



Dover District
Local Plan

Local Plan Consultation Event

23rd February 2021

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www.doverdistrictlocalplan.co.uk





Format of event

Part 1:

- Introduction
- Vision and Objectives
- Climate Change
- Growth Strategy
- Housing
- Q&A

Part 2:

- Design
- Local Economy
- Natural Environment
- Historic Environment
- Infrastructure and Transport
- How to comment
- Q&A





- Use the Q&A function on the right-hand side of your screen
- Please do not include your name or other personal details
- Questions are moderated before being published
- Submit questions throughout the presentations
- Do not submit your question more than once
- Please do not submit representations
- If you do not feel your question has been answered by the end of the event please send it to localplan@dover.gov.uk





- Consultation on the draft Local Plan (regulation 18 stage)
- 20th January 2021 to 17th March 2021 (5pm)
- Also consulting on Sustainability Appraisal, Habitats Regulations Assessment, draft Economic Growth Strategy and draft Open Spaces, Playing Pitches and Play Strategies
- Use www.doverdistrictlocalplan.co.uk to view the plan and submit comments
- Email: localplan@dover.gov.uk
- Post: Council Offices, White Cliffs Business Park, Dover CT16 3PJ





What is a Local Plan

- Framework against which planning decisions are judged
- Ensures growth is well planned, well designed and appropriately located
- Establishes scale and pattern of new development in Dover to 2040
- Sets out where new homes, workplaces and infrastructure facilities will be located
- Mitigating and adapting to climate change
- Conserve and enhance natural, built and historic environment
- Meet the requirements set out in the National Planning Policy Framework (NPPF) and Guidance (PPG)





Tests of Soundness

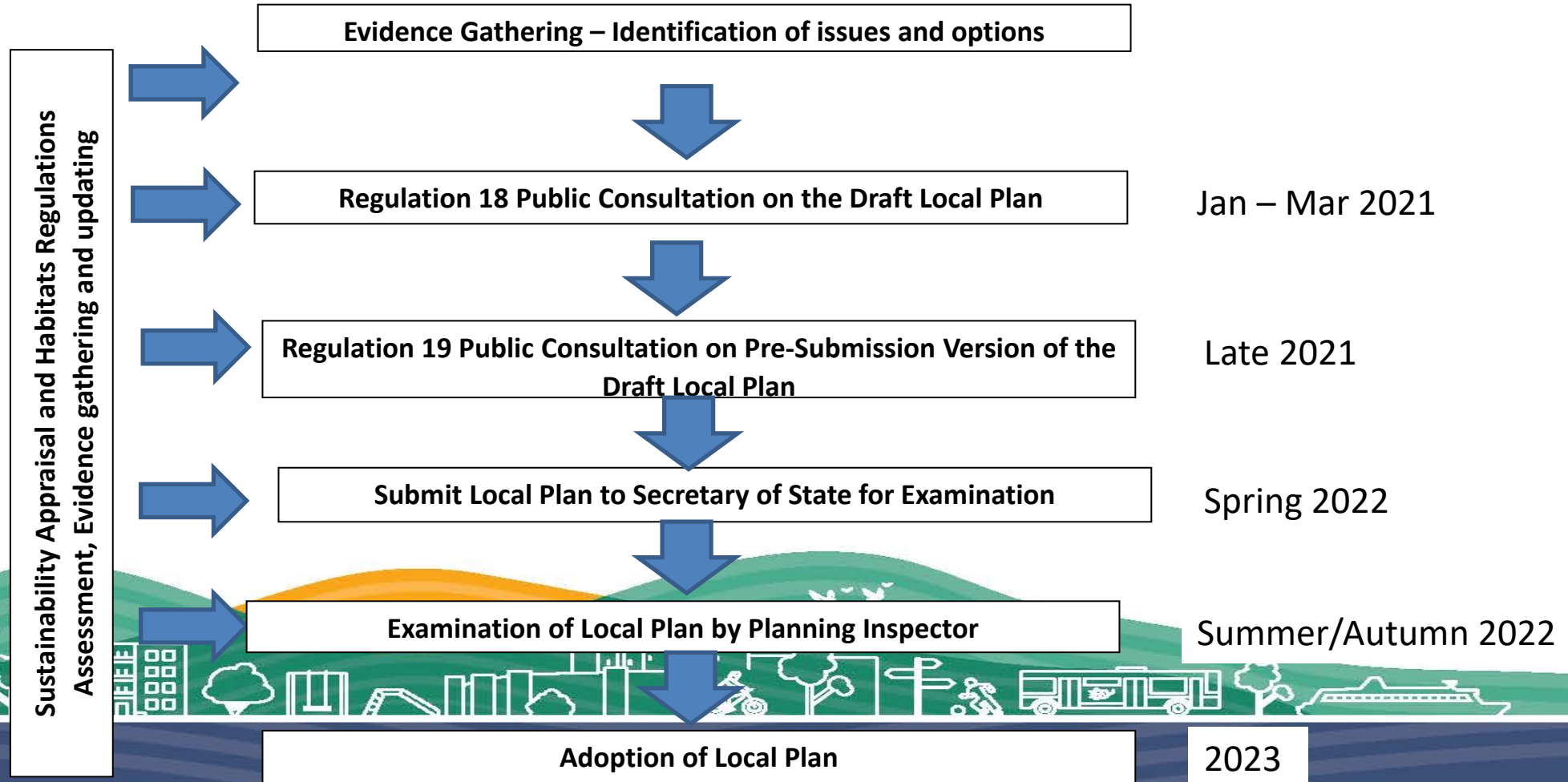
- Local plans are subject to independent examination
- Tested against the ‘tests of soundness’
- Set out in the NPPF (2019):
 - **Positively prepared**
 - **Justified**
 - **Effective**
 - **Consistent with national policy**





Dover District **Local Plan**

What is the process for producing a local plan?





Dover District
Local Plan

Why are we producing a new local plan?

- District's existing Local Plan – Core Strategy 2010; Land Allocations Plan 2015; Saved policies from 2002 Local Plan
- These plans need reviewing and updating
- Many changes in legislation, policy and guidance
- Requirement for up to date local plans to be in place by December 2023.





What have we done so far?

- Stakeholder workshops;
- Targeted stakeholder consultation on specific issues
- Prepared the evidence base and supporting topic papers
- Identified and assessed the different options for delivering the required growth and development;
- Prepared draft policies and proposals which form the basis of this consultation document.







Structure of the consultation and draft Local Plan

- Set out in topic based chapters
- Each chapter covers:
 - Issues
 - Options and preferred option
 - Draft policies
- Strategic policies – sets out the overarching strategy for addressing the issues for that topic, including strategic site allocations
- Site allocation policies
- Non-strategic / Development Management Policies





Vision and Objectives

- Bold new vision for Dover in 2040
- Encompassing a **prosperous economy, vibrant communities, thriving places** and a **spectacular and sustainable environment**
- Specific to Dover District
- Aspirational but also realistic
- Vision  Objectives  Local Plan policies and proposals





- Reducing carbon emissions (Policy DM1)
- Sustainable Design and Construction (Policy DM2)
- Renewable and Low Carbon Energy (Policy DM3)
- Sustainable Transport, including provision of electric vehicle charging points (Policy DM4)
- Water Efficiency (Policy DM5)
- Flood Risk (Policy DM6)
- Surface Water Management (Policy DM7)
- Coastal Change Management Areas (Policy DM8)
- Tree planting and protection (Policy DM9)





- Developing an appropriate housing and economic growth strategy
- Factors to consider include current pattern of development, transport routes, provision of facilities, protecting our most important environments and complying with national policy
- Distribution of growth across the District
 - A – as per HELAA green and amber sites (Dover and rural focus)
 - B – Proportionate based upon settlements existing population (Dover, Deal and rural)
 - C – Proportionate based upon settlement hierarchy
 - D – Dover focused growth (as in Core Strategy)
 - E – More equal distribution across main settlements of Dover, Deal, Sandwich and Aylesham





- Assessed through the Sustainability Appraisal – economic, social and environmental effects
- Overall options C – settlement hierarchy and D – Dover focus fair the best in assessment
- However, other constraints in delivering option C and D
- Concluded that the distribution of housing growth in the new Plan would best comprise a combination of Options A, C and D
- Distribution of development primarily be based on the settlement hierarchy, and influenced by site availability, environmental constraints and factors of delivery.





Dover District Local Plan

Delivering Housing Growth

	Dwellings (net)	Dwellings (net)
Local Plan housing need figure (20 x LHN 2020 = 596 dpa)		11,920
Supply resilience buffer (10% Local Plan housing need figure)		1,192
Local Plan housing target		13,112
Extant supply at 31 st March 2020 (Excluding Whitefield UE and with 10% non-implementation discount applied)	3,151 (3,501 – 10%)	
Whitfield UE (extant)	1,283	
Whitfield UE (estimated within plan period)	2,200	
Windfall (small sites 1-4 dwellings)	1,190 (70 a year from year 4)	
Total housing supply	7,798	
Balance to be delivered on allocated housing sites		5,288





Selection of housing sites

- HELAA identified sites as suitable or potentially suitable and unsuitable - looked at site size, existing uses, character of surrounding area, impacts on landscape, heritage, access, highways and environmental constraints
- Site specific sustainability appraisal – ranked sustainability of sites within each settlement
- Appraisal identified no fundamental constraints at individual site level, most issues can be mitigated
- Input from Transport modelling
- Site specific assessments considered alongside the overarching strategy for the Local Plan.
- Sustainability of each settlement considered and how much development could be accommodated.
- Further details on the selection process are provided on the Local Plan website in the section “Where is New Development Proposed” – series of story maps
- Required to re-assess sites which may have previously been considered unsuitable as circumstances change – for example new evidence





Housing sites proposed

- 4 strategic sites – Whitfield, Aylesham (2 sites), Elvington/Eythorne
- Other non-strategic housing allocations – site allocations policy 1

Settlement	Housing Provision	% Distribution
Dover	3,592	48%
Deal	554	7%
Sandwich; Aylesham (rural service centres)	1490	20%
Local Centres	1152	15%
Larger villages	660	9%
Smaller villages and hamlets	63	1%





Residential Windfall (Policy SP3)

- More flexible approach than currently in order to comply with NPPF
- Based upon the revised settlement hierarchy.
- Main settlements and larger villages allow in principle within and on edge of settlements.
- For smaller villages and Hamlets within the settlement boundaries only.
- Settlement boundaries will need to be updated
- Key criteria of ensuring scale is appropriate given the size of the settlement.
- Development in the wider countryside, referring to NPPF para 79, identifies exceptional circumstances, for example re-use of redundant or disused buildings





- Cultural and PPTS need totalling 42 pitches for the plan period

Proposed to be met through:

- Turnover on existing sites – 10 pitches
- Intensification on existing sites – 9 pitches (Policy DM10)
- Two proposed site allocations – Alkham (Policy SAP 2) and Aylesham (Policy SP6) for 10 pitches each.
- Would have a 5-year supply of sites on this basis (turnover and intensification)
- Balance of 3 pitches still needs to be accommodated – targeted call for sites
- Gypsy and Traveller Windfall Policy (Policy DM 14)





- The Local Plan Whole Viability Study tested a number of viability scenarios with differing thresholds and tenure splits.
- The study concluded that within the Dover Urban Area it is not viable to provide affordable housing.
- However, it is considered for the rest of the district, a 30% requirement is viable for the majority of sites.
- Policy sets out that on schemes of 10 dwellings or more, all proposals are expected to meet their full affordable housing provision on site.
- Tenure split of 65% affordable rent and 35% affordable home ownership





Other housing policies

- Type and Mix of Housing (Policy DM11)
- Rural and Local Needs Housing (Policy DM13)
- Self Build and Custom House Building (Policy DM15)
- Residential Extensions and Annexes (Policy DM16)
- Houses in Multiple Occupation (Policy DM17)





Dover District **Local Plan**

Q & A





Good quality, inclusive design is essential in creating and maintaining places where people want to live and work, now and in the future.

- **Place-making** - Sets out the strategic elements: Context and identity, Built form, Movement, Nature, Public Spaces, Uses and Lifespan (Policy SP15)
- **Achieving high quality design** - Sets out finer detail, how design is to be implemented (Policy DM36)
- **Quality of Residential development** – all dwellings built to:
 - National Described space standards;
 - Building Regulations M4(2)*; and,
 - Schemes of 20 dwellings or more to include 5% built in compliance with Building Regulation M4(3) wheelchair accessible homes (Policy DM 37)



*M4(2) –reasonable access and adaption provision for occupants including, older persons, reduced mobility and some wheelchair users



- Economic Strategy (Policy SP8)
- Proposed sites allocations (Policy SP9)
- Other Policies
 - New Employment Development (Policy DM18)
 - Retention of Existing Employment Sites (Policy DM19)
 - Loss or redevelopment of existing employment premises (Policy DM20)
 - Home-working (Policy DM21)
 - Rural Economy - Conversion/re-build of building in the countryside and development in the countryside (Policies DM22 and DM23)
 - Tourism and Tourist/visitor accommodation (Policy DM24)





Retail and Town Centres

- Quantity and Location of Retail Development (Policy SP10)
- Strategy for Dover Town Centre – which includes a reduced town centre boundary and more focused primary shopping area (Policy SP11)
- Deal and Sandwich Town Centres (Policy SP12)
- Primary Shopping Area – more flexible approach to uses (Policy SM25)
- Sequential Test and Impact Assessments (Policy DM26)
- Local Centres (Policy DM27)
- Shopfronts (Policy DM28)





- Protecting the District's Hierarchy of Designated Environment Sites (Policy SP16)
- Green Infrastructure and Biodiversity (Policy SP17)
- Requiring Biodiversity Net Gain (Policy DM38)
- Landscape Character (Policy DM39) and the AONB
- Thanet Coast and Sandwich Bay SPA Mitigation Strategy (Policy DM40)
- Air Quality (Policy DM41)
- Water supply and quality (Policy DM42)
- The River Dour (Policy DM43)





- Strategic Policy – Protecting the District’s Historic Environment (Policy SP18)
- Designated and non-designated heritage assets (Policy DM44)
- Conservation Areas (Policy DM45)
- Archaeology (Policy DM46)
- Dover Western Heights Fortifications SM and Conservation area (Policy DM47)
- Historic Parks and Gardens (Policy DM48)





- Infrastructure and Developer Contributions (Policy SP13)
- Strategic Transport Infrastructure (Policy SP14)
- The highway network and highway safety (Policy DM29)
- Parking provision on new development (Policy DM30)
- Providing open space (Policy DM31)
- Playing pitch strategy (Policy DM32)
- Protection of open space (Policy DM33)
- Community facilities (Policy DM34)
- Digital Technology (Policy DM35)





Next Steps

- Consultation on the draft Local Plan open until 5pm on 17th March 2021.
- Comments can be made through Objective Consultation Portal
- At the end of the consultation comments will be reviewed
- Evidence will be finalised
- The Local Plan will be updated
- Final draft of the Local Plan (Reg 19 Submission version) will be published for public consultation





Dover District **Local Plan**

Q & A





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END OF PRESENTATION

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