

	Question	Answer
1	What is a 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>
2	Why is the Council producing a Local Plan?	<p>The 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.</p> <p>The Government has made changes to planning legislation, policy and guidance since these plans were developed, which means they need to be reviewed and updated. The Government requires all local authorities to have an up to date local plan in place by December 2023.</p> <p>New Plans can take several years to finalise and so it is important we make progress now.</p>
3	What is a Regulation 18 consultation?	A chance for engagement with stakeholders and parties who are interested in the future of the District. Comments made will be considered in further drafting of the Local Plan.
4	What will happen after the Regulation 18 consultation?	<p>After the consultation has closed all validated comments received will be analysed to identify themes and issues that can then inform further drafting and evidence production for the Local Plan.</p> <p>There will be a pre-submission consultation on the Local Plan document considered appropriate for submission to the Governments Planning Inspectorate. This consultation known as Regulation 19, is intended for the end of 2021</p>
5	What are site allocations?	These are plots of land that have been made available and assessed as suitable and deliverable by the Council for development to meet the identified housing, employment and retail needs for the District.
6	What are Development Management policies?	They provide specific criteria on planning issues that can help guide and determine whether planning permission should be granted.
7	What happens if the Council does not produce a Local Plan?	<p>The Council would not be able to coordinate where and when development should take place.</p> <p>The Council would have to rely upon national policy when determining planning applications, which would not allow local circumstances to be considered.</p> <p>There could be speculative planning applications on sites which the Council and local community do not support, but they would be difficult to resist, and may get allowed at a planning appeal.</p>

		Much needed infrastructure to support and mitigate development in the District, would only be supplied on a site by site approach, preventing coordinated forward planning of infrastructure provision.
8	How can I take part in the Local Plan consultation?	<p>The draft Local Plan and supporting documents are published online for consultation from Wednesday 20th January to Wednesday 17th March at 5pm. The consultation document can be accessed on the Council's new Local Plan website www.doverdistrictlocalplan.co.uk. Parties interested in the Local Plan are invited to attend one of the online engagement events. They then have the opportunity to respond to the consultation with any comments they may have on the Local Plan.</p> <p>For those without internet access please contact our dedicated telephone hotline on 01304 872244 (Mon-Thurs 10-12)</p>
9	How can I respond to the consultation?	<p>Comments can be made online using the Councils Objective Consultation Portal https://dover-consult.objective.co.uk/kse</p> <p>Comments 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</p>
10	How do we know how much development is needed?	<p>A comprehensive evidence base has been developed that addresses requirements in national policy to identify the needs for the District and what mitigation should be considered to deliver development to meet those needs.</p> <p>The National Planning Policy Framework 2019 states that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence and should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals. The evidence base for the Local Plan can be found at: Link</p>
11	What consideration is given to the draft Local Plan in planning decision making?	The Local Plan is a material consideration in planning decision making. However, the plan is only in draft form and has not been tested through examination by a government inspector. So, at this stage the Local Plan will carry only limited weight when considered alongside national policy and the Districts existing adopted development plan documents.
12	What impact will Brexit have?	<p>Whilst drafting the Local Plan the impact of Brexit was not known, with factors like whether there'll be a deal or not, had not been decided.</p> <p>More certainty should be available on the impact of Brexit during later stages of drafting the Local Plan.</p>
13	How many homes are being planned for? Is there really a need to produce so much housing?	<p>There is a housing need figure of 11,960 proposed within the Local Plan. This figure is derived from the Governments standard method for calculating and is referred to as a local housing need. The local housing need is the starting point for determining the number of homes to be developed. The calculation considers the projected growth in households and makes an allowance for the affordability of homes within the District.</p> <p>If the number of homes needed are not planned for, then it is likely new homes will come forward on sites determined by housebuilders, with Council and public participation only at the planning application stage. If the Council does not</p>

		identify land to meet its local housing need, then it will be difficult to resist housing in areas the Council would not prefer development to occur.
14	What is the Council doing about the homes needed for an ageing population and smaller households?	<p>The Council determines the type, mix and tenure of homes to be built through its evidence base known as a Strategic Housing Market Assessment (SHMA).</p> <p>The SHMA reviews the projected growth in populations and types of household for the District to determine the type of homes required. One of the conclusions from the SHMA is that single households and elderly persons will significantly increase during the lifetime of the Local Plan. Policy in the Local Plan requires that these needs be factored into planning decision making on new homes. The SHMA can be found at: Link</p>
15	What is affordable housing?	<p>Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).</p> <p>Types of affordable housing product include affordable housing for rent; starter homes; discounted market sales housing; shared ownership; and, rent to buy.</p>
16	Why is there no requirement for affordable housing to be provided in Dover Town, where there is significant need?	<p>The Local Plan must balance the need to provide affordable housing with considerations of financial viability and delivery of development.</p> <p>The Whole Plan Viability Study demonstrates that it is not financially viable for development in Dover to provide affordable housing. In Dover Urban Area, the cost of building is often higher due to constraints associated with previously developed land and the type of development being brought forward, and the sales/rental values of development are the lowest in the District. This means that the value of the development is not sufficient to cover the costs of bringing the development forward. This is also evidenced by recent schemes which have come forward in the town, where viability has been raised as a constraint. The Viability study can be found at: Link</p> <p>As a result, the Council is currently considering other ways to deliver affordable housing in Dover Town, including direct delivery by the Council and delivery by Registered Providers.</p>
17	How will the Local Plan support post COVID-19 recovery and the new normal?	The Local Plan has retail, employment and housing strategies that determine the level and need for development in the District. The Local Plan will provide certainty on what those needs are and provide a supply of suitable, available and deliverable sites for development to meet those needs. The strategies are based on evidence developed up to and during the COVID-19 pandemic. Later drafts of the Local Plan will be able to address new evidence as it becomes known on the impact of the pandemic and recovery from it.

18	How will the Local Plan create employment opportunities?	The Local Plan identifies strategic and non-strategic site allocations to meet the needs for employment growth. It sets criteria-based policy to support new employment development opportunities that come forward outside of allocated sites. The Local Plan also sets out strategy and policy for supporting and protecting existing employment sites.
19	How does the Local Plan consider the proposals for the Border Control facility at White Cliffs Business Park?	<p>At the time of drafting the Local Plan, full details of the Border Control Point (BCP) were not known. The BCP is being located on part of the undeveloped existing employment land allocation at Whitfield. It is unclear at the current time how much employment land would remain, and for how long the BCP will be in use.</p> <p>To replace this loss in employment land, the Council is undertaking a call for sites exercise to identify new areas for employment use. Potentially, any new suitable and deliverable land identified by the exercise could be included in later versions of the Local Plan.</p>
20	How will the Local Plan support retail in the District?	<p>The Local Plan reviews the level of retail provision needed within the District and in particular the town centres of Dover, Deal and Sandwich. A set of strategic and development management policies are proposed that support the retail hierarchy and provision within the settlements of the District.</p> <p>Opportunity areas are also proposed in Dover Town that will provide for mixed use re-development to enhance the retail and leisure offer, support the local economy, promote tourism and provide residential accommodation.</p>
21	What about good design?	<p>There is a chapter on Design in the Local Plan which has policies that focus on the principles of place making, achieving high quality design and providing quality residential accommodation that sets out minimum dwelling sizes, levels of accessibility, and the need for homes to adapt over time to changing lifestyle and working needs.</p> <p>Once the Local Plan has been adopted, a Local Design Guide will be published to provide clarity over what constitutes acceptable design quality for different areas in the District.</p>
22	How will the Local Plan address climate change?	<p>Planning legislation states that development plan documents must (taken as a whole) include policies designed to ensure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.</p> <p>Furthermore, the National Planning Policy Framework 2019 states that Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.</p> <p>To this end the Local Plan has a chapter specifically on climate change, and there are also many policies in other chapters that contribute to addressing the issues.</p>
23	What about the loss of agricultural land?	When considering which greenfield sites are suitable for allocation, the Council has sought to prioritise sites of a lower agricultural quality. However, much of the land in the District is of agricultural Grade 3 (Good to Moderate quality) or

		<p>better. Therefore, the allocation of housing sites on good agricultural land is unavoidable, if the District is to meet its housing need.</p> <p>Agricultural land that is not proposed for allocation is protected, as part of the protection given to the countryside through policies in the Local Plan, which generally restrict development in those areas.</p>
24	How has Air Quality been considered?	<p>There are two Air Quality Management Areas (AQMAs) in the District (main trunk route (A20) into Dover and High Street/Ladywell Dover). The Environmental Health team commission an Annual Status Report every year in relation to air quality within the District, and the results from this have not indicated to date, that there are any requirements to allocate further AQMAs.</p> <p>As part of the evidence base for the Local Plan, an Air Quality Report was commissioned that looked at the cumulative impacts to air quality, as a result of the proposed housing and employment allocations up to 2040. The results of this have shown that the impacts to human and ecological receptors are not significant in the Local Plan time period. The report is available at: Link.</p>
25	What about wildlife and the countryside	<p>The Local Plan contains policies that seek to conserve or enhance the Districts Green infrastructure and biodiversity. All development will be required to take opportunities to help connect and improve the wider ecological networks.</p> <p>Opportunities for the management, restoration and creation of habitats in line with the targets set out in the Kent Biodiversity Strategy for the Biodiversity Opportunity Areas (BOAs) for the District and the Dover District Green Infrastructure Strategy will be supported through the Local Plan.</p> <p>Development which would result in the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient or veteran trees, will only be permitted in exceptional circumstances, where the public benefit would clearly outweigh the loss or deterioration, and where a suitable compensation strategy exists.</p>
26	What about drainage and flooding?	<p>The Local Plan evidence base document The Strategic Flood Risk Assessment (SFRA) 2019 highlights several areas in the District that are susceptible to surface water flooding. The Local Plan proposes measures like Sustainable Urban Drainage Systems (SuDS), through policies within the Local Plan, to reduce the risk of surface water flooding. The SFRA can be found at: Link.</p> <p>Sites for development are required to be accompanied by a site-specific Flood Risk Assessment (FRA). Development identified by the FRA to be at risk of flooding from any source will require flood mitigation to be implemented.</p>
27	What about infrastructure?	<p>We have produced an Infrastructure Topic Paper to explain what we have done so far in understanding what infrastructure is needed to support development set out in the Local Plan. The Topic paper can be found at: Link.</p>

		<p>Site allocation policies, and the Transport and Infrastructure Chapter of the Plan sets out the policies which will require development to deliver and/or contribute towards the delivery of infrastructure needed alongside the development.</p> <p>We will continue to engage with infrastructure providers, to understand the needs for infrastructure, and these will be set out in an Infrastructure Delivery Plan to be produced at the next stage.</p>
28	Will there be enough electric and water service provision for the development proposed in the Local Plan?	<p>Consultation with UK Power Networks has not identified a lack of electric supply as an issue. Further consultation with UK Power Networks will take place as part of the Regulation 18 consultation, and also to inform the Infrastructure Delivery Plan, which will be produced prior to the Regulation 19 consultation.</p> <p>Water scarcity is identified as an issue for the District, the Local Plan addresses this by requiring increased water efficiency standards in new development. The water companies in their water resource plans make provision for enough water to be available. Their plans are informed by the growth set out in Development Plans, including the Local Plan for the District.</p>
29	How will infrastructure like electric charging points, solar panels, trees and green spaces be provided?	<p>The Whole Plan Viability Study produced to support the Local Plan demonstrates that in the majority of the District (with the exception of Dover Urban Area) development will be financially viable enough to be able to support those requirements. The Viability study can be found at: Link.</p>
30	What about the impact on our Roads?	<p>The Local Plan seeks opportunities to maximise the use of public transport, walking and cycling. Development will need to provide a range of 'smarter' sustainable transport options, with the aim of reducing the number of journeys being made by private car.</p> <p>National policy only allows development to be resisted where it would result in an 'unacceptable impact to highway safety' or results in 'severe' cumulative residual impacts upon the road network. We have developed a Local Transport Model to assess the impact of proposed development upon the road network, and we are working with Kent Highways and the Highways Agency to identify necessary mitigation measures. These will be set out in the Infrastructure Delivery Plan that will be produced at the next stage of the Local Plan.</p> <p>The Local Plan sets out that car parking for new developments will be required on-site to ensure that it does not lead to parking overspill and have an adverse impact on neighbouring streets.</p>
31	How will the schools cope with so many new homes?	<p>The Council works closely with Kent County Council to ensure that there are sufficient school places to meet the additional demand from housing. Housing developments will be required to make financial contributions towards the cost of delivering the additional school places required.</p> <p>An Infrastructure Delivery Plan will be produced at the next stage of the Local Plan, and it will set out the specific requirements for providing for school places. These requirements will also be included in site specific policies. More information can be found in the Infrastructure Topic Paper at: Link</p>

32	How will health care facilities be provided?	<p>The Council consults with health care providers throughout the process of producing the Local Plan. Housing developments will be required to make financial contributions towards the cost of delivering additional health care facilities.</p> <p>An Infrastructure Delivery Plan will be produced at the next stage of Local Plan production, and it will set out the health care specific requirements. These requirements will also be included in site specific policies. More information can be found in the Infrastructure Topic Paper at: Link</p>
33	What about the Districts heritage?	<p>The significant archaeological and historical heritage of the District is an irreplaceable resource, which has played a major role in shaping the District's development and identity. Also, it offers outstanding opportunities to enhance the environment and economy of the District over the Local Plan time period.</p> <p>Heritage assets will therefore be protected and conserved in a manner appropriate to their significance.</p>
34	What will the impact of development be on heritage assets?	<p>Policies in the Local Plan support proposals that conserve or enhance the heritage assets of the District, sustain and enhance their significance, and make a positive contribution to local character and distinctiveness. In particular, proposals will be encouraged that bring redundant or under-used buildings and areas, including those on the Heritage at Risk Register, into appropriate and viable use consistent with their conservation.</p> <p>Development will not be permitted where it will cause loss or substantial harm to the significance of a designated heritage asset or its setting. This is unless, it can be demonstrated that substantial public benefits will be delivered that outweigh the harm or loss caused, or where the nature of the heritage asset prevents all reasonable or viable uses of the site and conservation through grant funding is not possible, and the harm to or loss of the asset is outweighed by the benefits of bringing the site back into use.</p>
35	Have you done enough to reach out to the Community regarding the Consultation?	<p>The consultation we are carrying out complies with the current statutory requirements and guidelines.</p> <p>We are advertising the consultation through a variety of means including local newspaper, social media, posters in the local areas where development is proposed and direct correspondence to those registered on our consultation database and those who have registered for updates from the Council on planning issues through 'Keep me posted'.</p> <p>We have also asked town and parish councils, and local groups and organisations to share the consultation.</p> <p>We are going further than the minimum consultation requirements with our dedicated local plan website, and our online consultation advertising and promotion. Whilst also understanding that not everyone will wish to access the consultation in that way, with our dedicated local plan telephone hotline and the provision of free hard copies to those who need it. Comments can be submitted online, by email or by post.</p>

36	Are Areas of Outstanding Natural Beauty (AONBs) shown on the plan and is housing proposed near these sites?	<p>The AONB areas can be viewed on the interactive Planning Policy Map in conjunction with the other policies and housing allocations for the district. The story maps for each area also provide maps of each settlement and the proposed policies:</p> <p>https://maps.dover.gov.uk/webapps/Regulation18_Draft_Local_Plan/</p>
37	Can you please explain the acronyms: DPH and PDL?	<p>A list of acronyms used within the draft Local Plan and supporting documents can be found on the Local Plan website at: https://www.doverdistrictlocalplan.co.uk/about/evidence-base</p> <p>Dph – Dwellings per hectare. PDL – Previously developed land</p>
38	What is the next step after the close of the consultation?	<p>Following the end of the consultation we will:</p> <ul style="list-style-type: none"> • Review and consider all responses received to the consultation and; • Complete the evidence supporting the plan <p>A Final Draft (known as a Regulation 19 Submission version) of the Plan will then be produced. This will be subject to a further consultation in late 2021, before the Plan is submitted to the government for examination. The Plan will then be examined by an independent Planning Inspector who will report on whether the document meets with legal requirements. There will be an opportunity to make modifications to the Plan at this stage if they are deemed necessary. If the Plan is legally compliant and sound, the Council will then formally adopt it, and it will then become the statutory development plan for Dover District for the period to 2040.</p>