



Dover District  
**Local Plan**

# Town and Parish Council Local Plan Event 25th February 2021

[www.doverdistrictlocalplan.co.uk](http://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
- Next steps
- Local Plan website & consultation portal
- 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
- 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](mailto:localplan@dover.gov.uk)





- Consultation on the draft Local Plan (regulation 18 stage)
- 20<sup>th</sup> January 2021 to 17<sup>th</sup> 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](http://www.doverdistrictlocalplan.co.uk) to view the plan and submit comments





# 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 and built environment
- Meet the requirements set out in the National Planning Policy Framework and Guidance





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.

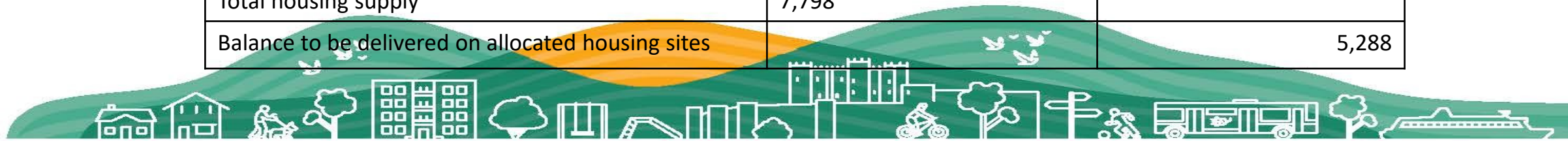




# Dover District Local Plan

# 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 <sup>st</sup> 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	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 potentially suitable sites as green or amber in that process
- Site specific SA assessments carried out. Ranked sites within each settlement.
- SA identified no fundamental constraints at individual site level – mostly can be mitigated
- Input from Transport modelling
- Consider site specific assessment alongside the overarching strategy
- Sustainability of the settlement in the settlement hierarchy – how much development should an individual settlement accommodate





# 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%





- 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)
- HMOs (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 and Building Regulations M4(2)\*, 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





Dover District  
**Local Plan**

END OF PRESENTATION

[www.doverdistrictlocalplan.co.uk](http://www.doverdistrictlocalplan.co.uk)

[localplan@dover.gov.uk](mailto:localplan@dover.gov.uk)

01304 872244

