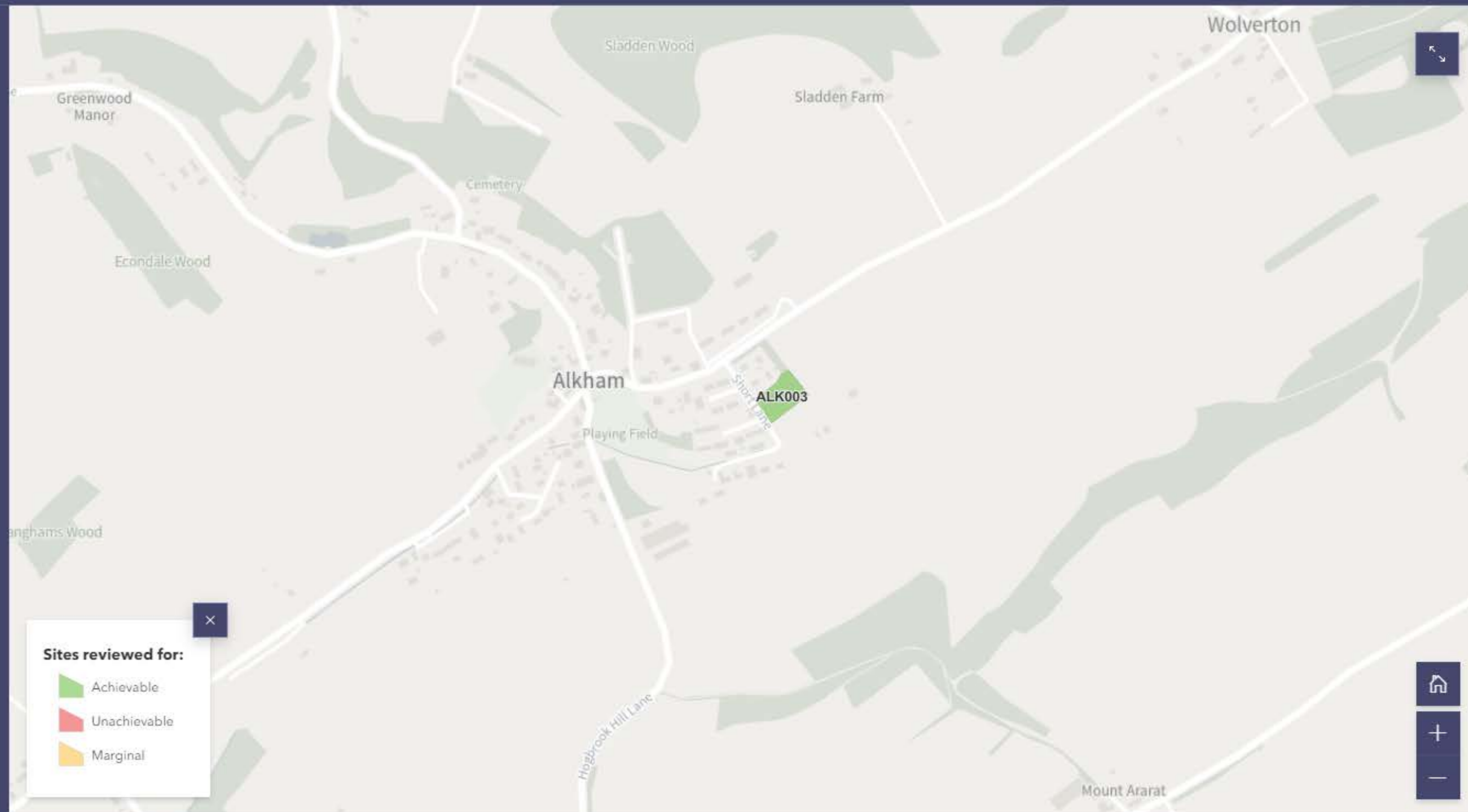


Achievability Assessment

Suitable/ potentially suitable sites confirmed as being either available or potentially available have been subject to an achievability assessment, to determine the likelihood of that development coming forward in the future.

The achievability assessment has been informed by the findings of the Whole Plan Viability Study (2020).

Sites have been classified as being either: achievable, marginal or unachievable. As shown on the map.



Site Selection for Allocation

The HELAA is a technical study required to support the Local Plan. The HELAA does not determine whether a site should be allocated for development, that is the role of the Local Plan.

In determining which sites should be taken forward as housing allocations in the Local Plan the Council has considered:

- The overarching growth strategy set out in the draft Local Plan;
- Site specific Sustainability Appraisal assessments carried out as part of the Sustainability Appraisal of the Local Plan;
- Housing need and supply;
- The revised settlement hierarchy;
- The Whole Plan Viability Study;
- The Air Quality Study;
- The Flood Risk Assessment of the proposed allocations;
- Minerals Assessments
- The Local Plan Transport Modelling Work; and
- Representations made by key stakeholders and site promoters



Regulation 19 Local Plan Housing Allocations

To meet the Council's identified housing need the following housing allocations are proposed in Alkham:

[+ ALK003](#)

To read and comment on the site allocations in the Local Plan please click the button below.

[View Local Plan](#)



Gypsy and Traveller Sites

The Council's Gypsy and Traveller Accommodation Assessment (GTAA) update (2020) identified a need for 42 pitches over the Plan period.

This need is planned to be met by the following:

- Existing planning permissions.
- Turnover on existing sites.
- Intensification of existing sites.
- Windfall sites.

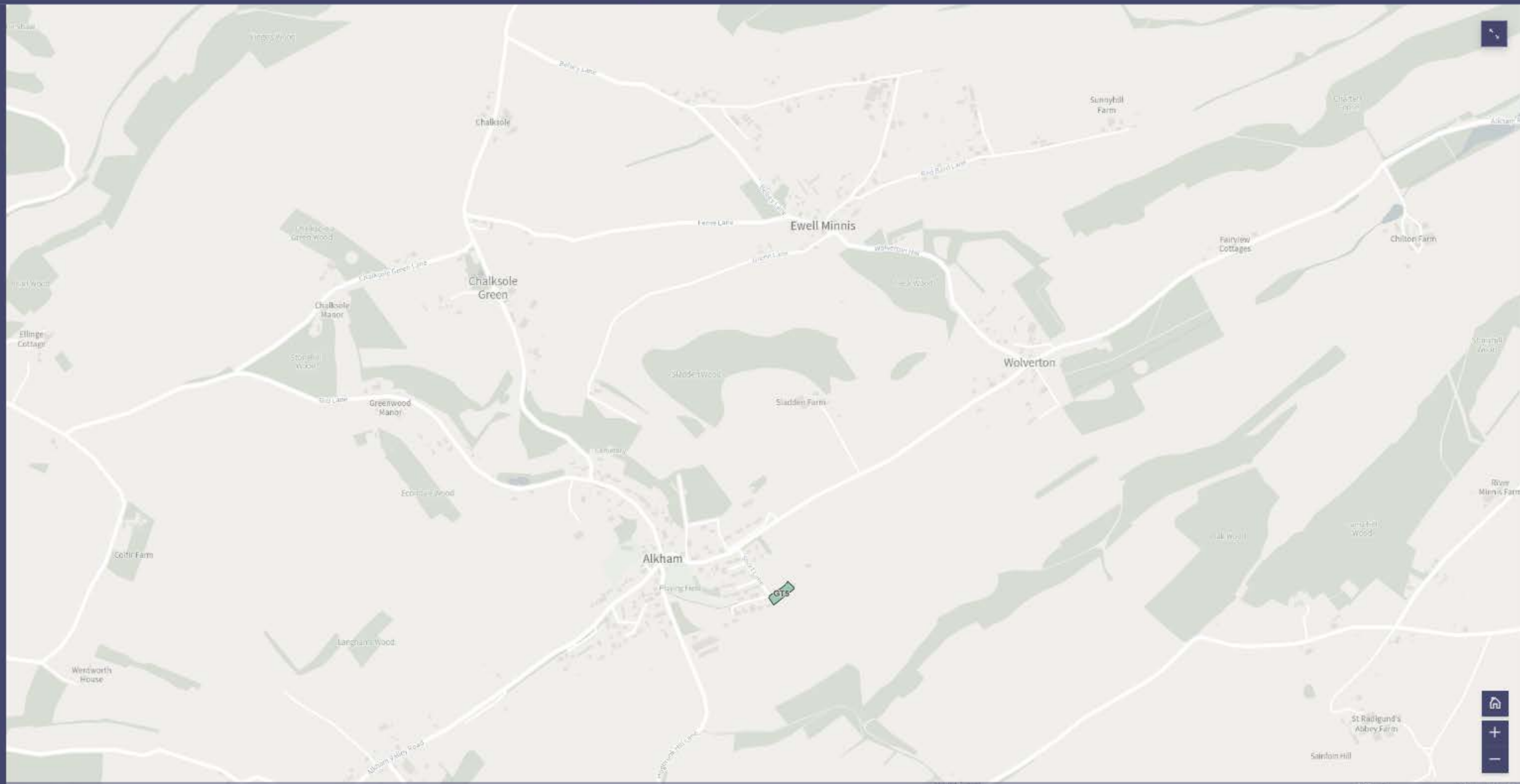
Policy H3 Meeting the Needs of Gypsies and Travellers identifies those sites which are suitable for intensification and sets out the number of additional pitches deemed suitable for each site and criteria for ensuring the sites are developed appropriately.

The map shows the proposed gypsy and traveller intensification sites in Alkham.

Sites with the reference GT were identified through the Gypsy and Traveller Site Options Review (2020) and sites with the reference TC4S were identified through the recent call for sites.

To read and comment on the site allocations in the Local Plan please click the button below.

[View Local Plan](#)



Identification of Employment Sites

Sites for employment have been identified in the District through:

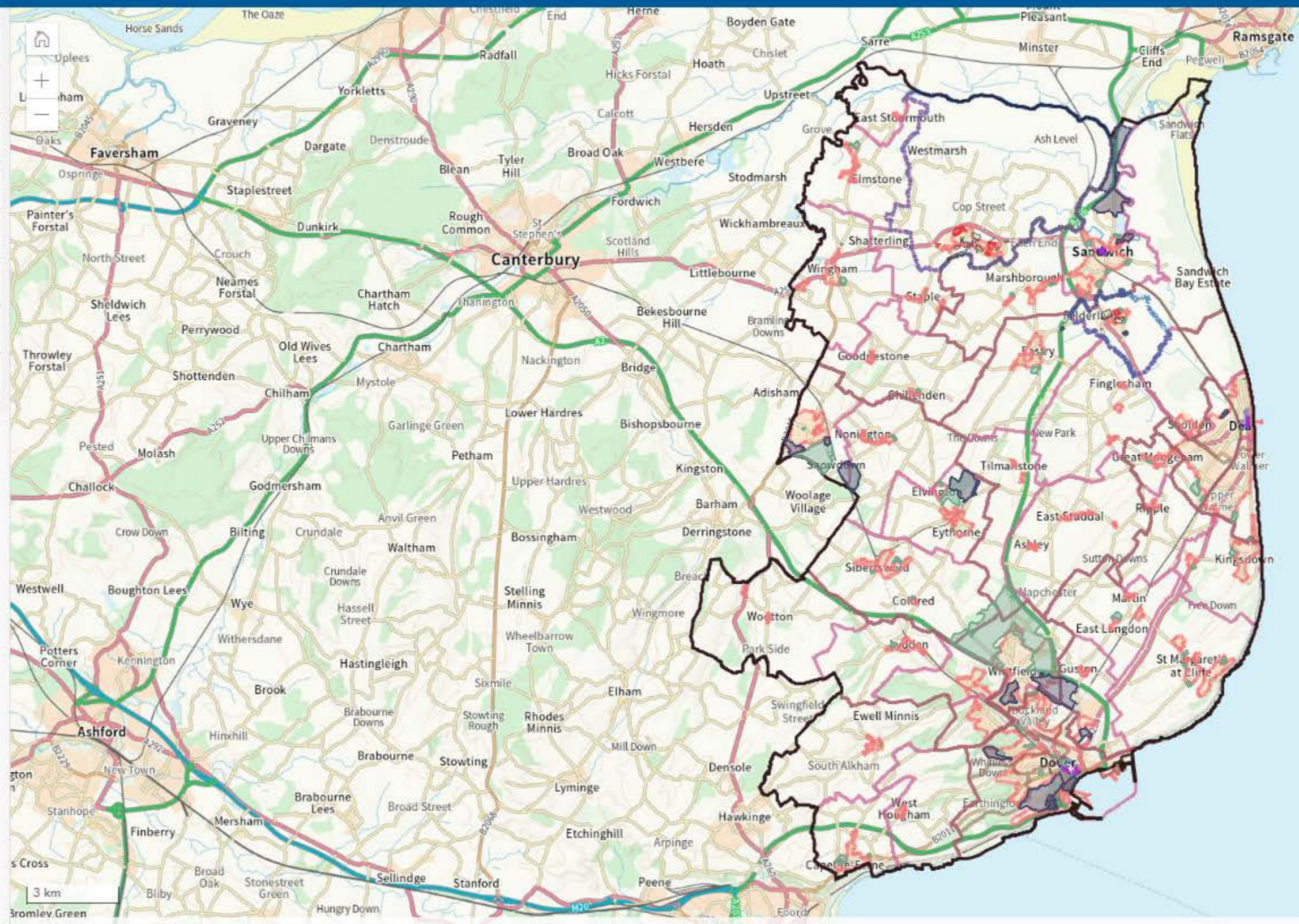
- An evidence review and call for sites undertaken in 2017 (see sites with the reference ELR)
- A targeted call for sites undertaken alongside the consultation on the Regulation 18 Local Plan (see sites with a TC4S reference)

Where further information has been submitted on existing HELAA sites as part of the targeted call for sites, the original HELAA reference has been used on the following maps for ease of reference. A list of duplicate sites and their assessment can be found in the HELAA Report.

[View HELAA Report](#)



- Site Allocations
- Other Adopted Development Plan Documents
- Boundaries
- Employment and Retail
- Historic Environment
- Natural Environment and Climate Change
- Open Space
- Transport



How to use the Local Plan Website and How to Comment Video (YouTube) - Screenshot

The screenshot displays the homepage of the Dover District Local Plan website. At the top, there is a navigation bar with the logo on the left and a search box on the right. A prominent blue button labeled "VIEW THE DRAFT LOCAL PLAN" is positioned in the upper right. Below the navigation, a large, colorful illustration depicts a landscape with green hills, a yellow sun, and various community icons like houses, schools, and a bus. The main heading "Dover District Local Plan" is centered, followed by a welcome message: "Welcome to the Dover District Local Plan Website. The Local Plan sets out the vision, strategic objectives and overarching development strategy for the growth of the District over the period to 2040. We are currently in an open consultation stage of the Local Plan Process called Regulation 19." Below this, a "Get Involved" button is visible. At the bottom, a video player interface shows a play button, a progress bar at 0:00 / 9:59, and standard video controls.

VIEW THE DRAFT LOCAL PLAN

Dover District Local Plan

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Dover District Local Plan

Welcome to the Dover District Local Plan Website. The Local Plan sets out the vision, strategic objectives and overarching development strategy for the growth of the District over the period to 2040. We are currently in an open consultation stage of the Local Plan Process called Regulation 19.

Get Involved

0:00 / 9:59



Dover District
Local Plan

Dover District Local Plan Consultation Regulation 19 Submission

Public Virtual Event - Teams Live



▶ ⏪ 🔊 0:14 / 29:04 • Intro >





Regulation 22 Part 2: Appendix D





Dover District

Local Plan Consultation

Have your say on the future of Dover District



The consultation on the Regulation 19 Submission
Dover District Local Plan is open from

21 October - 9 December 2022

To view and comment on the Plan please go to www.doverdistrictlocalplan.co.uk
or come along to one of our public exhibition events

- Aylesham - Welfare Leisure Centre, Spinney Lane on Tuesday 1 November, 3-7pm
- Deal - Dover Youth Hub, Park Avenue on Friday 4 November, 3-7pm
- Online virtual event on Tuesday 8 November, 12-2pm
- Sandwich - The Gallery, Sandwich Guildhall on Wednesday 9 November, 3-7pm
- Dover - St Mary's Parish Centre on Wednesday 16 November, 1-5pm
- Online virtual event on Tuesday 22 November, 6-8pm

Copies of the Plan and main supporting documents are available for reference
at the Dover District Council offices, Whitfield and in Ash, Aylesham, Deal,
Dover, Sandwich and St Margaret's-at-Cliffe public libraries during normal
opening hours.

www.doverdistrictlocalplan.co.uk

If you are having problems accessing the
consultation document please telephone
01304 872244 – Mon, Wed, Fri 14:00-16:00

A bold vision for **2040**



SCAN ME





Dover District

Local Plan Consultation

Have your say on the future of Dover District



Drop in Public Exhibition

Thursday 24th November 4pm-6pm

Elvington Community Centre

The consultation on the Regulation 19 Submission
Dover District Local Plan is open from
21 October - 9 December 2022

Copies of the Plan and main supporting documents are available for reference at the Dover District Council offices, Whitfield and in Ash, Aylesham, Deal, Dover, Sandwich and St Margaret's-at-Cliffe public libraries during normal opening hours.

www.doverdistrictlocalplan.co.uk

If you are having problems accessing the consultation document please telephone 01304 872244 – Mon, Wed, Fri 14:00-16:00

A bold vision for **2040**





Dover District

Local Plan Consultation

Have your say on the future of Dover District



The consultation on the Regulation 19 Submission
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www.doverdistrictlocalplan.co.uk

If you are having problems accessing the
consultation document please telephone
01304 872244 – Mon, Wed, Fri 14:00-16:00

A bold vision for **2040**



SCAN ME



LOCAL PLAN UPDATE

Some 50 people attended the Local Plan exhibition held at Aylesham Welfare Leisure Centre, which was one of a series of in-person and virtual public events held by Dover District Council.

The most common questions from attendees focused on the impact upon local infrastructure, including what improvements would be needed to the road network.

Concerns were also raised about bus services and children having to travel to secondary school from Aylesham

A seven week consultation has run through the autumn and ends December 9.

All formal representations made will be sent to the Planning Inspectorate along with the submission version of the Local Plan.

The Inspectorate will then carry out an independent examination of the Plan in public.





help you reduce, reuse, and recycle.

- [More on Great British Spring Clean](#)

A Framework for the Future

DDC is working to finalise the final draft of the Local Plan, which sets out the vision and framework for development in the district to 2040.

It was intended that publication and consultation on the final draft would commence this spring, however that has had to be delayed due to matters being raised, which we are working to resolve.

For the latest information, please see [here](#).

- [More on Local Plan](#)



Dover District
Local Plan



the Community Safety Partnership. It sees safety standards put in place at pubs, clubs and bars with the aim of reducing alcohol-related crime and encouraging safety in the night-time economy.

- [More on Best Bar None](#)

Have Your Say Now on Local Plan

There are just three more days to go before the public consultation into the [Local Plan](#) review ends – make sure you have your say.

The Local Plan sets out the vision for Dover District up to 2040, including sites for new housing and where businesses could be built. A seven-week consultation ends on Friday, December 9.

Hundreds of people have already attended a series of in-person and virtual [public exhibitions](#). Responses received will be sent to the Planning Inspectorate along with the Local Plan and an independent examination will then be carried out in public.

- [More on Local Plan](#)



Dover District
Local Plan



Your vote matters, don't lose it.

- [More on elections](#)

Local Plan Update

DDC is moving into the next phase of its [Local Plan](#) review, with councillors set to consider the submission version of the document at Full Council in October.

The document will be published for a seven-week consultation, when public engagement events will be held both virtually and in-person at locations across the district. Following the consultation, the submission version will be sent to the Planning Inspectorate, with consultation responses and supporting documentation. The Inspectorate will carry out an independent examination in public of the plan.

The Local Plan sets out the vision and framework for future development in the district for the next 20 years to 2040. See the [Local Plan](#) website for updates and to sign up to be notified when the consultation commences.

- [More on the Local Plan](#)



Dover District
Local Plan

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Local Plan consultation ends on Friday, December 9

Dover District Council sent this bulletin at 05-12-2022 01:14 PM GMT

Four days left to have your say on new Local Plan

There are just four days to go until the public consultation on the Local Plan closes.

Responses must be submitted **no later than 5pm on Friday, December 9**, and these should be made online at www.doverdistrictlocalplan.co.uk

Printed representation forms and guidance notes will however be available on request if this is not possible.

Around 300 people attended a series of virtual and in-person public engagement events to find out more about the district's Local Plan.

The important document sets out the vision for the Dover district up to 2040, including sites for new housing and where businesses could be built.

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2 : 24



Hundreds of people attend Local Plan public exhibitions

Dover District Council sent this bulletin at 25-11-2022 01:13 PM GMT



Dover District
Local Plan Consultation

Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



Hundreds of people attend Local Plan public exhibitions

Around 300 people have attended a series of virtual and in-person public engagement events to find out more about the district's Local Plan.

Members of the public had the chance to speak to a team from Dover District Council, ask any questions and find out how to give feedback.

There are now just two more weeks to go before the public consultation on the Local Plan ends – so make sure you have your say now.

The consultation will continue to run until **Friday, December 9**, and all responses must be made **no later than 5pm**.

The Local Plan sets out the vision for the Dover district up to 2040, including sites for new housing and where businesses could be built.

It includes policies to help adapt to climate change and preserve the environment, while also helping to deliver improvements to infrastructure, such as the Whitfield and Duke of York roundabouts.

Responses received during the seven-week consultation will be sent to the Planning Inspectorate along with the Local Plan. An independent examination will then be carried out in public to see whether the Plan can be adopted.

A previous public consultation, carried out in spring 2021, received more than 3,000 comments which were used to inform this latest, updated version of the Local Plan.

This includes changes to the sites proposed for housing and employment development. Overall, the number of homes identified through site allocations has reduced by more than 1,000 dwellings.

Some new housing sites have been identified accommodating approximately 360 dwellings and two new employment site allocations are included in the latest document.

Cllr Trevor Bartlett, leader of Dover District Council, said: "The Local Plan shapes the district up to 2040 and it is therefore crucial we all play our part in its development.

"Thank you to all those who came along to our public exhibitions and have taken the time to read through the Plan and provide feedback.

"This is invaluable to making sure we create a sustainable development framework to meet the needs of the growing population of the district."

The Local Plan and all supporting documents are available at www.doverdistrictlocalplan.co.uk

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Local Plan public exhibition to be held in Dover

Dover District Council sent this bulletin at 14-11-2022 02:40 PM GMT



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 21 October - 9 December 2022
www.doverdistrictlocalplan.co.uk



Next Local Plan public exhibition to be held in Dover

The next Local Plan public exhibition is being held on Wednesday, November 16, from 1-5pm at St Mary's Parish Centre in Dover.

Come along and speak to the team from Dover District Council who will be on hand to answer your questions and help talk you through the Local Plan.

The Plan sets out the vision and framework for future development up to 2040, including where new homes, shops and businesses could be built in the district.

The document also includes policies to ensure infrastructure is provided to support new development, to protect and enhance the natural environment, and to mitigate and adapt to climate change.

The public consultation runs until Friday, December 9, and following this the submission version of the Local Plan will be sent to the Planning Inspectorate alongside the responses received.

The Inspectorate will then carry out independent examination of the Plan in public.

To see the Local Plan go to www.doverdistrictlocalplan.co.uk

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Online Local Plan event to take place

Dover District Council sent this bulletin at 07-11-2022 03:04 PM GMT



Dover District
Local Plan Consultation

Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



Teams Live event on the Local Plan to take place

The first of the online public events on the Local Plan will take place on Tuesday, November 8.

The event will start at 12pm and will last for approximately 1.5 hours, depending on the number of questions asked by the public.

To join the meeting click www.doverdistrictlocalplan.co.uk/get-involved#events

A series of in-person and online events are being held as part of the seven-week public consultation, which runs until Friday, December 9.

The Local Plan sets out the vision and framework for future development, including where new homes, shops and businesses should be built.

Two events, one in Aylesham and another in Deal, have already been held.

The remaining exhibitions will be at the following locations:

- Tuesday, November 8, from 12pm, on Microsoft Teams Live
- Wednesday, November 9, from 3-7pm at The Gallery, Sandwich Guildhall
- Wednesday, November 16, from 1-5pm at St Mary's Parish Centre, Dover
- Tuesday, November 22, from 6-8pm on Microsoft Teams Live

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Local Plan public exhibition events

Dover District Council sent this bulletin at 04-11-2022 10:06 AM GMT



Dover District
Local Plan Consultation

**Have your say on the
future of Dover District**

21 October - 9 December 2022

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Local Plan public exhibition events

Residents are being invited to have their say on the district's Local Plan which helps shape future development in the area up to 2040.

A series of in-person and online public exhibition events are being held as part of the consultation, which runs until Friday, December 9.

The Local Plan sets out the vision and framework for future development, including where new homes, shops and businesses should be built.

The first public event was held on Tuesday, November 1, at Aylesham Welfare Leisure Centre, with some 50 people attending

The next events are as follows:

- Friday, November 4, from 3-7pm at Dover Youth Hub, Deal
- Tuesday, November 8, from 12-3pm on Microsoft Teams Live
- Wednesday, November 9, from 3-7pm at The Gallery, Sandwich Guildhall
- Wednesday, November 16, from 1-5pm at St Mary's Parish Centre, Dover
- Tuesday, November 22, from 6-8pm on Microsoft Teams Live

For more on the Local Plan and how to get involved in the public consultation see <https://www.doverdistrictlocalplan.co.uk/>

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2:19



Your chance to have a say on future development in the Dover district

Dover District Council sent this bulletin at 13-10-2022 03:01 PM BST





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Local Plan Consultation**



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Your chance to have a say on future development in the Dover district

Residents will be invited to have their say on the district's Local Plan which helps shape future development in the area up to 2040.

A series of in-person and online events will be held as part of the seven-week public consultation, which launches on Friday, October 21 and runs until Friday, December 9.

The Local Plan sets out the vision and framework for future development, including where new homes, shops and businesses should be built.

Sites across the district have been allocated for new housing, including in south Aylesham, Whitfield and Elvington/Eythorne. Land has also been earmarked for

employment opportunities.

The important document also includes policies to ensure infrastructure is provided to support new development, to protect and enhance the natural environment, and to mitigate and adapt to climate change.

Last night (Wednesday, October 13), Dover district councillors approved the submission version of the Local Plan and the next stage is the public consultation.

Public exhibition events will be at the following locations:

- Tuesday, November 1, from 3-7pm at Aylesham Welfare Leisure Centre
- Friday, November 4, from 3-7pm at Dover Youth Hub, Deal
- Tuesday, November 8, from 12-3pm on Microsoft Teams Live
- Wednesday, November 9, from 3-7pm at The Gallery, Sandwich Guildhall
- Wednesday, November 16, from 1-5pm at St Mary's Parish Centre, Dover
- Tuesday, November 22, from 6-8pm on Microsoft Teams Live

The Local Plan and all supporting documents will be available at www.doverdistrictlocalplan.co.uk on Friday, October 21, when the consultation portal will also open, allowing residents to comment. In preparation you can sign up to the consultation portal now at <https://dover-consult.objective.co.uk/kse>

Following the public consultation, the submission version will be sent to the Planning Inspectorate alongside the responses received.

The Inspectorate will then carry out independent examination of the Plan in public.

Cllr Trevor Bartlett, Leader of Dover District Council, said: "The Local Plan is a hugely important document which will shape how the district will look in the future.

"It addresses where we build new housing which in turn secures vital community facilities. The Plan also includes policies on climate change and how we can protect and enhance the natural, built and historic environment of the district.

"It is crucial that residents have their say so they can help in creating a sustainable development framework which will meet the needs of the growing population of the district over the next 18 years."

Printed copies of the Plan can be read at the council offices, White Cliffs Business Park, Whitfield and at all public libraries in the district. For full library opening times call 03000 413131.

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2:19



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2:42



Councillors due to consider updated Local Plan for the Dover district

Dover District Council sent this bulletin at 27-09-2022 11:56 AM BST



Councillors due to consider updated Local Plan for the Dover district

Councillors are due to consider the submission version of the district's Local Plan at a meeting on Wednesday, October 12.

The document sets out the vision and framework for future development in the district up to 2040, including where new homes, shops and businesses should be built.

The plan also includes policies to ensure infrastructure is provided to support new development, to protect and enhance the natural environment, and to mitigate and adapt to climate change.

A public consultation of the draft document took place during spring 2021, with more than 3,000 comments received.

These comments were all considered, and alongside national policy and background evidence, have informed an updated version of the Local Plan, with a number of changes made.

The key changes to site allocations are:

- The addition of 17 new housing sites that can accommodate approximately 360 dwellings
- Two new employment site allocations at White Cliffs Business Park (Phase 4) and Statenborough Farm in Eastry
- Four sites identified for a mixture of employment to support their regeneration: the former Snowdown Colliery in Aylesham, The Citadel Western Heights, Fort Burgoyne and Dover Waterfront

2:42



The following housing site allocations have been removed from the Plan:

- 500 homes at north Aylesham
- 100 homes at the former Channel Tunnel workers accommodation, Farthingloe
- 100 homes in Westcourt Lane, Shepherdswell
- Several other housing site allocations including at Lower Gore Field in Eastry, Wycherley Crescent in Dover, the former guide hut in Whitfield and land at Monkton Court Lane have also been removed.

Overall, the number of homes identified through site allocations has reduced by more than 1,000 dwellings.

Three strategic housing allocations at Whitfield (up to 6,350 homes), South Aylesham (640 homes) and Elvington/Eythorne (300 homes), are still proposed in the Plan.

Subject to approval of the Local Plan by councillors, a seven-week consultation will begin on Friday, October 21.

A Local Plan hotline will be in place and public engagement events held both online and at locations across the district.

Following the public consultation, the submission version will be sent to the Planning Inspectorate alongside the responses received and supporting documentation.

The Inspectorate will then carry out independent examination in public of the Plan.

Cllr Nicholas Kenton, cabinet member for planning and environment, said: "The Local Plan is the blueprint for development in the Dover district over the next 20 years and sits at the heart of the planning system.

"This important document provides the framework against which all planning decisions are considered.

"Not only does it provide a framework for housing development, it will also assist in securing much-needed community facilities and services for people living in the Dover district.

"As well as identifying sites for development, the Local Plan includes policies covering a range of topics such as climate change, design and place-making, the natural and historic environment, town centres, transport and infrastructure.

"These policies will ensure that development within the district is of high quality, meets the needs of local people and is supported by the necessary infrastructure."

To see the updated draft Local Plan go to [Dover District Local Plan - Regulation 19 Document](#)

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1:12



Dover District Council moves into next phase of the Local Plan review

Dover District Council sent this bulletin at 13-09-2022 03:04 PM BST



Dover District Local Plan

DDC moves into next phase of the Local Plan review

Cabinet members at Dover District Council have approved the district's Local Development Scheme (LDS).

The LDS is the timetable for the production of the new Local Plan, which sets out the vision and framework for future development in the district up to 2040.

It provides the public with information on the process and timetable for the preparation of documents that will form the Plan.

The approval of the LDS signals a move into the next phase of the Local Plan review, with councillors due to consider the submission version of the document at a Full Council meeting in October.

The document will then be published for a seven-week consultation when public engagement events will be held both virtually and in-person at locations across the district.

Following the consultation, the submission version will be sent to the Planning Inspectorate alongside the responses received to the consultation and supporting documentation.

The Inspectorate will then carry out independent examination in public of the Plan.

Keep an eye on [New Dover District Local Plan](#) for updates and to sign up to be notified when the consultation commences.

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Ash Parish Council

3 h · 🌐



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

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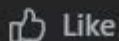


Dover District Council

20 h · 🌐

!! It's the last few days of the Local Plan consultation and we want to hear from you!
You can read the Plan here www.doverdistrictlocalplan.co.uk and have your... [See more](#)

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Write a comment...





Write a comment...



Ash Parish Council

31 October · 🌐



A chance to have your say on the Local Plan. The first exhibition takes place tomorrow. There will be further exhibitions taking place at the following locations and dates:

Deal - Dover Youth Hub, Park Avenue - Friday 4th November 3-7pm

Sandwich - The Gallery, Sandwich Guildhall - Wednesday 9th November 3-7pm

Dover - St Mary's Parish Centre - Wednesday 16th November 1-5pm

Online 'virtual' exhibitions - Tuesday 8th November 12-2pm and Tuesday 22nd November 6-8pm.... See more



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



Dover District Council

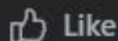
27 October · 🌐

Our first public exhibition as part of the Local Plan consultation takes place at the Aylesham Welfare Leisure Centre on Tuesday, 1 November. Pop along from 3-7... See more



1

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Ash Parish Council

21 November at 10:04 · 🌐



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

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Dover District Council

21 November at 09:21 · 🌐

📅 Another virtual event is being held tomorrow where you'll be able to find out more about the Local Plan.

It begins at 6pm and a link will be available prior to ... [See more](#)

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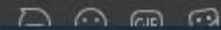
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may be difficult for thieves to spot?
try shrubs around your tank to make it hard for
thieves to reach without catching their skin or clothing?
locks so they can't be used to access your tank?





Aylesham Parish Council

10 November at 14:14 · 🌐

See Aylesham Parish Council's response to the DDC Local plan Reg 19 consultation on our website:

<http://www.ayleshampc.co.uk/.../aylesham.../local-plan/>



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Aylesham Parish Council

13 October · 🌐

! Dover District Council Draft Local Plan !

To see the updated Dover District Draft Local Plan go to:

<https://moderngov.dover.gov.uk/.../Appendix%201%20Dover...>



AYLESHAM PARISH COUNCIL

Press Release

Draft Dover District Local Plan

Whilst Aylesham Parish Council agrees there is a need to build homes both nationally and within the Dover District, Aylesham has certainly seen its fair share of development recently.

New houses, without adequate local infrastructure, put significant strain on local amenities like medical services, shops, nursery places, as well increasing traffic on our roads.

We welcome the fact that 500 homes in 'North Aylesham' have been removed from the Draft Dover District Local Plan, but this still leaves a huge development of 640 houses linking Aylesham and Snowdown into one large settlement. When it is finished, the current development will contain over 1,200 houses and so an additional 640, in what is considered a rural setting, seems rather excessive.

It is also welcomed to see the former Snowdown Colliery site featuring in the Draft Dover District Local Plan for mixed use development: this will allow future generations to appreciate the local heritage whilst creating jobs for local people.

All of this must not come at a cost to locals: any development must improve Aylesham, and not let it get left behind.

Aylesham Parish Council urges all residents to use this opportunity to help shape the village over the next two decades and share your views with Dover District Council.

Dover District Draft Local Plan Regulation 19 seven-week Consultation begins Friday 21st
October 2022

See All Photos



District
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say on the
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9 December 2022

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Like Reply 6 w



Aylesham Parish Council

13 October · 🌐



! Dover District Council Draft Local Plan !

To see the updated Dover District Draft Local Plan go to:

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Draft Dover District Local Plan

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Aylesham Parish Council urges all residents to use this opportunity to help shape the village over the next two decades and share your views with Dover District Council.

Dover District Draft Local Plan Regulation 19 seven-week Consultation begins Friday 21st
October 2022

council.

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Dover District

9 December 2022

localplan.co.uk





Aylesham Parish Council

1 November · 🌐



!! TODAY 3pm -7pm at [Aylesham Welfare Leisure Centre](#) !!



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk

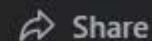


Dover District Council

25 October · 🌐

👂 Have YOUR say on future development in the district! We've launched the next phase of consultation on our draft Local Plan 📄 See the proposals and comment onl... [See more](#)

3 shares



Write a comment...



Aylesham Parish Council

27 October · 🌐





!! As of Friday 21st October, Dover District Council have launched their Regulation 19 Local Plan Consultation which closes on Friday 9th December at 5pm.

Please see the information attached on how and where can you view the documents for the Local Plan online and in person, either at Aylesham Library or Dover District Council Offices in Whitfield.

On Tuesday 1st November at Aylesham Welfare Leisure Centre there is an exhibition 3pm - 7pm



Dover District Local Plan

How to comment on the Regulation 19 Submission Local Plan

The Regulation 19 Submission Version of the Local Plan and its supporting documents are being published for public consultation for a period of 7 weeks from the **21st October 2022 to the 9th December 2022 at 5pm.**

During this time we would encourage you to read the consultation document and make comments (also known as representations).

The main consultation document, supporting evidence and settlement maps for each area of the District can be viewed at the Council's dedicated Local Plan website www.doverdistrictlocalplan.co.uk. This will be the main access point to all of the consultation material and the main way to submit comments.

What can I comment on?

Comments on the Local Plan, must be within three specific remits, that include:

- **Legal Compliance** – does the Local Plan meet the legal requirements?
- **Soundness** – has the Local Plan been positively prepared, justified, effective, and consistent with national policy? and,
- **Meets the Duty to Cooperate** – has the Council in preparing the Local Plan engaged and worked effectively with neighbouring authorities and statutory bodies?

There is separate guidance on these matters, call Legal Compliance, Soundness and Duty to Cooperate Guidance Notes.

We are also consulting on the:

- Sustainability Appraisal of the Regulation 19 Local Plan (2022),
- Habitats Regulations Assessment of the Regulation 19 Local Plan (2022),
- Infrastructure Delivery Plan (2022)

General advice when commenting

- Responses should be made through the Council's online consultation portal (<https://dover.consultobjective.co.uk/kse>);
- If you have particular difficulties using the consultation portal we may be able to accept representation forms by email (localplan@dover.gov.uk) or by post to Local Plans Team, Dover District Council, Council Offices, White Cliffs Business Park, Dover CT16 3PJ
- Attachments should only be submitted where they are necessary to support the response (e.g. plans or images) – responses that simply state 'see attachment' may not be accepted.

- Responses should be brief and to the point and aim to answer the questions on the response form.
- At consultation the Inspector will give the same weight to an issue whether it appears in hundreds of responses or only three. If you disagree, for example an older group claims a better view on how the Local Plan or one of its supporting documents should be changed, it will assist if the group only makes a single response. In such cases the response should indicate how many people the group represents, and how the group's response has been collected.

Sustainability Appraisal and Habitats Regulations Assessment

The Sustainability Appraisal and Habitats Regulations Assessment are required in order for the Local Plan to be legally compliant, but their findings are also open to consultation. Responses must specifically address the conclusions made in either the Sustainability Appraisal or Habitats Regulations Assessment, and not simply be a comment on the proposals made in the Local Plan.

Infrastructure Delivery Plan

Investment in infrastructure is needed to support the proposed levels of growth in the Local Plan. The IDP identifies what infrastructure is required, when it is required, how much it will cost and who will deliver it. Infrastructure includes transport, open spaces, schools, water supply, sewage treatment and drainage, air management. You are invited to provide your views on this detailed evidence document.

How to submit a comment on the Objective Consultation Portal

- You can view the Local Plan document without registering an Objective but you will be prompted to register for an account and give your name, email and postal address if you make a comment.
- To register for an account, click the 'Sign in / Log in' in the top right corner of the screen. From here you can choose to either log in if you already have set up an account and have a user name and password or register. If this is your first occasion using the portal, select 'Register' and set up an account.
- You can register as a first-time user to enter your details as prompted. Alternatively, you can choose to register by using an existing social media profile on either Facebook or Twitter.
- Comments have been added to specific sections of the document to enable specific comments to be made on individual sections. You will be asked to confirm your details when you answer the 30 questions in each section, please check and click the 'next' button at the bottom of the page.
- Your name, organisation and comments will be published for others to see on this portal after they have been processed, but your other personal details will not be shown. However, it may be necessary to contact those to the Planning Inspector at a later date.
- You can save your comment as Draft. Draft comments are not posted through Document as 'submitted' as that they can be returned to. Don't forget to complete comments before the consultation ends.
- Once you are happy with your comment select 'complete comment'.



- You can then review comments using the 'Review' button which will appear at the top right of the screen. You can then edit any comments by clicking on the pencil icon, and then save any changes by clicking on the save button or the tick icon.
- You then click 'submit' at the top.
- You will receive a notification email when you submit a comment and when they have been validated and published. The emails are sent out by our consultation partner and will come from consult@dover.gov.uk. If you don't receive these emails please check your junk folder as your notification email may be there.
- You are able to review all of your submitted comments across all consultations by clicking on your username at the top right of the screen.
- Please note that comments on the Sustainability Appraisal, Habitats Regulations Assessment and Infrastructure Delivery Plan are completed on a form that requires you to specify what part you are commenting on, whereas the Regulation 19 Submission document allows you to comment against the relevant part of the document.

If you have any questions on the consultation then please see our [Frequently Asked Questions](https://www.doverdistrictlocalplan.co.uk) on the Council's dedicated Local Plan website www.doverdistrictlocalplan.co.uk

If you need assistance to view and comment on the document or you are having problems using the online consultation portal then please contact us at localplan@dover.gov.uk or telephone the Local Plan team on 01323 372244 – between the hours of 10:00-16:00 Monday, Wednesday and Friday - for assistance.

For all documents, responses must be received by 5:00pm on 9th December 2022. Late responses will not be considered.



Aylesham Parish Council

5 December at 14:39 · 🌐



! 4 days left to have your say on DDC's Local Plan !

Regulation 19 Submission version of the emerging Dover District Local Plan – consultation closes on the 9th December 2022 at 5pm

Thank you to all of those that have already made a representation on Regulation 19 Local Plan Submission Document. DDC are currently processing your comments.... [See more](#)



Keep Me Posted

News and alerts by email



Dover District

Local Plan Consultation



**Have your say on the
future of Dover District**

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk





Home

PRESS RELEASE

Draft Dover District Local Plan

While Aylesham Parish Council agrees there is a need to build homes both nationally and within the Dover District, Aylesham has certainly seen its fair share of development recently. New houses, without adequate local infrastructure, put significant strain on local amenities like medical services, shops, primary schools, as well as increasing traffic on our roads.

We welcome the fact that 100 homes in North Aylesham have been released from the Draft Dover District Local Plan, but this still leaves a huge development of 640 houses in King Aylesham and Doverport into one large settlement. When it is finished, the current development will contain over 1,200 houses and on an additional 640, it will be considered a most setting, some rather excessive.

It is also welcomed to see the former Drove-down Colliery site featured in the Draft Dover District Local Plan for mixed use development. We will urge future generations to appreciate the local heritage whilst creating jobs for local people.

All of this must be covered in a road network, any development must respect Aylesham, and not let it get lost behind.

Aylesham Parish Council urges all residents to use this opportunity to help shape the village over the next few decades and share your views with Dover District Council.

Dover District Draft Local Plan Regulation 19 consultation begins Friday 21st October 2022

11th October 2022

Aylesham Parish Council



Write a comment...



Capel le Ferne Parish Council

21 October · 🌐



DOVER DISTRICT LOCAL PLAN REVIEW REGULATION 19 SUBMISSION

Dover District Council Regulation 19 Submission version of its Local Plan is now open for consultation.

This consultation on the Regulation 19 Submission version of the Local Plan is open from the 21st October 2022 and we need to receive your comment no later than 5pm on the 9th December 2022.

You can view and comment on the Regulation 19 Submission document by clicking on the link below

<https://dover-consult.objective.co.uk/kse/event/37116>

Please ensure you read the Guidance Note on Legal compliance, soundness and the Duty to Co-operate prior to making a comment.

We are also consulting on the following supporting / evidence base documents:

The Sustainability Appraisal of the Reg 19 Local Plan

Habitats Regulation Assessment of the Reg 19 Local Plan

Infrastructure Delivery Plan (IDP) 2022

Full details of how to make representations can be found in the Statement of Representation Procedure.

If you have any questions or have any issues accessing the Regulation 19 Submission version of the Local Plan online, or have any questions, please telephone the Local Plan team on 01304 872244 – between the hours of 14:00-16:00 Monday, Wednesday and Friday for assistance or email localplan@dover.gov.uk. If you require assistance with an accessible format of the Local Plan (such as large print or audio format), please contact the Planning Policy Team using the above number.

All the information about the Local Plan and the consultation details can be found here on the dedicated website: Get Involved (doverdistrictlocalplan.co.uk).



Dover District

Local Plan **Consultation**



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



Dover District Council
20 November 2022

Having trouble viewing or registering your comments on the Local Plan? If so, please call the DDC helpline on 01394 872244 and speak to one of the team who will. See more



Like

Comment

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Capel le Ferne Parish Council

1 h · 🌐



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



Dover District Council

19 h · 🌐

!! It's the last few days of the Local Plan consultation and we want to hear from you!
You can read the Plan here www.doverdistrictlocalplan.co.uk and have your... See more

Like

Comment

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Capel le Ferne Parish Council



Capel le Ferne Parish Council

4 November · 🌐



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

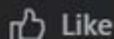
www.doverdistrictlocalplan.co.uk



Dover District Council

4 November · 🌐

! A reminder that the Local Plan team will be at Dover Youth Hub in Deal today from 3pm-7pm. They'll be on hand to talk you through the future plans for the dis... [See more](#)



Like



Comment



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Capel le Ferne Parish Council

25 November at 16:04 · 🌐



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



Dover District Council

25 November at 13:02 · 🌐

NEWS: Hundreds of people have attended public engagement events about the Local Plan. There's still time to get involved in the consultation if you haven't already... [See more](#)

Like

Comment

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Capel le Ferne Parish Council

25 November at 16:01 · 🌐



LIKE

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Capel le Ferne Parish Council

22 November at 13:35 · 🌐



Dover District Local Plan Consultation



**Have your say on the
future of Dover District
21 October - 9 December 2022**

www.doverdistrictlocalplan.co.uk



Dover District Council

22 November at 11:18 · 🌐

A reminder that DDC's virtual public exhibition on the Local Plan is on today, starting at 6pm. Go to <https://www.doverdistrictlocalplan.co.uk/get-involved#even...> See more

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CONTACTS

Maureen Leppard

Parish Clerk

Janice Henry

Community Warden

Vacancy

Police Community Support Officer

Martin Hibbert

Planning

Planning Applications

CLICK FOLLOWING LINK TO SEARCH FOR PLANNING APPLICATIONS SUBMITTED TO DOVER DISTRICT COUNCIL FOR CAPEL-LE-FERNE PROPERTIES.

REGISTER AND LOG IN

[PLANNING APPLICATIONS](#)

Dover District Council Land Allocation Plan

[Local Plan Submission Help Guide](#)

[What is a material consideration?](#)

DEDICATED WEBSITE LINK – <https://www.doverdistrictlocalplan.co.uk/>

LINK TO:

[PARISH COUNCILLORS' RESPONSE TO DOVER DISTRICT COUNCIL DRAFT LOCAL PLAN](#)

LINK TO:

[SUMMARY DOCUMENT AVAILABLE OF THE MAIN DRAFT LOCAL PLAN DOCUMENT](#)

FUTURE DEVELOPMENT IN CAPEL-LE-FERNE 2021

[Story Map for Capel-le-Ferne referring to the Local Plan](#)

[CAPEL SITES IN LOCAL PLAN DETAILS](#) (20th January 2021)



Deal Town Council

21 October · 🌐



Dover District Local Plan **Consultation**




**Have your say on the
future of Dover District
21 October - 9 December 2022**

www.doverdistrictlocalplan.co.uk



Dover District Council

21 October · 🌐

 The Local Plan public consultation launches today so get ready to have YOUR say!
See in detail where new homes, workplaces and infrastructure facilities will b... [See more](#)

Published: 22 Nov 22

**Deal Saturday Market
Trader at the VANguard of
green!**

Published: 9 Nov 22

Ron's Box trials free electric van

Charity Christmas Party

Published: 8 Nov 22

In aid of Deal Music and Arts and Deal
Speaking Up Group

**Planning Committee
Monday 7 November**

Published: 1 Nov 22

**A great big Deal Warm
Welcome**

Published: 27 Oct 22

Centres open across town each weekday
this winter

**Full Council Tuesday 25
October**

Published: 21 Oct 22

7.15pm

**Local Plan public
consultation launched**

Published: 21 Oct 22

Have your say on our future

Deal Charter Day

Emergency Road Closure

'Get Yer Green Grants 'ere!'



The Deal Society

Maintaining the appeal of Deal and Walmer

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Local Plan

Every local authority in England is required to have a Local Plan setting out its vision and strategies for the social and economic development of the District over a 20 year period.

Dover had such a Plan to extend from 2006 to 2026, however national policies have made that non compliant and it is being updated.

The National Planning Policy framework was developed and national government radically changed the new homes target for each district. In the case of the Dover district this target has doubled.

So Dover District Council now has to set out a new strategic policy for the period 2020 to 2040 including identifying all the sites where new housing development might take place. Among many other things it has to identify how our Heritage including conservation areas is to be protected and how our natural environment is to be conserved in a future where climate change will be a constant factor.

The Plan can be viewed on a special DDC website at www.doverdistrictlocalplan.co.uk.



Follow Us

[Follow @DealSocietyKent](#)

Subscribe to our mailing list

The Deal Society's Newsletters are occasional e-mails telling you about the heritage and other matters of interest in Deal and Walmer.



Local News

11 March 2022
AFCB: How an AFCB can be used?

DOC LOCAL PLAN

Dover District Council are now consulting on the local plan. To learn more about it and to find out how to submit your comments, please click on the following link:

<https://www.doverdistrictlocalplan.co.uk>

A hard copy of the plan is held by the Clerk or if you know of anyone who would like to read it please request this:

By email to:
enquiries@doverdc.gov.uk
By phone on:
01323 620200

LOCAL GREENS RESPOND TO LOCAL PLAN CONSULTATION (REG 19)

Approved 14 December 2022 / 14 December 2022 by @greenparty

LESS FUEL POVERTY, MORE HONESTY, MORE ACTION FOR NATURE AND CLIMATE!

Your local Green Party members worked hard with you to bring you a response to a consultation on a 24-page consultation to the DCC (Dove District Council) Reg 19 consultation that will be presented to the Planning Inspectorate.

We want to offer fuel that is cheap and reliable for the next 20 years. We want to ensure we have healthy forests that are there to help when we need them. We want everyone to have access to green spaces in which nature is flourishing. Our work around all of which our fuel and energy can be green.

There's going to be a public consultation 7 days before the DCC meeting as a test case for the public. Please make it a habit. If it helps you, submit your own comments to DCC.

[Click to view local plan consultation sheet](#)

If you have suggestions you may want to consider that will be going to get DCC's attention, DCC and or most / parish/councils in the DCC.

There are the links you need to submit your comments to the Dove District Council. The deadline is 31st July 2023. See below 2023. <http://www.dove.dove.dorset.nhs.uk>





Eastry Parish Council

10 November at 10:19 · 🌐



An additional 95 new houses planned for Eastry!
Have your say on the Local 'development' Plan before 9th December 2022



Dover Dist Local Plan



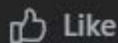
DOVERDISTRICTLOCALPLAN.CO.UK

Dover District Local Plan

Welcome to the Dover District Local Plan Website. The Local Plan sets out the vision, strategic ...



2



Like



Comment



Share



Write a comment...





Eastry Parish Council

25 October · 🌐



CONSULTATION ON DOVER DISTRICT LOCAL PLAN REVIEW REGULATION 19 SUBMISSION (The Local Plan)

Consultation has commenced on The Local Plan and supporting documents today for a period of 7 weeks until 9th December. You have hopefully received a pack of paper documents in the post this week for your use and information, including a copy of the Local Plan and information leaflets and guidance notes. (These were posted out on Tuesday and if not received this may be due to postal... [See more](#)



DOVER.GOV.UK

Your Privacy

You are not required to provide any personal information to visit our website



2

1 share



Like



Comment



Share



Write a comment...



Eastry Parish Council



Dover District
Local Plan Consultation

Have your say on the future of Dover District



The consultation on the Regulation 19 Submission
Dover District Local Plan is open from

21 October - 9 December 2022

To view and comment on the Plan please go to www.doverdistrictlocalplan.co.uk
or come along to one of our public exhibition events

- Aylesham - Welfare Leisure Centre, Spinney Lane on Tuesday 1 November, 3-7pm
- Deal - Dover Youth Hub, Park Avenue on Friday 4 November, 3-7pm
- Online virtual event on Tuesday 8 November, 12-2pm
- Sandwich - The Gallery, Sandwich Guildhall on Wednesday 9 November, 3-7pm
- Dover - St Mary's Parish Centre on Wednesday 16 November, 1-5pm
- Online virtual event on Tuesday 22 November, 6-8pm

Copies of the Plan and main supporting documents are available for reference
at the Dover District Council offices, Whitfield and in Ash, Aylesham, Deal,
Dover, Sandwich and St Margaret's-at-Cliffe public libraries during normal
opening hours.

www.doverdistrictlocalplan.co.uk

If you are having problems accessing the
consultation document please telephone
01304 872244 – Mon, Wed, Fri 14:00-16:00



SCAN ME



**Eythorne Parish Council**

15 November at 11:23 · 🌐



Elvington and Eythorne residents are cordially invited to a Dover District Local Plan Consultation exhibition on Thursday 24th November 4pm-6pm at Elvington Community Centre. Please see attached flyer.

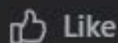


Dover District Local Plan Consultation

Have your say on the future of Dover District



Drop in Public Exhibition
Thursday 24th November 4pm-6pm
Elvington Community Centre



Like



Comment



Share



Write a comment...





Eythorne Parish Council

25 October · 🌐



Please see attached flyer from Eythorne Parish Council inviting residents to comment on the emerging Dover District Local Plan in its submission Regulation 19 version. The public consultation in relation to this opened on 21st October and closes on 9th December 2022. You are encouraged to make representation accordingly.

EYTHORNE PARISH COUNCIL
Dover District Local Plan
Regulation 19 Public Consultation on the Dover
District Local Plan Submission 2040

This consultation is open from Friday 21st October 2022 and closes on Friday 19th December 2022 at 5.00pm

THIS IS YOUR CHANCE TO HAVE YOUR SAY ON THESE PROPOSALS WITH PLANS TO BUILD POTENTIALLY IN EXCESS OF 350 NEW HOMES IN ELVINGTON AND EYTHORNE.

THERE WILL BE PUBLIC EXHIBITIONS AT THE FOLLOWING SITES:

Tuesday, 1st November from 3-7pm at Aylesham Welfare Leisure Centre
Friday, 4th November, from 3-7pm at Dover Youth Hub, Deal
Tuesday, 8th November 12-3pm online via Microsoft teams live with another online Microsoft teams' event on 22nd Tuesday November from 6-8pm – more details to follow.
Wednesday, 9th November, from 3-7pm at The Gallery, Sandwich Guildhall
Wednesday 16th November, from 1-5pm at St Mary's Parish Centre Dover

The consultation is an online consultation – This requires you to first Login or Register before providing a response. Please use the link below to log in to submit your comments:

[Regulation 19 Consultation on the Dover District Local Plan Submission Document Local Plan - Keystone \(objective.co.uk\)](#)

If you are unable to submit your comments online there are hard copies of the form available at local points in the village such as the Elvington village shop, Elvington community centre and the school or ask the clerk to post one to you.

If you require any assistance logging in or registering before submitting your comments, please contact the clerk Jo Pannell on: 077 383 792 79 or email her at: eythornepcclerk@fastmail.fm



Eythorne Parish Council

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- Community Emergency Plan
- Contact

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Dover District Council Local Plan for Public Consultation

EYTHORNE PARISH COUNCIL
 Dover District Local Plan
 Regulation 19 Public Consultation on the Dover District Local Plan Submission 2040

This consultation is open from Friday 21st October 2022 and closes on Friday 19th December 2022 at 5.00pm

THIS IS YOUR CHANCE TO HAVE YOUR SAY ON THESE PROPOSALS WITH PLANS TO BUILD POTENTIALLY IN EXCESS OF 350 NEW HOMES IN ELVINGTON AND EYTHORNE.

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 Wednesday, 9th November, from 3-7pm at The Gallery, Sandwich Guildhall
 Wednesday 16th November, from 1-5pm at St Mary's Parish Centre Dover

The consultation is an online consultation - This requires you to first Login or Register before providing a response. Please use the link below to log in to submit your comments:

[Regulation 19 Consultation on the Dover District Local Plan Submission Document Local Plan - Keythorne \(objection.co.uk\)](#)

If you are unable to submit your comments online there are hard copies of the forms available at local points in the village such as the Elvington village shop, Elvington community centre and the school or ask the clerk to post one to you.

If you require any assistance logging in or registering before submitting your comments, please contact the clerk Jo Pannell on: 077 383 792 79 or email her at: eythornepcclerk@fastmail.fm

By Joanne Pannell
Eythorne Parish Council
 Tuesday, 25 October 2022

ABOUT THE AUTHOR
 Eythorne Parish Council Contributor
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Latest News
 Tuesday, 15 November 2022
Dover District Council Local Plan for Public Consultation
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- Bus service consultation
- Contact

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Sign up to our Email Alerts

LOCAL PLAN CONSULTATION

The Housing and Land Availability Assessment will form part of the development plan for Dover District Council and has highlighted large increases in housing throughout the DDC area. This page has been set up to provide information which will be useful for residents as well as the Parish Council.

Follow this link to see the summary report by JSM Consulting regarding planning and traffic issues.

<https://www.hugofox.com/community/nonington-parish-council-15998/jsm-consulting-report/>

Follow this link to the Dover District Council page where you can put your comments.

<https://www.doverdistrictlocalplan.co.uk/get-involved>

The link below is to the DDC HELAA webpage which contains information and meeting notes for all sites identified.

<https://www.dover.gov.uk/Planning/Planning-Policy-and-Regeneration/New-District-Local-Plan/HELAA.aspx>

This matters to Nonington.

The Proposed Scale of Development

The HELAA earmarks a further 1227 housing unit in Aylesham, joining Aylesham to Snowdown. It allocates another 705 houses for Elvington, 260 in Eastry, and 1150 additional new houses in Sandwich. 700 houses for Elvington, 260 in Eastry, another 1150 in Sandwich. Not all will land provisionally allocated will



Home

WELCOME
to
NORTHBOURNE PARISH COUNCIL'S WEBSITE
2017 MEETING YEAR GOVERNMENT Year
at The Parish Hall
New Dover District Local Plan

Consultation open now on Regulation 19 Submission Local Plan in 2040
Consultation has commenced on the Submission Local Plan on 14 September 2022. All of the information about the Local Plan and the consultation can be found here on this website. For more information on the plan visit:

As we enter into a future many people are expressing concern about the changes being made to bus services by Stagecoach. If you would like to check how this may affect your journeys, please visit using the following links:

- [Stagecoach Stagecoach Bus Services and Effect of the New Local Plan on the Stagecoach Bus Services](#)
- [Stagecoach Stagecoach Bus Services and Effect of the New Local Plan on the Stagecoach Bus Services](#)



SIX ACRES

In March 2017 Purbeck Parish Council was officially registered as the owner of a 6-acre plot of land. This land was gifted to the Parish Council as income and its use in the area of transfer was listed as 'To be decided'. However, it is subject to constraints and provisions that will come into effect under certain conditions. This plot of land is located on the west side of Southmoor Road and has Southmoor Green facing the Market Road Link.

The six-acre plot is a prime piece of land, both for the parish. The Parish Council therefore has a duty to make sure this plot is used appropriately to benefit the parish in the foreseeable future.

At the first Parish Council meeting held on 14th November 2020 members unanimously agreed to set up a working party to consider a range of options relating to the six acres of land.

The working party:

- Cllr. Roger Weston (Parish Council member and member of the working party)
- Cllr. Sue Preston (Parish Council member)
- Cllr. Christopher (Chairman of Purbeck Parish Council)
- Alan Foster (Clerk to Purbeck Parish Council)

The working party provided members with a list of potential options that could be considered for the six acres of land. This range is broad with three or four options as an example of full development. The benefits, advantages and disadvantages of each option are under continuing will be an issue for each option.

The working party has identified a number of options for the six acres that will be considered by the whole Parish Council. The working party produced some useful documents as discussion materials for each of its proposals and the Parish Council will be writing to Cllrs.



Ringwold with Kingsdown Parish Council

24 November at 12:41 · 🌐



RwK Parish Council will be holding a public meeting on Friday 2nd December in Kingsdown Village Hall between 7-9pm to hear residents views on DDC's Local Plan and offer advice on how to complete the online comments form.



**PUBLIC MEETING
TO DISCUSS THE LOCAL PLAN**

**Friday 2nd December 2022
Kingsdown Village Hall
7pm-9pm**

Please come and discuss the Local plan and its potential impact on Ringwold and Kingsdown.

If you are unable to attend, the Clerk will be available at the Parish office in Ringwold Village Hall on 28/11 and 05/12 from 10.30 am to hear your views.



Ringwold with Kingsdown Parish Council

[Home](#) [Covid Update](#) [News -](#) [Parish Council -](#) [Community Information -](#) [Contact Us](#) [Site Map](#)

Dover District Council Local Plan Consultation

Published: 15 November 2022

DOVER DISTRICT LOCAL PLAN REVIEW REGULATION 19 SUBMISSION

The Dover District Council Regulation 19 Submission version of its Local Plan is now open for consultation.

This consultation on the Regulation 19 Submission version of the Local Plan is opened on 21st October 2022 and any comments need to be received **no later than 5pm on the 9th December 2022.**

You can view and comment on the Regulation 19 Submission document by clicking on the link below

<https://dover-consult.objective.co.uk/kse/event/37116>

Please ensure you read the [Guidance Note on Legal compliance, soundness and the Duty to Co-Operate](#) prior to making an comment.

DDC are also consulting on the following supporting / evidence base documents:

[The Sustainability Appraisal of the Reg 19 Local Plan](#)


[Habitats Regulation Assessment of the Reg 19 Local Plan](#)

[Infrastructure Delivery Plan \(IDP\) 2022](#)

Full details of how to make representations can be found in the [Statement of Representation Procedure.](#)

If you have any questions or have any issues accessing the Regulation 19 Submission version of the Local Plan online, or have any questions, please telephone the Local Plan team on **01304 872244 – between the hours of 14:00-16:00 Monday, Wednesday and Friday** for assistance or email

localplan@dover.gov.uk. If you require assistance with an accessible format of the Local Plan (such as large print or audio format), please contact the Planning Policy Team using the above number.

| | |
|---|---|
|  | <input type="text" value="Username"/> |
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Log In

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Save Our Community Land

In 2010 Sandwich farmer John Bean kindly offered to gift part of his land, on Deal Road near Sandwich Technology School, to the Sandwich Sports and Leisure Centre Trust for community sports use. Dover District Council Planners subsequently designated this for sports use in the Local Plan 2010; the other part of the land was designated for 60 houses.

Following the Technology School's appropriation of the Leisure Centre in 2020, the trust became 'Club Sandwich' and has been working on designs, supported by commercial sponsors, to provide a new public community center on the land, with a lap pool, teaching pool, studios, spa and sports pitch. A £1,200 Pre-Application proposal was submitted to the DDC, which was approved in 2020.

DDC are currently producing their 2020-22 Local Plan, which is out for public consultation now. In January 2022 they wrote to the Trust to confirm their ongoing commitment to community sports use for this land. However, despite continuing correspondence, when the Local Plan was published in September 2022 the designation had inexplicably been removed and a valuable community space lost for the future. We are objecting and have raised a petition to send to DDC.

You can **Object** by adding your name and address to our **Petition** by no later than **December 9th 2022** - write to Lynn Davis below.

info@lynn-davis-architects.co.uk *

Or write direct to DDC at <https://dover-consult.objective.co.uk/kse>

At an open Planning Meeting of the Sandwich Town Council on the evening of Monday 7th of December, 2022, Councillors voted unanimously to reject the DDC plan. However, we still need your help.

Note - For further information please contact **Lynn Davis** at above*

'Sandwich Sports and Leisure Centre Trust Limited' a charity, not for profit organisation, is now operating under the new name of 'Club Sandwich'. It raised funds to build the original Sports & Leisure Centre, and ran it successfully for over 30 years.

Cllr Daniel Friend

5 d · 🌐

From 'Club Sandwich'

Following the Technology School's appropriation of the Leisure Centre in 2020, the trust



LOCAL PLAN CONSULTATION
Archers Low Farm

*The last
chance*

Please support us if you believe that Archers Low Farm should be REMOVED from the Local Plan for Housing Development.

Add your name to our petition at

<https://forms.office.com/r/axZK9XxPs8>



**PETITION
CLOSES 7th
DECEMBER**





RESPONSE TO DDC'S DRAFT LOCAL PLAN CONSULTATION 20 JANUARY 2021– 17 MARCH 2021

Local residents, businesses, community groups, and statutory consultees were invited to review and comment on the draft Local Plan during the first round of public consultation which runs for eight weeks.

A dedicated Local Plan website (www.doverdistrictlocalplan.co.uk) was been developed so that as many people as possible can participate in the consultation despite current pandemic restrictions on public meetings and social distancing.

Sandwich Town Council, using it's committee structure to break down the Draft Local Plan into sections, considered all aspects of the information presented.

Considerable thanks are given to the residents who took the time to write to the council with their thoughts, concerns and recommendations. At an extra-ordinary meeting of the Council on the 15th March 2021 a final response to the consultation was resolved - [CLICK HERE FOR THIS REPORT](#)

You can then comment as an individual via DDC's website, we would also urge you to raise any concerns with your town councillors, so that

You can also register to receive emails through the above links.



Dover District Council Emerging Local Plan 2020-40



Visit the Dover District Council webpages on the Local Plan

[Click Here](#)



**Recording of the Zoom meeting regarding the local plan held on
13th February 2021**

[Click Here to view the Video](#)



Shepherdswell with Coldred Parish Council

7 November at 15:24 · 🌐



Dover District Council

7 November · 🌐

A reminder that the first of the Local Plan Teams Live events is being held tomorrow, starting at 12pm. It will last around 1.5 hours depending on the number of... [See more](#)



Like



Comment



Share



Local Plan consult...



21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



Four days left to have your say on new Local Plan

There are just four days to go until the public consultation on the Local Plan closes.

Responses must be submitted **no later than 5pm on Friday, December 9**, and these should be made online at www.doverdistrictlocalplan.co.uk

Printed representation forms and guidance notes will however be available on request if this is not possible.

Around 300 people attended a series of virtual and in-person public engagement events to find out more about the district's Local Plan.

The important document sets out the vision for the Dover district up to 2040, including sites for new housing and where businesses could be built.


It includes policies to help adapt to climate change and preserve the environment, while also helping to deliver improvements to infrastructure.

Responses received during the seven-week consultation will be sent to the Planning Inspectorate along with the Local Plan. An independent examination will then be carried out in public to see whether the Plan can be adopted.

A previous public consultation, carried out in spring 2021, received more than 3,000

 Like

 Comment


 Share



Write a comment...



Shepherdswell with Coldred Parish Council

16 November at 11:26 · 



If you attend one of these events there will be DDC Local Plan Officers there to answer your questions .


It is worth a visit .

<http://www.eythornepc.co.uk/.../dover-district-council...>




EYTHORNEPC.CO.UK

Dover District Council Local Plan for Public Consultation - Eythorne Parish Council, Elvington, Dover


 Like

 Comment

 Share



Shepherdswell with Coldred Parish Council

16 November at 00:32 · 



<https://maps.sekgroup.org.uk/location-map?loc=dov>





Shepherdswell with Coldred Parish Council

14 November at 17:36 · 🌐



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk

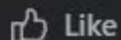


Dover District Council

14 November at 09:49 · 🌐

Have you told us what you think about the Local Plan yet?

Take a look at these interactive settlement maps to find out where new development in the district is ... [See more](#)



Like



Comment



Share




Shepherdswell with Coldred Parish Council updated their cover photo.

13 November at 08:43 · 🌐




 Like

 Comment

 Share



Shepherdswell with Coldred Parish Council

7 November · 



The last of DDC Consultations are coming soon . There is a virtual one on 22nd November .
All comments need to be on by
9th December 2022

DON'T FORGET

The Parish Council will be Consulting with Parishioners on
SATURDAY 12th NOVEMBER

3.30pm-6.30pm

SHEPHERDSWELL VILLAGE HALL

<https://www.doverdistrictlocalplan.co.uk/.../Regulation...>

DOVERDISTRICTLOCALPLAN.CO.UK

www.doverdistrictlocalplan.co.uk




2

3 shares

 Like

 Comment

 Share



Write a comment...



Shepherdswell with Coldred Parish Council



Shepherdswell with Coldred Parish Council

12 November at 00:37 · ⚙️



From DDC

How to respond to the DDC Local plan

<https://m.youtube.com/watch?v=UldJfsoOBzc...>

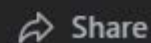


YOUTUBE.COM



How to Make a Comment on the Local Plan

2 shares



Write a comment...





The first of DDCs Local Plan Events

TODAY in AYLESHAM

A few of our Parish Councillors will be attending.

Go along and see for yourself the plans for us and the surrounding villages

Exhibitions and Events

If you would like to find out more about the Regulation 19 Pre-Submission Local Plan and what it means for the District then the Council will be holding a number of Virtual and In-Person Public Exhibition Events:

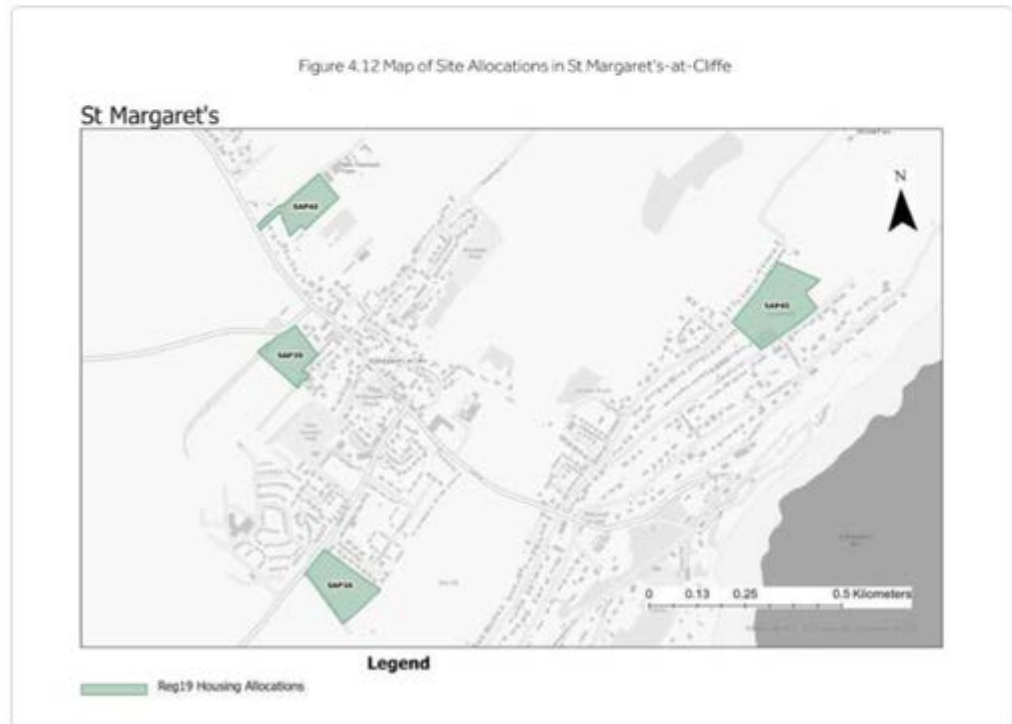
- Aylesham - Welfare Leisure Centre, Spinney Lane - Tuesday 1st November 3-7pm
- Deal - Dover Youth Hub, Park Avenue - Friday 4th November 3-7pm
- Sandwich - The Gallery, Sandwich Guildhall - Wednesday 9th November 3-7pm
- Dover - St Mary's Parish Centre - Wednesday 16th November 1-5pm
- Online 'virtual' exhibitions - Tuesday 8th November 12-2pm and Tuesday 22nd



Dover Local Plan – implications

Current status of the Local Plan as regard to St Margarets

updated 7th Nov 22



Estimated number of dwellings – 96 – reduced from 150

- SAP38 – Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on RomanWay(STM003) – 40 dwellings
- SAP39 – Land to the west of Townsend Farm Road (STM007& STM008) – 36 dwellings

Search



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St Margaret's At Cliffe Parish Council

13 October · 🌐



Dover Local Plan - What are the implication for the village and what's next... Look on our webpage <https://www.stmargaretspc.co.uk/dover-local-plan/>

Figure 4.12 Map of Site Allocations in St Margaret's-at-Cliffe

St Margaret's



Legend

 Reg19 Housing Allocations

👍🙄 4

2 comments 4 shares

👍 Like

💬 Comment

➦ Share



The Council ▾

Parish Events

News ▾

Local Info ▾

Local Events

Information Leaflets

Links

Virtual Tour ▾

Parish News

Local News

News

Sutton By Dover Parish Council > News > Local News > Dover District Local Plan to 2040

Dover District Local Plan to 2040

Published on **November 5, 2022**

Have your say! For more information, please visit [Get Involved \(doverdistrictlocalplan.co.uk\)](http://doverdistrictlocalplan.co.uk) [Dover District Local Plan-Regulation-19 Submission Document](#)

Categories: **Local News**

Search:

Search

Recent Posts

- Severe cold weather warning for Kent residents
- Kent's Plan Bee summit 2022 - Land management for pollinators - video and slide pack
- Urgent Road Closure - Deal Road, Northbourne - 21st November
- November 2022 newsletter from the

DOVER DISTRICT LOCAL PLAN REVIEW REGULATION 19 SUBMISSION

This is your chance to have your say on the Draft 2018 Local Plan for 2019.

We have set up an online consultation page for you to have your say on the Draft 2018 Local Plan for 2019.

There are also some other things you can do:

[View Fullscreen](#)

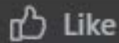


Dover District

Local Plan **Consultation**

**Have your say on the
future of Dover District**

3 comments 3 shares



Like



Comment



Share



Wingham Parish Council ▸ Wingham Village

21 November at 09:36 · 🌐



TWEET FROM [Dover District Council @DoverDC](#)

📺 Another virtual event is being held tomorrow where you'll be able to find out more about the Local Plan. It begins at 6pm and a link will be available prior to the event at <https://doverdistrictlocalplan.co.uk/get-involved#events...> And don't worry if you haven't got Teams, you can join as a guest!

<https://twitter.com/DoverDC/status/1594622292017188865...>



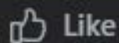
Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



Like



Comment



Share



Wingham Parish Council ▸ Wingham Village

21 November at 08:25 · 🌐



THANK YOU WINGHAM SPEEDWATCH FOR REMINDING DRIVERS OF THE SPEED LIMIT IN WINGHAM

Like

Comment

Share



Wingham Parish Council ▸ Wingham Village

1 November · 🌐



TWEET FROM [Dover District Council @DoverDC](#)

Today's the day of the first in our series of public exhibitions on the Local Plan where you can find out more about the bold vision for the future of the district. Drop in to the Aylesham Welfare Leisure Centre in Spinney Lane between 3pm-7pm. See <https://doverdistrictlocalplan.co.uk>

<https://twitter.com/DoverDC/status/1587384312978087936...>



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



3 comments

Like

Comment

Share



Wingham Parish Council shared a link.



PARISH COUNCIL NEWS – NOVEMBER 2022

- Page 2 -

FORTHCOMING VILLAGE EVENTS

- WASUP Meeting Wednesday 9 November 6.00 at The Anchor Inn
- REMEMBRANCE PARADE & CHURCH SERVICE meet 10.30 Sunday 13 November at the Wingham Remembrance Garden or at the church by 10.50
- PARISH COUNCIL BUDGET MEETING Mon 14 November 7.20pm, Miles Room - open to residents for questions on next year's budget
- COMMUNITY CAROLS Thursday 15 December 6.30 by the High Street Christmas Tree

PLEASE NOTE: If you would like your community event added to this list, please contact the Parish Council clerk

DRAFT LOCAL PLANS

Both Canterbury District and Dover District have draft Local Plans out to consultation and both include proposed developments that could impact Wingham. To find out more visit the relevant council sites:-

Canterbury District Draft Local Plan to 2045:
https://drive.google.com/file/d/110wV4ZPEykrI9-3wgKrMVZ_dZUh1PCH/view

Dover District Draft Local Plan to 2040 Regulation 19 Submission:
<https://www.doverdistrictlocalplan.co.uk/get-involved>

REPORTING CRIME OR ANTI-SOCIAL



Wingham Parish Council shared a post.

22 November at 16:41 · 🌐



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



Dover District Council

22 November at 11:18 · 🌐

A reminder that DDC's virtual public exhibition on the Local Plan is on today, starting at 6pm. Go to <https://www.doverdistrictlocalplan.co.uk/get-involved#even...> See more



Wingham Parish Council ▶ Wingham Village

24 October · 🌐

DOVER DISTRICT LOCAL PLAN REVIEW CONSULTATION

The Consultation for DDC's Regulation 19 submission of the Local Plan opened last Friday 21 October and you can make your comments on this before 5pm on Friday 9th December.

You can view the poster with further information on our website here:

<https://wingham-pc.gov.uk/.../dover-district-local-plan.../>



Dover District

Local Plan Consultation

Have your say on the
future of Dover District



The consultation on the Regulation 19 Submission
Dover District Local Plan is open from

21 October - 9 December 2022

To view and comment on the Plan please go to www.doverdistrictlocalplan.co.uk
or come along to one of our public exhibition events

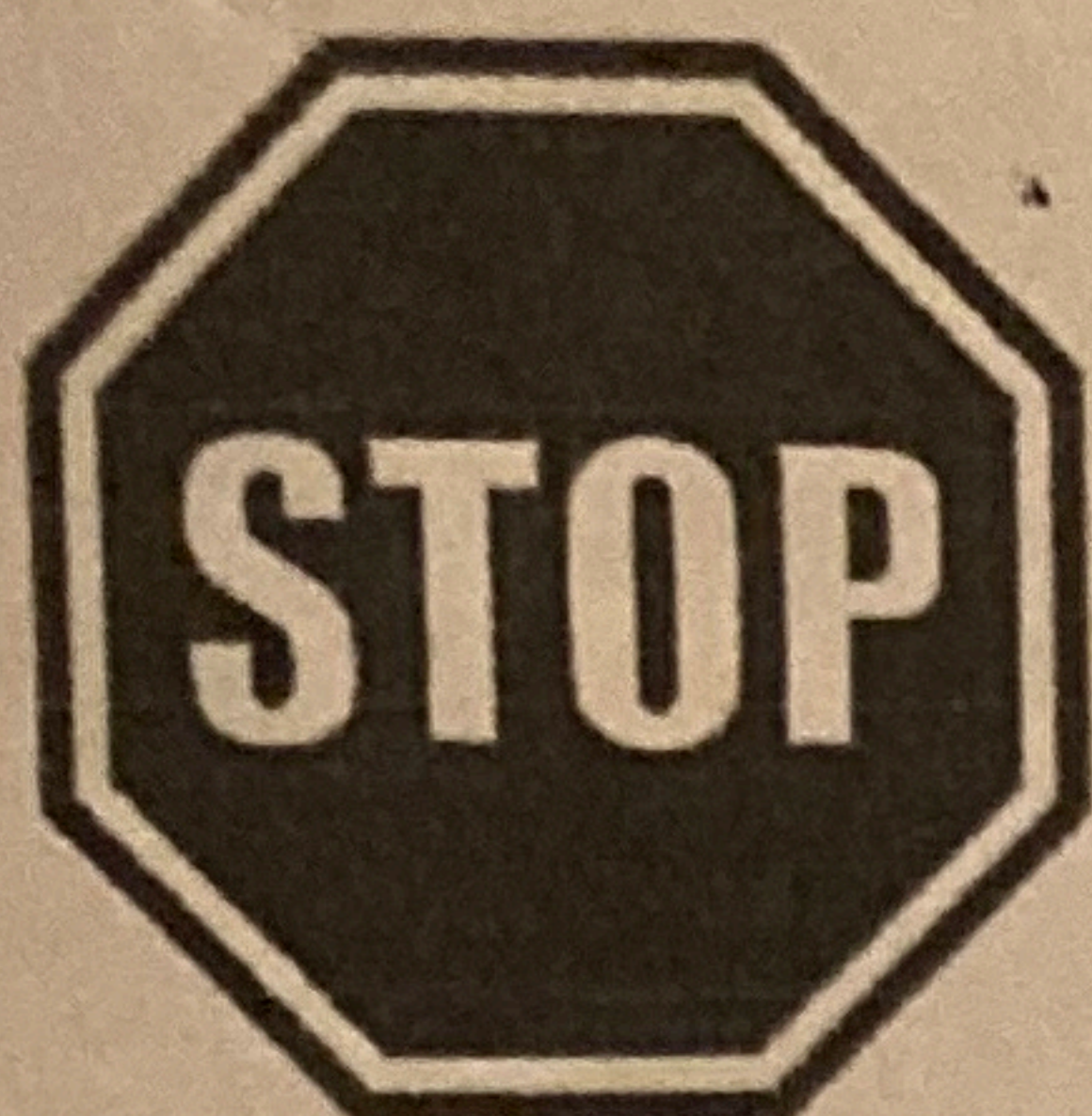
- Aylesham - Welfare Leisure Centre, Spinney Lane on Tuesday 1 November, 3-7pm
- Deal - Dover Youth Hub, Park Avenue on Friday 4 November, 3-7pm
- Online virtual event on Tuesday 8 November, 12-2pm
- Sandwich - The Gallery, Sandwich Guildhall on Wednesday 9 November, 3-7pm
- Dover - St Mary's Parish Centre on Wednesday 16 November, 1-5pm
- Online virtual event on Tuesday 22 November, 6-8pm

Copies of the Plan and main supporting documents are available for reference at the Dover District Council offices, Whitfield and in Ash, Aylesham, Deal, Dover, Sandwich and St Margaret's-at-Cliffe public libraries during normal opening hours.

www.doverdistrictlocalplan.co.uk

If you are having problems accessing the consultation document please telephone





Your Voice Matters

Developers profiting from the urbanisation of Kingsdown, Ringwould & Walmer

Land could be allocated for **140** houses nearby

Our village cannot take this unsustainable development. It would lead to traffic chaos, loss of green spaces and biodiversity, lorries and vans blocking up the village. We will get **no benefit** and developers will make **massive profits!**

UNLESS we all **ACT NOW.**

The Dover District Local Plan is now out for its final public consultation. This document will form the basis for all planning decisions to 2040, so it needs to be effective. You have until **17:00** on **9th December** to comment. **Even if you objected in the first round of consultations you need to do so again.**

The land allocations are in the **Housing & Employment Allocations** section of the plan with the highlighted reference numbers on the following pages in the printed/PDF version of the plan:

- 50 Woodhill Farm Ringwould Road Kingsdown. **SAP 34** (KIN002) page 177-79
- 5 Courtlands, Kingsdown. **SAP 35** (TC4S074) page 177-79
- 75 Rays Bottom Glen Road Walmer. **SAP15** (WAL002) page 133-36
- 10 Ringwould Alpines, Ringwould **SAP53** (RIN002 and RIN004) page 217-18

For your comments to be considered they **must** be submitted using the representation form, answering the specific questions regarding soundness and legality of the plan. If not submitted in this way, your comment may not be accepted due to the legal requirements of this stage of the plan-making process. The easiest way for this to be completed is through the **online consultation portal** which can be accessed at <https://dover-consult.objective.co.uk/kse/event/37116/section/>

Please watch this 10-minute Youtube video <https://www.youtube.com/watch?v=UldJfsoOBzc> which shows how the website and online portal works or alternatively read **How to Make a Comment on the Local Plan** <https://www.doverdistrictlocalplan.co.uk/uploads/pdfs/Regulation-19-How-to-Comment-Guide.pdf>

There is also a guidance note on **Legal Compliance, Soundness and the Duty to Co-operate** to assist in answering the specific questions on the form <https://www.doverdistrictlocalplan.co.uk/uploads/pdfs/Guidance-on-Legal-Compliance-Soundness-and-Duty-to-Cooperate-Guidance.pdf>

Help is at hand with advice on the correct way to comment on 2 occasions, so don't despair.

Our **Parish Council** will hold a meeting on **Friday 2nd December 19:00–21:00** at Kingsdown Village Hall KCC and DDC councillors will be present. All are welcome.

Kingsdown Conservation Group will host a drop-in workshop **Sunday 4th December 14:00–18:00** at Kingsdown Village Hall Bring your laptops, forms etc.

If you have any problems accessing the portal or completing the forms, you can also contact **Dover District Council** on 01304 872244 between **14:00–16:00 Monday, Wednesday and Fridays**. You can email localplan@dover.gov.uk or post comments to Local Plans Team, Dover District Council, Council Offices, White Cliffs Business Park, Dover CT16 3PJ.

This information can also be found on the KCG website <https://kingsdownconservation.co.uk/index.php/news/174-your-voice-matters>

Remember: you have until 17:00 on 9th December to comment!

M

Have your say on proposed building in the Kingsdown area!

Regulation 19: Consultation on the Dover District Council (DDC) Local Planning Submission document opened on the 21st October 2022. Comments can be made on DDC's specific form and sent in **no later than 5pm on the 9th December 2022**. *Paper copies of the form can be obtained in Deal Library.*

The content of this plan could change the character of our beautiful village forever.

KIN002/SAP34 - Of particular concern to Kingsdown is that the field behind Kingsdown School, next to the Recreation Ground, between Glen Road and Ringwold Road, is deemed suitable for a development of 50 houses (KIN002/SAP34 in the plan). This is agricultural land, needed to feed our own population in a sustainable fashion and development would cause traffic chaos on the road to Ringwold and throughout the village.

Building is due to commence in 2026!

Other green field sites are planned to be built on in the surrounding area, although this plan goes up to 2040, so the timescale for some is further into the future. Please have a look at this Plan online at:

www.doverdistrictlocalplan.co.uk

You can get advice on how to comment online using the link below

<https://dover-consult.objective.co.uk/kse>

It seems as if comments have to be in a specific format to be accepted. There will be an exhibition next to Tides in DEAL (called Dover Youth Hub, but actually in Deal) on 4th November from 3-7pm. Also there will be virtual (online) events. If you want to see a hard copy of the local plan it will be available in Deal Library and you should also be able to get a form to send in your comments.

If you have questions phone the Planning Team on 01304 872244 between 2-4pm on Mondays, Wednesdays and Fridays, but they cannot take comments by phone.

Sue Watson



**PUBLIC MEETING
TO DISCUSS THE LOCAL PLAN**

Friday 2nd December 2022

Kingsdown Village Hall

7pm-9pm

Please come and discuss the Local plan and its potential impact on Ringwould and Kingsdown.

If you are unable to attend, the Clerk will be available at the Parish office in Ringwould Village Hall on 28/11 and 05/12 from 10.30 am to hear your views.



Email Banner

Dover District

Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



Banner on DDC website



Dover District Local Plan **Consultation**



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk





Dover District Local Plan Consultation

Welcome

This exhibition introduces the new Local Plan for Dover District. It summarises the proposed vision, strategic approach and development management policies that will shape development in our district over the next 18 years. Before the Plan is submitted to government for examination in Spring 2023, it is important that you submit your views.

This exhibition provides details on the contents of the Local Plan and information on how to make comments.

What is the Local Plan?

- This Plan establishes the vision, strategic objectives and overarching development strategy required to meet the needs of the district to 2040.
- It sets out the strategic planning policies of the Council, taking account of key factors like population trends, economic growth, climate change, the natural and historic environments, community facilities and infrastructure.
- It provides clear development management policies, which will guide decisions on all planning applications in the district.
- It sets out where new homes, workplaces and infrastructure facilities will be located across the district through allocations of land.
- It helps to enrich the district's biodiversity, protect its valued landscapes and conserve and enhance the wide range of historic and natural assets that the district enjoys.

Why are we producing a new Local Plan?

The Government requires that all local authorities should have an up-to-date Local Plan in place by December 2023. The current district's Plan consists of the Core Strategy 2010 and the Land Allocations Plan 2015, as well as saved policies from the 2002 Local Plan. Since these plans were written, the Government has made changes to legislation, policy and guidance, and the district has changed, which means they need to be reviewed and updated.

What you can do

This is your opportunity to shape the development of Dover District between now and 2040. We need to hear from local residents and businesses, and all those with an interest in the future of our district. You can get involved by:

- Reading the Plan at www.doverdistrictlocalplan.co.uk and making comments on the online representation forms.
- Alternatively comment forms and guidance notes, a summary leaflet and FAQs can be found on desks around the room and taken away with you today.
- Please fill out one form for each comment you wish to make.
- Copies of the Plan are available to view at this event. Hard copies can also be read at the Council Offices, White Cliffs Business Park, Whitfield and at all public libraries in the district. For full library opening times call 03000 413131.

Council staff are available for questions at this event and by phone Monday, Wednesday and Friday 14.00-16.00 on 01304 872244

All comments must be received by 5pm on 9th December 2022.



www.doverdistrictlocalplan.co.uk

A bold vision for 2040



Strategic Objectives

The foundation of our new Local Plan is a bold new vision for Dover District in 2040 encompassing a spectacular and sustainable environment, a prosperous economy, vibrant communities and thriving places. This will be delivered by a series of Strategic Objectives:

- To respond to the challenges of the climate emergency, ensuring that all new development is designed to adapt to, and mitigate against, the effects of climate change, including by reducing carbon emissions, increasing energy efficiency, and through the integration of design and construction features that enable resilience to the harmful effects of climate change.
- To manage flood risk sustainably in a way that ensures the safety of residents and property and take opportunities to reduce flood risk where possible.
- To conserve or enhance the designated and undesignated heritage assets of the District in a manner appropriate to their significance, recognising their intrinsic value as a finite resource as well as their contribution to the character of the District and the positive role they can play in the regeneration of the District.
- To conserve and enhance the District's biodiversity and green infrastructure, including international, national and locally protected landscapes and coastlines, all designated wildlife sites, priority habitats and species and to enhance ecological connectivity between them, delivering a net gain in biodiversity. To conserve and enhance the District's important natural landscapes and water environments, to ensure these assets can continue to be experienced and valued by residents and visitors and are protected from inappropriate development.
- To ensure the District's natural resources are used prudently, waste is minimised, and environmental pollution is reduced or avoided.
- To grow and diversify the Dover District economy by making it an attractive and competitive place to start, grow and invest in a broad range of businesses, attracting more and better jobs and attracting and retaining working age people.
- To support opportunities to strengthen the role of Dover, Deal and Sandwich town centres through their diversification, enhancement and improvements to the public realm.
- To provide a range of high-quality tourism and visitor facilities, accommodation and infrastructure, which facilitate the growth of the tourism and visitor economy sector and encourage more visits and longer stays.
- To provide greater choice of high-quality housing to meet the needs of Dover District's growing population and changing demographic, and address affordability issues.
- To focus new development at accessible and sustainable locations which can utilise existing infrastructure, facilities and services, and to ensure development contributes to the sustainability of local communities and services, supporting regeneration and wherever possible make the best use of brownfield land.
- To ensure that new buildings and spaces are of the highest design quality, to create attractive, inclusive, healthy places which promote local distinctiveness and a sense of place.
- To provide new and improved community infrastructure and assets, including open space and sports facilities to meet the needs of the District's communities.

Council staff are available for questions at this event and by phone Monday, Wednesday and Friday 14.00-16.00 on 01304 872244

All comments must be received by 5pm on 9th December 2022.



www.doverdistrictlocalplan.co.uk

A bold vision for **2040**

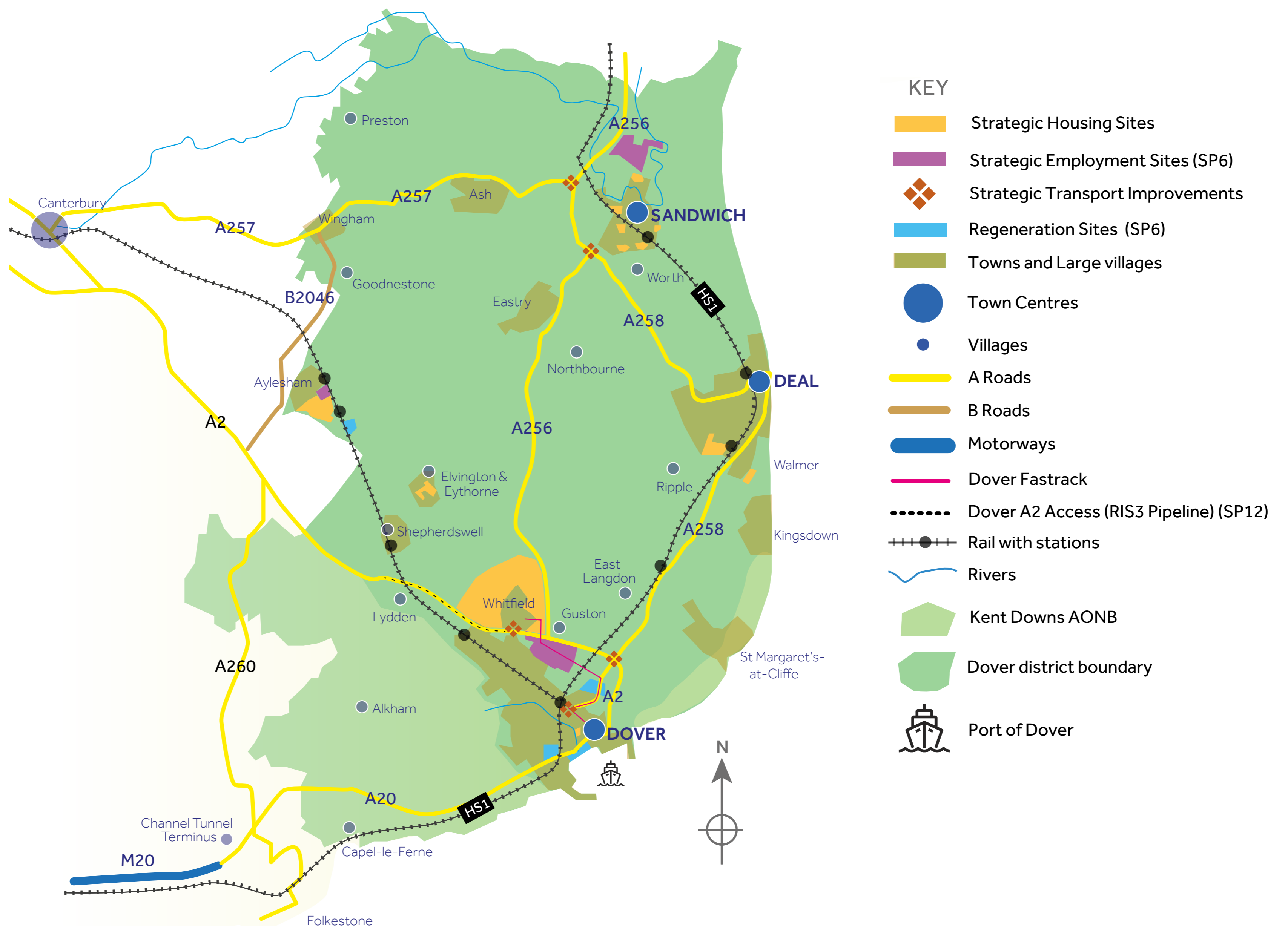




Strategic Objectives (continued) & Key Diagram

- To support improvements in the health and wellbeing of residents, improve quality of life for all and reduce health inequalities through high quality place-making, including the provision of high quality green infrastructure and access to attractive areas of public open spaces in the built up areas of the District.
- To improve connectivity and movement through significantly enhancing the provision of walking and cycling routes and other sustainable modes of transport, as well as delivering improvements to the local and strategic road network.
- To ensure infrastructure is delivered, in a timely manner, to support the needs of new and existing communities in the District.
- To work with the Council's partners to ensure that the social, environmental and economic impacts of new developments are mitigated, and that the benefits of new development are captured, to protect the District's people and places.

Local Plan Key Diagram



Council staff are available for questions at this event and by phone Monday, Wednesday and Friday 14.00-16.00 on 01304 872244

All comments must be received by 5pm on 9th December 2022.



Climate Change

Dover District Council declared a climate change emergency on the 4th November 2019, including an ambition to become a net zero carbon emitter by 2030 at the latest.

The Local Plan will support and help to deliver the Council's approach to the climate change emergency through policies which aim to ensure that development proposals which come forward between now and 2040 mitigate against and adapt to the effects of climate change.

In particular, policies in the Plan support and require:

- Reducing carbon emissions in all new residential development to meet the Future Home Standard should this Standard come forward through the planning system (Policy CC1)
- Requiring all commercial development to achieve the BREEAM Very Good standard overall, including Very Good for addressing maximum energy efficiencies under energy credits, until such time as the Future Building Standards come into force (Policy CC1)
- The use of Sustainable Design and Construction methods (Policy CC2) and support for installations for renewable energy developments (Policy CC3)
- Provision of non-car-based modes of transport in new developments (Policies SP1 and TI1)
- Installation of the highest water efficiency standards allowed in new development (Policy CC4)
- Preventing an increase in the risk of flooding by requiring development to be in accordance with the Council's Strategic Flood Risk Assessment (Policy CC5) and by the use of sustainable drainage systems to accommodate surface water in new developments (Policy CC6)
- Protection of Coastal Change Management Areas by preventing inappropriate development (Policy CC7)
- An increase in tree planting and protection, including by requiring a minimum of 2 new trees to be planted for every new dwelling and a minimum of one new tree for every 500sqm of new commercial floorspace (Policy CC8)

Council staff are available for questions at this event and by phone Monday, Wednesday and Friday 14.00-16.00 on 01304 872244

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www.doverdistrictlocalplan.co.uk

A bold vision for **2040**





New Homes

How many new homes must we plan for?

National policy means that the Local Plan must seek to meet the District's identified housing need, based on a government specified methodology.

This means that our new Plan needs to identify land to deliver a minimum of 10,998 new homes across the plan period to 2040 (611 a year).

Where is the new housing proposed?

The distribution of housing growth is mainly based on the existing settlement hierarchy and is influenced by environmental and other constraints.

- New sites for housing development will continue to be focused on the development and regeneration of the town of Dover and the urban expansion at Whitfield. A minimum of 3,381 new homes are therefore proposed in and around Dover Town, the majority of which will be delivered by the urban extension at Whitfield.
- Land is allocated to deliver in the region of 220 homes in Deal, 650 homes in Aylesham and 230 homes in Sandwich.
- Development in rural areas will be spread across the district's local centres and large and small villages taking into account constraints and the social and community facilities and services available. Land is allocated for approximately 1,112 homes at rural villages. This includes approximately 350 new homes at Eythorne and Elvington to strengthen this local centre in the District.

Residential windfall development (sites, usually small in scale, which come forward for development, but which have not been allocated in the Plan) is also expected to contribute to the supply of housing over the plan period. Policy SP4 sets out the criteria against which such applications will be assessed.

What kind of houses are needed?

The Plan sets out a requirement that 30% of housing in new developments must be 'affordable' housing (Policy SP5), with the exception of the existing Dover Urban Area where viability work has concluded that it is not economically viable to provide affordable housing.

A need for 14 additional Gypsy and Traveller pitches in the District over the Plan period has been identified. This will be met in part by the intensification of some existing identified sites (Policy H3).

A number of Policies are included in the Local Plan to guide planning applications for new housing. These address housing mix and type (Policy H1), rural local needs housing (Policy H2) self and custom build housing (Policy H5), residential extensions and annexes (Policy H6) and houses in multiple occupation (Policy H7).



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All comments must be received by 5pm on 9th December 2022.

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A bold vision for **2040**

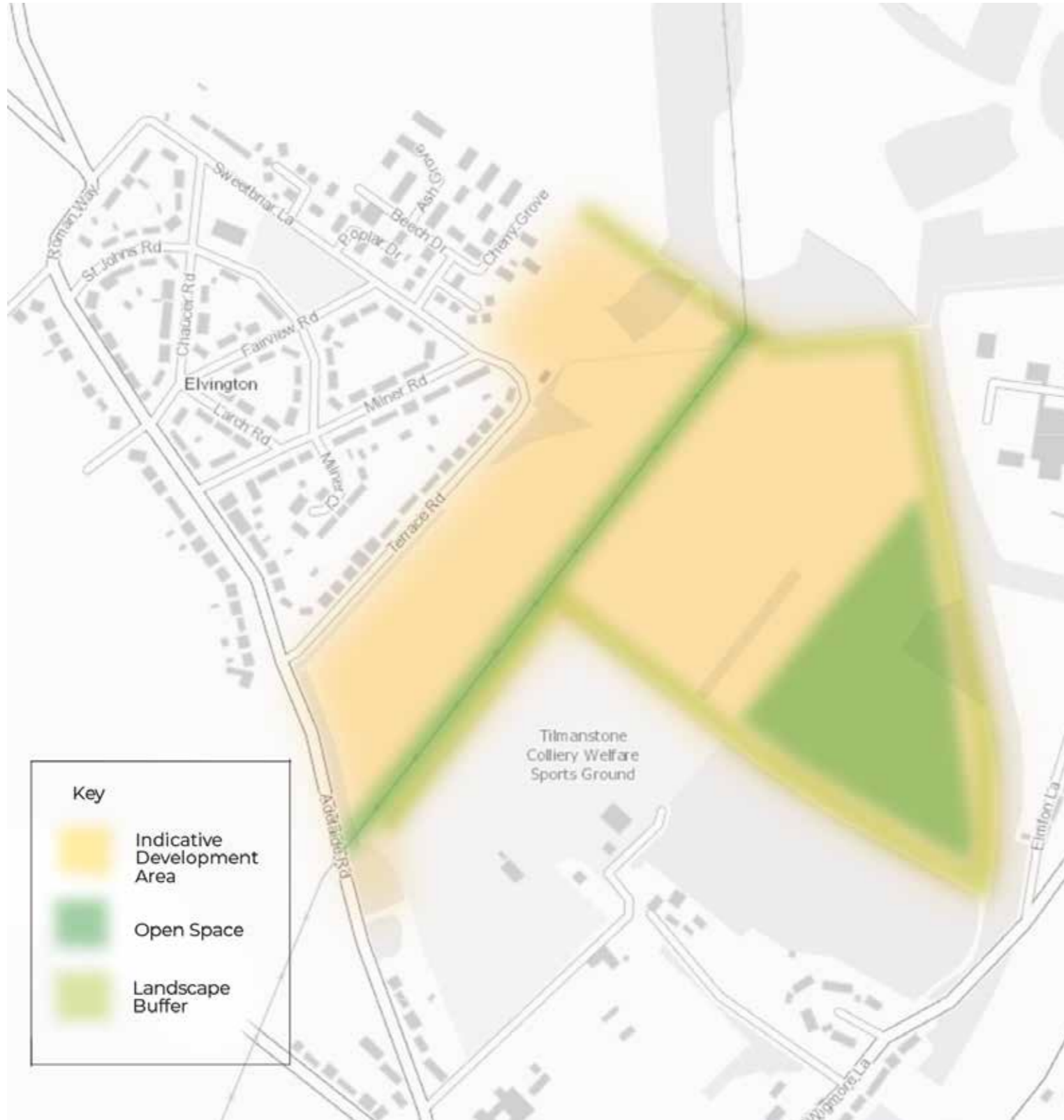




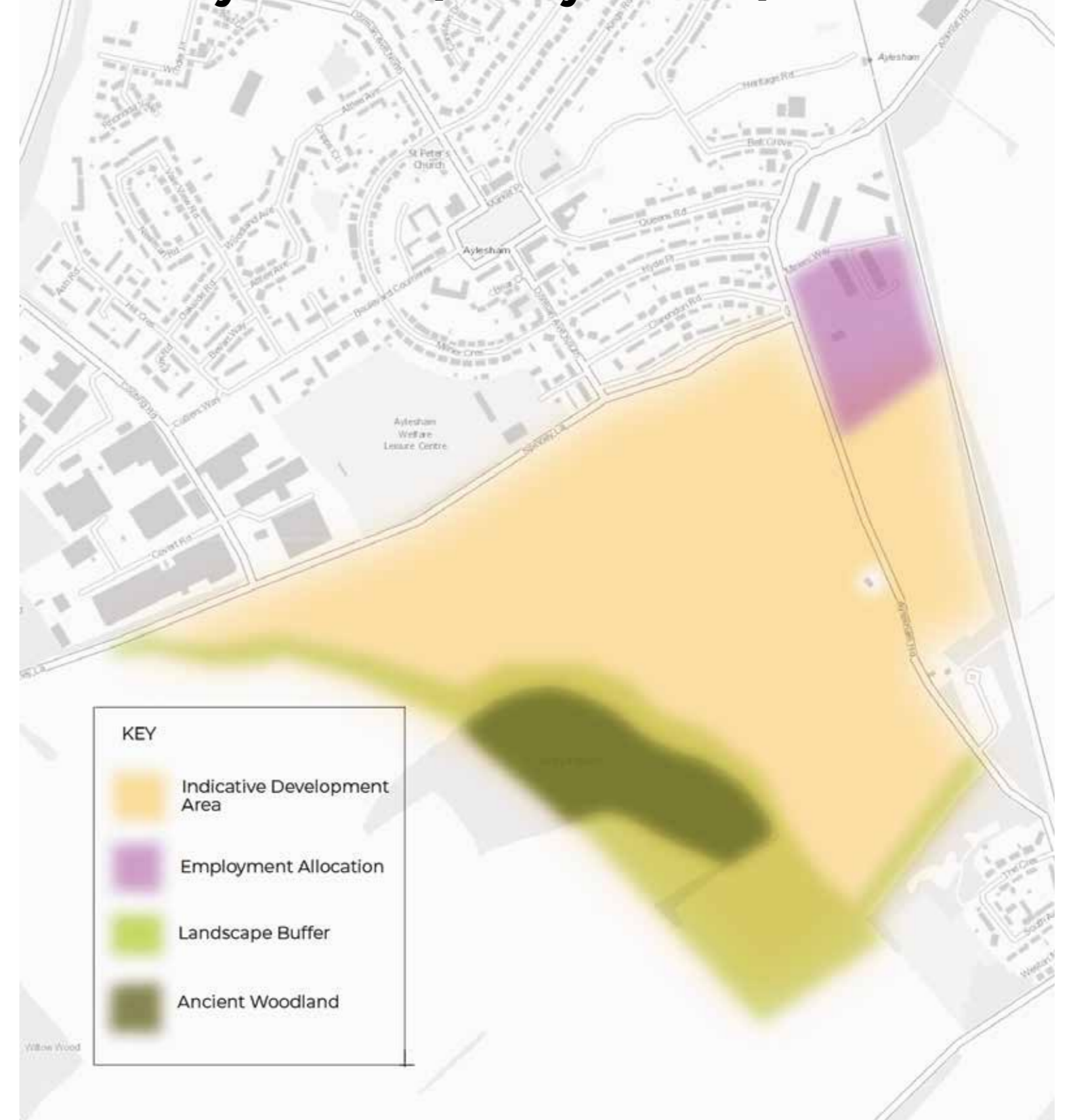
Strategic Residential Allocations

Indicative Development Strategies

Elvington / Eythorne (Policy SAP28)

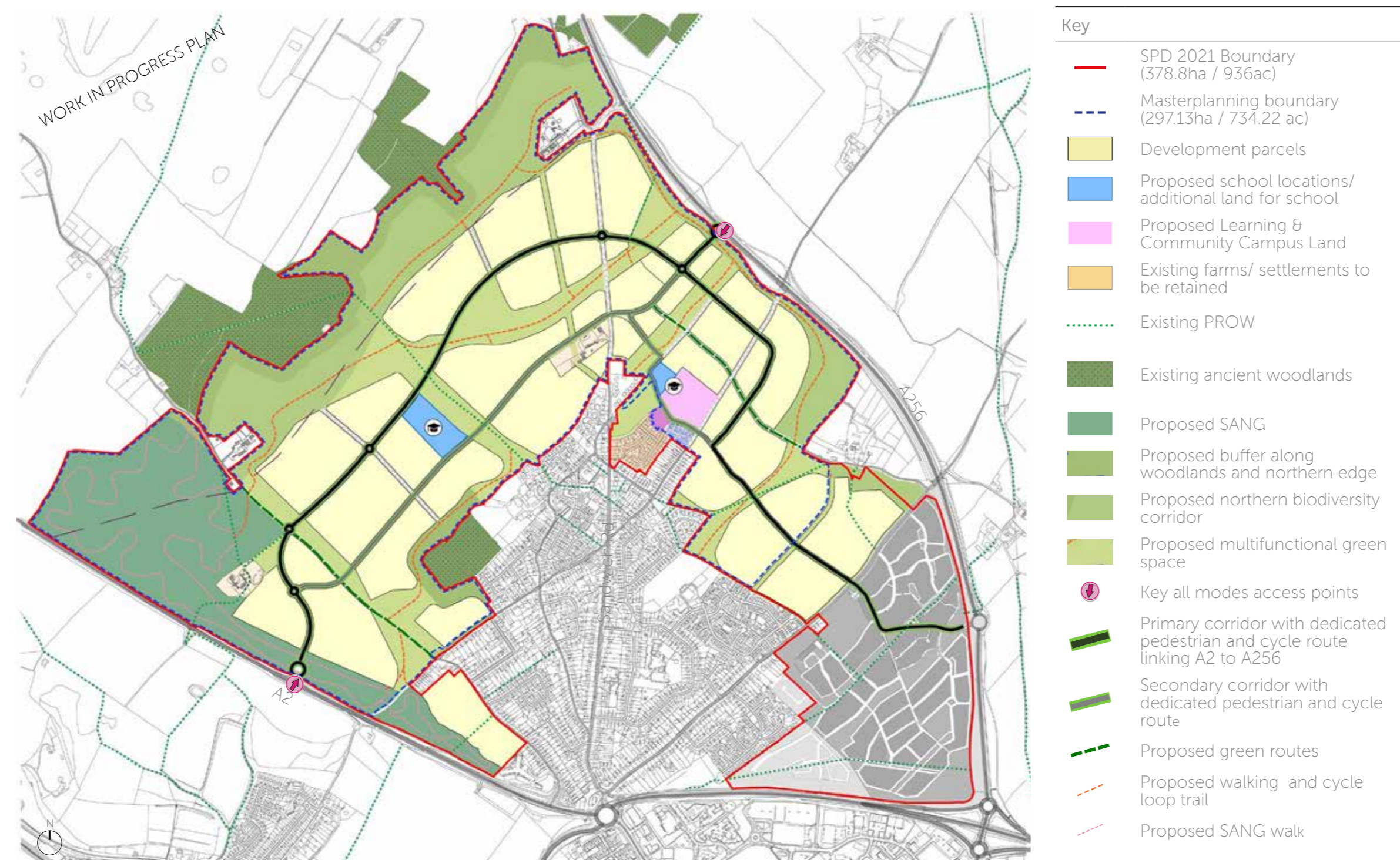


South Aylesham (Policy SAP24)



Whitfield Urban Expansion (Policy SAP1)

Emerging Masterplan to be developed through an update to the Whitfield Urban Expansion Supplementary Planning Document.



Council staff are available for questions at this event and by phone Monday, Wednesday and Friday 14.00-16.00 on 01304 872244

All comments must be received by 5pm on 9th December 2022.





Place-making and Design

High-quality, inclusive design is essential in creating and maintaining places and communities across this District where people want to live and work, now and in the future. Delivering development that achieves design excellence and that adds to the existing high quality, natural and historic environment is therefore a key priority for the Council.

The existing Dover development plan does not contain any design policies and planning officers rely instead on national government advice. This new Local Plan seeks to address this and to ensure that local design objectives are also taken into account in all planning applications. Three design policies are proposed:

Planning for Healthy and Inclusive Communities (Strategic Policy SP2)

This Policy promotes improvements in the health and wellbeing of residents through high quality place making, including the provision of attractive areas of green open spaces.

Achieving High Quality Design and Place Making (Policy PM1)

This Policy sets out detailed design requirements to ensure that new buildings and spaces are of the highest design quality and to create attractive inclusive healthy places which promote local distinctiveness and a sense of place. It also advises that where significant design implications are identified on major proposals these will be referred to a Design Review Panel.

Quality of Residential Accommodation (Policy PM2)

This Policy confirms the criteria that new housing developments must meet to ensure the delivery of high-quality residential accommodation across the District, including meeting the nationally described space standards, and accessible and wheelchair friendly home requirements.

The Plan also includes policies to ensure new open spaces, facilities and infrastructure facilities are provided with developments. These are: Providing Open Space (Policy PM3), Sports Provision (Policy PM4), Community Facilities and Services (Policy PM6).

Council staff are available for questions at this event and by phone Monday, Wednesday and Friday 14.00-16.00 on 01304 872244

All comments must be received by 5pm on 9th December 2022.



To support these Policies a Design Code for the District, along with locally specific Design Codes for areas where significant development is proposed, will be produced.

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A bold vision for **2040**





The Local Economy

The Local Plan can do much to support the health of the economy and in particular provide for new premises and sites that businesses need.

As with housing growth, the new Plan provides a firm foundation for meeting our future employment needs for the period up to 2040. Alongside policies for assessing planning applications for commercial proposals, land allocations for business and employment purposes are made at:

- White Cliffs Business Park (Policy SP6 and SAP2)
- Discovery Park, Sandwich (Policy SP6)
- Aylesham Development area (Policy SP6 and SAP25)
- Statenborough Farm, Eastry (Policy SP6 and SAP31)

Four sites are allocated for regeneration through a mix of uses at:

- The former Snowdown Colliery, Aylesham (Policy SP6 and SAP26)
- Western Heights, Dover (Policy SP6 and SAP4)
- Fort Burgoyne, Dover (Policy SP6 and SAP5)
- Dover Waterfront (Policy SP6 and SAP3)

White Cliffs Business Park (Policy SP6 and SAP2)



- KEY**
- Phase 1
 - Phase 2
 - Phase 2 Indicative Development Area
 - Phase 3 Indicative Development Area
 - Phase 4 Indicative Development Area
 - Dover Fastrack Route
 - Landscape Buffer
 - North Downs Way

Council staff are available for questions at this event and by phone Monday, Wednesday and Friday 14.00-16.00 on 01304 872244

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Town Centres

The new Local Plan is also an opportunity to encourage retail and leisure growth.

The impact of the COVID-19 pandemic has been particularly keenly felt in town centres and by the retail and hospitality sectors, which form the heart of many of the settlements of this District. The Local Plan includes policies to protect the vitality and viability of Deal and Sandwich town centres (Policies SP9 and SP10)

For Dover Town Centre, the Local Plan includes a new Town Centre Strategy (Policy SP8) to create a more vibrant town centre, encourage a diverse range of uses, increase the number of visitors and improve the environment and connectivity between the town centre and the sea front area.

Dover Town Centre Strategy Plan



- River Dour Walk Cycleway
- Proposed extension to River Dour Walk Cycleway
- Open Space
- Town Centre Boundary
- Primary Shopping Areas
- Mixed Use Allocations
- Opportunity Areas
- Improved Connectivity to Seafront

Council staff are available for questions at this event and by phone Monday, Wednesday and Friday 14.00-16.00 on 01304 872244

All comments must be received by 5pm on 9th December 2022.

The Plan also includes the following policies relating to retail and other town centre development:

- Policy R1 identifies the primary shopping areas for Dover, Deal and Sandwich Town Centres, setting out what uses and development will be allowed in them.
- Policy R2 ensures new town centre development proposed outside of the towns does not harm their vitality and viability, by requiring sequential tests and impact assessments to be carried out.
- Policy R3 supports the provision of new local shops and protects existing ones to support local communities.
- Policy R4 ensures the design of new shopfronts is high quality and appropriate for the area.

www.doverdistrictlocalplan.co.uk

A bold vision for 2040





Infrastructure and Transport

Ensuring that the right infrastructure is provided in the right place, at the right time, to support the scale of growth identified in the Plan will be integral to its successful delivery.

The Local Plan is therefore supported by an Infrastructure Delivery Plan (IDP) which identifies specific infrastructure needs for the District over the plan period, covering all types of services such as education, health, community, sports and open spaces, transport, water and other utilities. We welcome your views on the draft IDP during this consultation. It is a 'living' document which will evolve over time.

For the site allocations in the plan, infrastructure requirements are set out in the site policies. In addition, the Local Plan includes policies addressing strategic transport issues such as the A2 and other local infrastructure requirements which should be provided with new development:

- Infrastructure and Developer Contributions (Strategic Policy SP11)
- Strategic Transport Infrastructure (Strategic Policy SP12)
- Providing Open Space (Policy PM3)
- Sports Provision (Policy PM4)
- Protection of Open Space, Sports Facilities and Local Green Space (Policy PM5)
- Community Facilities and Services (Policy PM6)
- Digital Technology (Policy TI5)

These policies enable the Council to require new or enhanced infrastructure through a process known as 'Planning Obligations' or 'Section 106 Agreements'. These can require developers to create new facilities within their site, or provide financial contributions to existing services to enhance them. More information on this process can be found in the S106 and IDP FAQs document.

With regards to ensuring local highway needs are addressed, including for active travel such as walking, cycling and bus and enough parking is provided in new developments, the Local Plan includes the following policies:

- Sustainable Transport and Travel (Policy TI1)
- Transport Statements, Assessments and Travel Plans (Policy TI2)
- Parking provision on new development (Policy TI3)
- Overnight Lorry Parking Facilities (Policy TI4)

Council staff are available for questions at this event and by phone Monday, Wednesday and Friday 14.00-16.00 on 01304 872244

All comments must be received by 5pm on 9th December 2022.



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A bold vision for **2040**





Natural Environment

Dover District enjoys spectacular landscapes and coastlines, many of which are valued and protected at local, regional, national and international level. These landscape assets are rich in biodiversity, priority habitats and protected species and, importantly, provide significant environmental, social, and economic benefits for the district and its residents.

A key issue for the Local Plan is therefore how best to embrace growth in a way which respects and enhances our important landscapes, habitats and countryside, while also recognising that some forms of development support the rural economy and are necessary to maintain the vibrancy of rural communities, as guided by the housing and the local economy policies of the plan.

Policies are included to conserve and enhance the rich natural environment of the District.

- Strategic Policy SP13 will protect the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets.
- Strategic Policy SP14 will enhance our Green Infrastructure and Biodiversity.
- Policy NE1 will deliver a net gain in biodiversity in the District over the plan period.
- Policy NE2 requires development to protect and enhance the landscape character and distinctiveness of the District's countryside and coastline, including irreplaceable habitats, the areas of the Kent Downs AONB that fall within the boundary of the District and regionally important geological sites.
- Policy NE3 ensures against harmful impacts on the protected migratory bird species and integrity of the Thanet Coast and Sandwich Bay SPA through a Mitigation and Monitoring Strategy.
- Policy NE4 seeks to deliver improvements in air quality over the Plan period.
- Policy NE5 protects and seeks to enhance the water supply and water quality of the District.
- Policy NE6 protects and seeks to enhance the rare ecosystem of the River Dour chalk stream.

Council staff are available for questions at this event and by phone Monday, Wednesday and Friday 14.00-16.00 on 01304 872244

All comments must be received by 5pm on 9th December 2022.



www.doverdistrictlocalplan.co.uk

A bold vision for **2040**





Historic Environment

Dover District benefits from a particularly significant archaeological and historical heritage, in part due to its strategic location as a gateway to Britain. This wealth of heritage assets includes those of national and international importance.

The district is home to almost 2,000 listed buildings, 48 Scheduled Ancient Monuments, 57 Conservation Areas, 21 historic parks and gardens, one protected wreck site and 12 museums.

The current development plan for the District includes only one historic environment policy (for applications affecting Historic Parks and Gardens), and a strategic site policy for Dover Western Heights. The government however requires local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

This Local Plan therefore sets out a clear and positive strategy for the conservation, enjoyment and enhancement of our historic environment in the form of the following policies:

- Protecting the District's Historic Environment (Strategic Policy SP15)
- Designated and non-designated Heritage Assets (Policy HE1)
- Conservation Areas (Policy HE2)
- Archaeology (Policy HE3)
- Historic Parks and Gardens (Policy HE4)
- Dover Western Heights Fortifications Scheduled Monument and Conservation Area (Site Allocation Policy SAP4)

Council staff are available for questions at this event and by phone Monday, Wednesday and Friday 14.00-16.00 on 01304 872244

All comments must be received by 5pm on 9th December 2022.



www.doverdistrictlocalplan.co.uk

A bold vision for **2040**





Dover District Council

December 9, 2022 · 🌐

[Facebook, Twitter, Instagram and LinkedIn Posts](#) ...

⚠️ Today is the final day you can make representations about the new Local Plan. At the last public consultation we received 3,000 comments from you and these were used to inform this updated version of the Local Plan – so what you say really does matter! Go to <https://www.doverdistrictlocalplan.co.uk/> to read the Plan and tell us what you think. The consultation closes at 5pm, don't leave it too late.



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



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4 comments 2 shares



Dover District Council

December 8, 2022 · 🌐



There are less than two days left to get your comments in about the Local Plan.

The consultation ends tomorrow (Friday, December 9) and you must get your responses in no later than 5pm.

This is your chance to help play a part in shaping how the district will look in the future – where new homes and businesses could be built, how we protect our landscapes, tackle climate change and much more.

So get involved, read the plan here <https://www.doverdistrictlocalplan.co.uk/> and ma... See more



Dover District

Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



See how the average temperature in your area is changing. [Explore Climate Science Info](#)





Dover District Council

December 6, 2022 · 🌐



!! It's the last few days of the Local Plan consultation and we want to hear from you! You can read the Plan here www.doverdistrictlocalplan.co.uk and have your say. If you're having trouble viewing the Plan or registering your comments, please call the DDC helpline on 01304 872244 and speak to one of the team. The phonenumber is open 9am-5pm all week until the end of the consultation on Friday, December 9.



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

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Dover District Council

December 5, 2022 · 🌐



🌱 Did you know that as part of the new Local Plan DDC will be requiring at least two new trees to be planted for each new home built in the district? A minimum of one new tree must also be planted for every 500sqm of new commercial floorspace created. All the trees will be native Kent species and a minimum standard size, too.

Read the new Local Plan to find out more www.doverdistrictlocalplan.co.uk and have your say – the consultation ends on Friday.



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15 comments 13 shares



Dover District Council

December 2, 2022 · 🌐



!! There is just one week to go before the public consultation on the Local Plan ends. This is YOUR chance to have a say about where new houses could be built and how the district will look in the future.

Get your comments in by 5pm on Friday, December 9, at www.doverdistrictlocalplan.co.uk



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



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Dover District Council

December 1, 2022 · 🌐



? Did you know that the Dover district's exceptional landscapes include five internationally protected environmental sites?

Take a look at the new Local Plan to see how we will be protecting and enhancing these important landscapes as well as nationally and locally protected areas of countryside and wildlife habitats

<https://www.doverdistrictlocalplan.co.uk/>

The public consultation ends on December 9 so don't forget to have your say!





📞 Having trouble viewing or registering your comments on the Local Plan? If so, please call the DDC helpline on 01304 872244 and speak to one of the team who will be able to assist – and it will be a real person on the end of the phone!

The phonenumber is open Mondays, Wednesdays and Fridays, 2-4pm. Or you can email localplan@dover.gov.uk



Dover District

Local Plan Consultation



**Have your say on the
future of Dover District**

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



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3 comments 2 shares



Dover District Council

November 25, 2022 · 🌐



NEWS: Hundreds of people have attended public engagement events about the Local Plan. There's still time to get involved in the consultation if you haven't already!

<https://www.dover.gov.uk/.../Hundreds-of-people-attend...>



Dover District

Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



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Dover District Council

November 23, 2022 · 🌐



Did you know the Dover district has 57 Conservation Areas, including the very first to be designated in Kent, in Middle Street, Deal?

Check out the new Local Plan to see how we will be conserving and enhancing them

<https://www.doverdistrictlocalplan.co.uk/> then make sure you tell us what you think.

The public consultation runs until 5pm on Friday, December 9.



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3

1 share



A reminder that DDC's virtual public exhibition on the Local Plan is on today, starting at 6pm. Go to <https://www.doverdistrictlocalplan.co.uk/get-involved#events> and scroll down to Exhibitions and Events, where a hyperlink will be made available prior to the event. You'll be able to find out more about the Plan and ask questions.



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



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Dover District Council

November 21, 2022 · 🌐



📺 Another virtual event is being held tomorrow where you'll be able to find out more about the Local Plan.

It begins at 6pm and a link will be available prior to the event at

<https://www.doverdistrictlocalplan.co.uk/get-involved#events> under Exhibitions and Events.

And don't worry if you haven't got Teams, you can join as a guest and still get involved!



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

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Dover District Council

November 17, 2022 · 🌐



Did you know the Local Plan is more than just about building houses?

🚗 Our new Plan will also work to deliver strategic transport improvements, including at the Whitfield and Duke of York roundabouts.

So for those of you fed-up with delays on the A2 approach to Dover, find out more about how the Local Plan will help push for upgrades to our highways

<https://www.doverdistrictlocalplan.co.uk/>



Dover District

Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

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Dover District Council

November 16, 2022 · 🌐



Escape the rain and pop into the Local Plan event in Dover this afternoon! The DDC team is ready for you at St Mary's Parish Centre to guide you through the Plan and answer any questions you've got. The exhibition runs from 1pm until 5pm.

For more about the Local Plan see <https://www.doverdistrictlocalplan.co.uk/>



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Dover District Council

November 16, 2022 · 🌐



What do you think about the Local Plan and the sites that have been allocated for housing? Whether you agree or disagree with what's being proposed we want to hear from you.. Come along to today's Local Plan public exhibition at St Mary's Parish Centre in Dover from 1-5pm and find out how you can get involved in the consultation. Go to www.doverdistrictlocalplan.co.uk to read the Plan.



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk





Dover District Council

November 15, 2022 · 🌐



!! Reminder !!

The next public exhibition about the Local Plan is tomorrow at St Mary's Parish Centre in Dover from 1-5pm.

This is the last in-person event, with the next one being via Teams on Tuesday, November 22, from 6-8pm. A link will be made available prior to the meeting here

<https://www.doverdistrictlocalplan.co.uk/get-involved#events>

Come along tomorrow and find out more about future development plans for the district!



Dover District

Local Plan **Consultation**



Have your say on the future of Dover District

21 October - 9 December 2022

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Dover District Council

November 14, 2022 · 🌐



Have you told us what you think about the Local Plan yet?

Take a look at these interactive settlement maps to find out where new development in the district is proposed.

Just click on the picture of the town or village <https://www.doverdistrictlocalplan.co.uk/my-area> and then make sure you register your feedback.

! The next Local Plan event is at St Mary's Parish Centre in Dover on Wednesday, November 16, from 1-5pm.



Dover District

Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

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8 comments 7 shares



Dover District Council

November 11, 2022 · 🌐

...

📅 Another Local Plan date for your diaries!

On Wednesday, November 16, the DDC team is in Dover to tell you more about the Local Plan, answer your questions and be on hand to guide you through this important document.

So come along to St Mary's Parish Centre in Dover from 1-5pm.

Find out the future plans for the district and how you can have your input!

See <https://www.doverdistrictlocalplan.co.uk/>



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

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Dover District Council

November 10, 2022 · 🌐



More than 70 people came to yesterday's Local Plan event in Sandwich to speak to DDC and find out about future plans for the district.

The next public exhibition is on Wednesday, November 16, from 1-5pm at St Mary's Parish Centre in Dover.

Come along to find out more about:

- 🏠 Where new homes in the district could be built
- 🌿 How the Local Plan helps conserve the environment
- 👤 ... See more



Dover District

Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

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4

7 comments 2 shares



DDC's Local Plan team is ready for you at Sandwich Guildhall! Come along to find out more about the Local Plan and how you can get involved in the consultation. The event is open until 7pm
For more see <https://www.doverdistrictlocalplan.co.uk/>



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👍❤️ You, Carly Pettit and 5 others

2 comments 1 share



Dover District Council

November 9, 2022 · 🌐



!!! Today's Local Plan public event is at The Gallery in the Sandwich Guildhall, from 3-7pm
🏠 See what the future plans are for where you live, speak to the Local Plan team and make sure you get involved in this important consultation. What you say matters!
For more see <https://www.doverdistrictlocalplan.co.uk/>



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



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Dover District Council

November 8, 2022 · 🌐



🏠 How will the Local Plan affect where you live? Click on the picture of your village or town to find out which sites have been allocated for housing at

<https://www.doverdistrictlocalplan.co.uk/my-area>

🕒 Don't forget, a virtual public event is happening today at 12pm where you can find out more and ask any questions. Click here <https://www.doverdistrictlocalplan.co.uk/get-involved#events> and scroll down to Exhibitions and Events to find the link to join.



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

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👍 Carly Pettit and 3 others

7 comments



Dover District Council

November 7, 2022 · 🌐



A reminder that the first of the Local Plan Teams Live events is being held tomorrow, starting at 12pm. It will last around 1.5 hours depending on the number of questions you have for the DDC team! The link can be found here <https://www.doverdistrictlocalplan.co.uk/get-involved#events> Just click to join!

The next in-person public exhibition is on Wednesday, November 9, from 3-7pm at The Gallery, Sandwich Guildhall. Make sure you come along to find out more about changes to t... See more



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👍👤 You and 5 others

24 shares



Dover District Council

November 4, 2022 · 🌐



We're all ready for you at the Dover Youth Hub in Deal to talk you through the Local Plan and answer any questions you have.

Pop down and see us, we're here until 7pm.

Read the Local Plan here and have your say <https://www.doverdistrictlocalplan.co.uk/>



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! A reminder that the Local Plan team will be at Dover Youth Hub in Deal today from 3pm-7pm. They'll be on hand to talk you through the future plans for the district and help with any questions you may have.

The next in the series of public events are as follows:

Tuesday, November 8, from 12-3pm on Microsoft Teams Live

Wednesday, November 9, from 3-7pm at The Gallery, Sandwich Guildhall

Wednesday, November 16, from 1-5pm at St Mary's Parish Centre, Dover ... See more



Dover District Local Plan Consultation



Have your say on the future of Dover District 21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



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3



Dover District Council

November 3, 2022 · 🌐



Another public exhibition on the Local Plan is being held tomorrow and this time we're coming to Deal. We'll be at Dover Youth Club in Park Avenue ready to answer your questions and let you know all about future plans for the district. This includes where new homes and community facilities could be built. The event runs from 3-7pm.

For more on the Local Plan see <https://www.doverdistrictlocalplan.co.uk/>



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



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Lots of you came along to the Local Plan event in Aylesham yesterday, with many wanting to know more about the impact new homes will have on local infrastructure. Here are some FAQs explaining how the Plan helps make sure new developments make a positive contribution to the community <https://www.doverdistrictlocalplan.co.uk/.../Infrastructure...> Don't forget the next public exhibition is on Friday, November 4, from 3-7pm at Dover Youth Hub in Dea... See more



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👤 You and 2 others



Dover District Council

November 1, 2022 · 🌐



We're ready for you here at the Aylesham Welfare Leisure Centre! Come along and learn more about the district's Local Plan, find out how you can have your say and speak to our friendly DDC team who will be on hand to answer any questions.

For more on the Plan see <https://www.doverdistrictlocalplan.co.uk/>



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👍 You, Amber Tonkin and 19 others

1 comment 1 share



🚩 Today's the day of the first in our series of public exhibitions on the Local Plan where you can find out more about the bold vision for the future of the Dover district. A friendly team from DDC will be on hand to help. So drop in to the Aylesham Welfare Leisure Centre in Spinney Lane between 3pm-7pm.

To read the Local Plan and have your say go to <https://www.doverdistrictlocalplan.co.uk/>



Dover District

Local Plan Consultation



**Have your say on the
future of Dover District**

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk





Dover District Council

October 31, 2022 · 🌐



Did you know the Local Plan is not just about building houses? It's about protecting landscapes and conserving Dover's beloved natural and historic assets. It also helps secure important community facilities for future generations. And now it's time for you to have your say! Come along to the first of our public exhibitions, tomorrow at Aylesham Welfare Leisure Centre, from 3-7pm, to find out more and speak to the Local Plan team. Further in-person and virtual events are bein... See more



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4 comments 6 shares



Dover District Council

October 27, 2022 · 🌐



Our first public exhibition as part of the Local Plan consultation takes place at the Aylesham Welfare Leisure Centre on Tuesday, 1 November. Pop along from 3-7pm to find out more and #HaveYourSay <https://dover.gov.uk/.../Your-chance-to-have-a-say-on...>



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



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1 comment 6 shares



Dover District Council

October 25, 2022 · 🌐



🗣️ Have YOUR say on future development in the district! We've launched the next phase of consultation on our draft Local Plan 📄 See the proposals and comment online, or attend our public exhibitions 📅 Starting on Tuesday, 1 November 3-7pm at Aylesham Welfare Leisure Centre <https://www.doverdistrictlocalplan.co.uk/get-involved>



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



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1

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Dover District Council

October 21, 2022 · 🌐



📢 The Local Plan public consultation launches today so get ready to have YOUR say!
See in detail where new homes, workplaces and infrastructure facilities will be located. You can also find out how the Plan tackles climate change and pushes for a greener, sustainable district. If you're having problems accessing the document call the Local Plan team on 01304 872244 on Mondays, Wednesdays and Fridays 2-4pm.

You'll find everything you need to know here www.doverdistrictlocalplan.co.uk.



Dover District Local Plan Consultation



Have your say on the future of Dover District

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



 See how the average temperature in your area is changing. [Explore Climate Science Info](#)



 6

6 shares



Dover District Council

October 20, 2022 · 🌐



Tomorrow will see the launch of the public consultation into the district's Local Plan. It will give you the chance to have your say on future development up to 2040.

Over the next seven weeks you'll be able to attend in-person and online events where you'll get to see the bold vision for the district.

Don't miss out, sign up to the consultation portal now at <https://dover-consult.objective.co.uk/kse> and the Local Plan will be available to view at www.doverdistrictlocalplan.co.uk from tomorrow.



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3 shares



Dover District Council

October 18, 2022 · 🌐

...

👋 We're just a few days away from the launch of the Local Plan consultation, when you get to have YOUR say on where new homes, shops and businesses should be built over the next 18 years.

During the last consultation, we received 3,000 comments from you and these helped shape this updated Plan. So make sure you get involved - what you say matters!

Sign up to the consultation portal now at <https://dover-consult.objective.co.uk/kse> and the Local Plan will be available to view ... See more



Dover District

Local Plan Consultation



**Have your say on the
future of Dover District**

21 October - 9 December 2022

www.doverdistrictlocalplan.co.uk



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1 comment 4 shares

Classified

Index

- JOBS**
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SERVICES

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PUBLIC NOTICES

SUSAN PRIMROSE RUSSELL
(Deceased)
Pursuant to the Trustee Act, 1925 any persons having a claim against or an interest in the Estate of the above named, late of Casa Mans, Gore Road, Easry, Sandwich, Kent, who died on 16/09/2022, are required to send written particulars thereof to the undersigned on or before 20/12/2022, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.
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NEW PLANNING APPLICATIONS

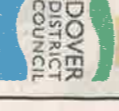
The Council gives notice that it has received the following applications which it is required to advertise under Town and Country Planning, and Wildlife and Countryside legislation. Notice is hereby given that application(s) have been made to the Dover District Council for consent to carry out the following proposal(s):

| | | | |
|----------|--|---|--|
| 22 01269 | Clares View Bay Hill St Margarets Bay CT15 6DU | Erection of single storey rear and side extensions, rear dormer roof extension, alterations to existing external steps and extension to terrace over garage | Conservation Area |
| 22 01274 | 48 Victoria Road Deal CT14 7BQ | Replacement windows to front elevation and reglazing of existing front door | Conservation Area |
| 22 01311 | Constitution House Gornbe Valley Road Dover CT17 0EN | Variation of Condition 2 (approved plans) of Planning permission DOV/20/01237 (erection of a four storey building incorporating 40no. flats with new vehicle access, parking and landscaping (existing buildings to be demolished) (application under Section 73) | Major Development |
| 22 01316 | 31 Union Road Deal CT14 6EA | Erection of a rear single storey extension | Listed Building in a Conservation Area |
| 22 01317 | 31 Union Road Deal CT14 6EA | Erection of a single storey rear extension | Listed Building in a Conservation Area |
| 22 01307 | Little Mongeham House Willow Woods Road Little Mongeham CT14 0HR | Installation of through floor internal access lift | Affects a listed building |

The applications can be viewed on the Council's website: www.dover.gov.uk and/or the Council Offices, White Cliffs Business Park, Dover CT16 3PL.
Representations on the applications can be made via the Council's website. This is the Council's preferred method as it is the speediest way to log your views into our electronic system. Alternatively, representations can be emailed to developmentcontrol@dover.gov.uk or sent by letter to the Development Management Section at the White Cliffs Business Park address.
Representations should be made within 21 days from the date of publication of this notice and should quote the application reference number. Any representations received will be available for public inspection. Representations will not be acknowledged but those making representations will be informed of the Council's decision.
Please note that this is not a full list of applications recently received by the Council. The full list can be viewed on the Council's website

DOVER DISTRICT COUNCIL

PUBLIC NOTICE: Consultation 21st October to 9th December 2022
Dover District Local Plan to 2040 - Regulation 19 Submission
Consultation in accordance with Regulations 19, 20 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012



Dover District Council is currently preparing the Dover District Local Plan to 2040 (The Local Plan) which establishes the general scale and distribution of the new development which is required to meet Dover District's needs to 2040. It also provides the planning principles and policies to guide decisions on all new developments.
The Local Plan is being made available for inspection, alongside supporting documentation including the Policies Map, Sustainability Appraisal and Habitats Regulations Assessment, from Friday 21st October to Friday 9th December 2022 at 5pm online at www.doverdistrictlocalplan.co.uk

In addition, paper copies of the main consultation documents will be available at the following locations:

| Location | Address |
|--------------------------------|---|
| Council Offices | White Cliffs Business Park, Whitfield |
| Ash Library | Ash Village Hall, 10 Queen's Road |
| Aylesham Library | Aylesham Community Centre, Ackholt Road |
| Deal Library | Broad Street |
| Dover Library | Dover Discovery Centre, Market Square |
| Sandwich Library | 13 Market Street |
| St Margarets-at-Cliffe Library | 16 Kingsdown Road |

The Council Offices at Whitfield are open Monday to Friday 10am-4pm, while library opening times can be checked online at www.kent.gov.uk/libraries. Paper copies of all documents can also be made available on request.

Representations (comments) must be received by the Council no later than 5pm on 9th December. Representations received after this time will not be accepted.

Representations are encouraged to be made through the Council's online consultation portal on the website (see below). A paper copy of the representation form and guidance notes can also be provided on request by contacting the team using the information below, or by collecting from the Council offices or one of the libraries listed above, during opening hours. When commenting you can request to be notified of submission of the local plan for examination, publication of the Inspectors report and adoption of the local plan.
Paper copies of representation forms should be returned to Planning Policy Team, Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ

Public exhibitions on the Local Plan will be held at the following:

- Aylesham - Welfare Leisure Centre, Spinney Lane - Tuesday 1st November 3-7pm
- Deal - Dover Youth Hub, Park Avenue - Friday 4th November 3-7pm
- Sandwich - The Gallery, Sandwich Guildhall - Wednesday 9th November 3-7pm
- Dover - St Mary's Parish Centre - Wednesday 16th November 1-5pm
- Online 'virtual' exhibitions - Tuesday 8th November 12-2pm and Tuesday 22nd November 6-8pm. Please visit the website to join the exhibitions.

For more information visit www.doverdistrictlocalplan.co.uk call 01304 872244 (Mondays, Wednesdays or Fridays 2-4pm) or email localplan@dover.gov.uk





Regulation 22 Part 2: Appendix E



Sustainability Appraisal



Dover District Local Plan

Regulation 19 - Sustainability Appraisal
of the Dover District Local Plan
Submission Document

closed

21/10/2022 08:00AM 09/12/2022 05:00PM

[LEARN MORE](#)

Habitats Regulation Assessment



Dover District Local Plan

Regulation 19 - Habitats Regulation
Assessment on the Dover District Local
Plan Submission Document

closed

21/10/2022 08:00AM 09/12/2022 05:00PM

[LEARN MORE](#)

Infrastructure Delivery Plan



Dover District
Local Plan

Infrastructure Delivery Plan Draft for
Consultation 2022

closed

21/10/2022 08:00AM 09/12/2022 05:00PM

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