



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](http://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](mailto: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?

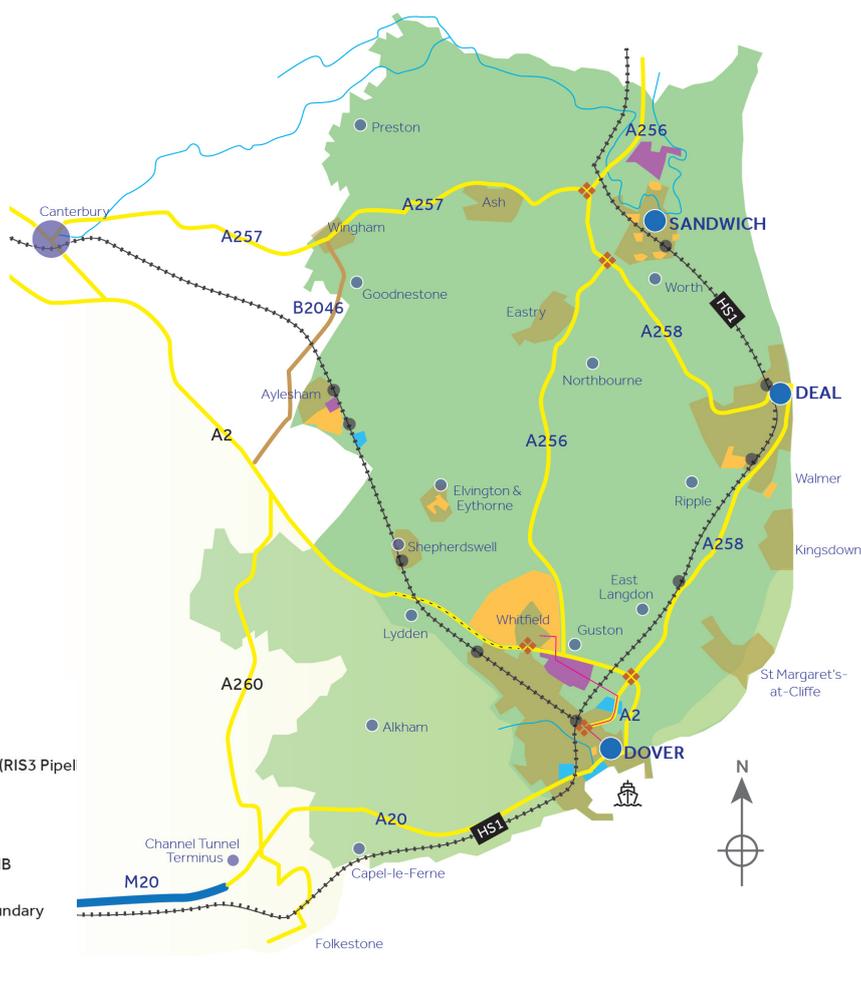
The Government requires that all local authorities have an up-to-date Local Plan in place by December 2023. Dover District's existing Local Plan consists of the Core Strategy 2010 and the Land Allocations Plan 2015, as well as saved policies from the 2002 Local Plan. Since these plans were written, the 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)

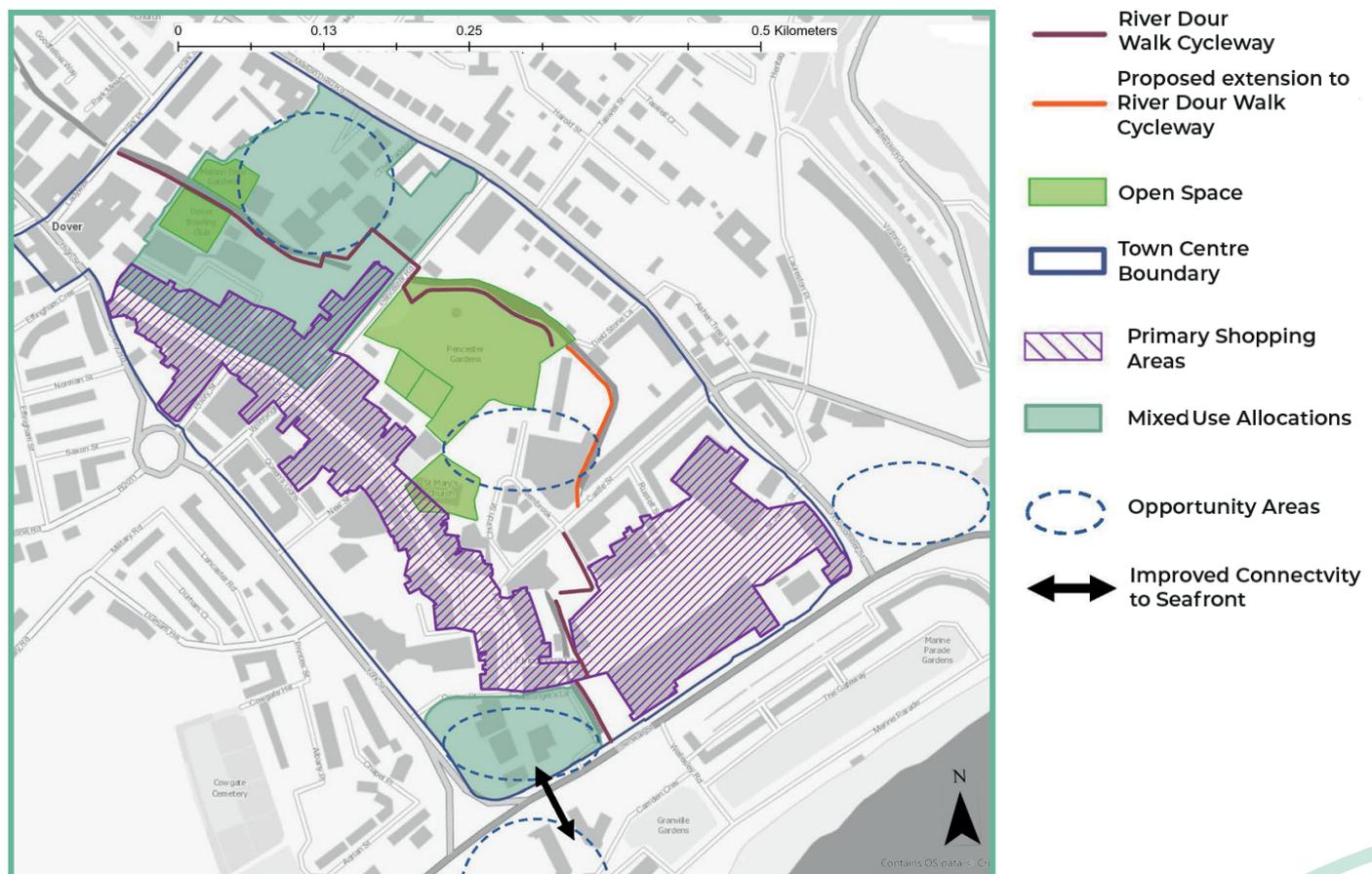
New housing is also proposed at other smaller settlements across the District, based primarily on the settlement hierarchy and influenced by site availability, the need to protect the most environmentally sensitive areas of the District and deliverability matters.

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.