

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>

	<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.
What is soundness?	<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.
What is meeting the Duty to Cooperate?	<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>
Are comments made at Regulation 18 still relevant?	<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>

<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>