



# Authority Monitoring Report 2019 -20



**Dover District Local  
Plan**  
Supporting document



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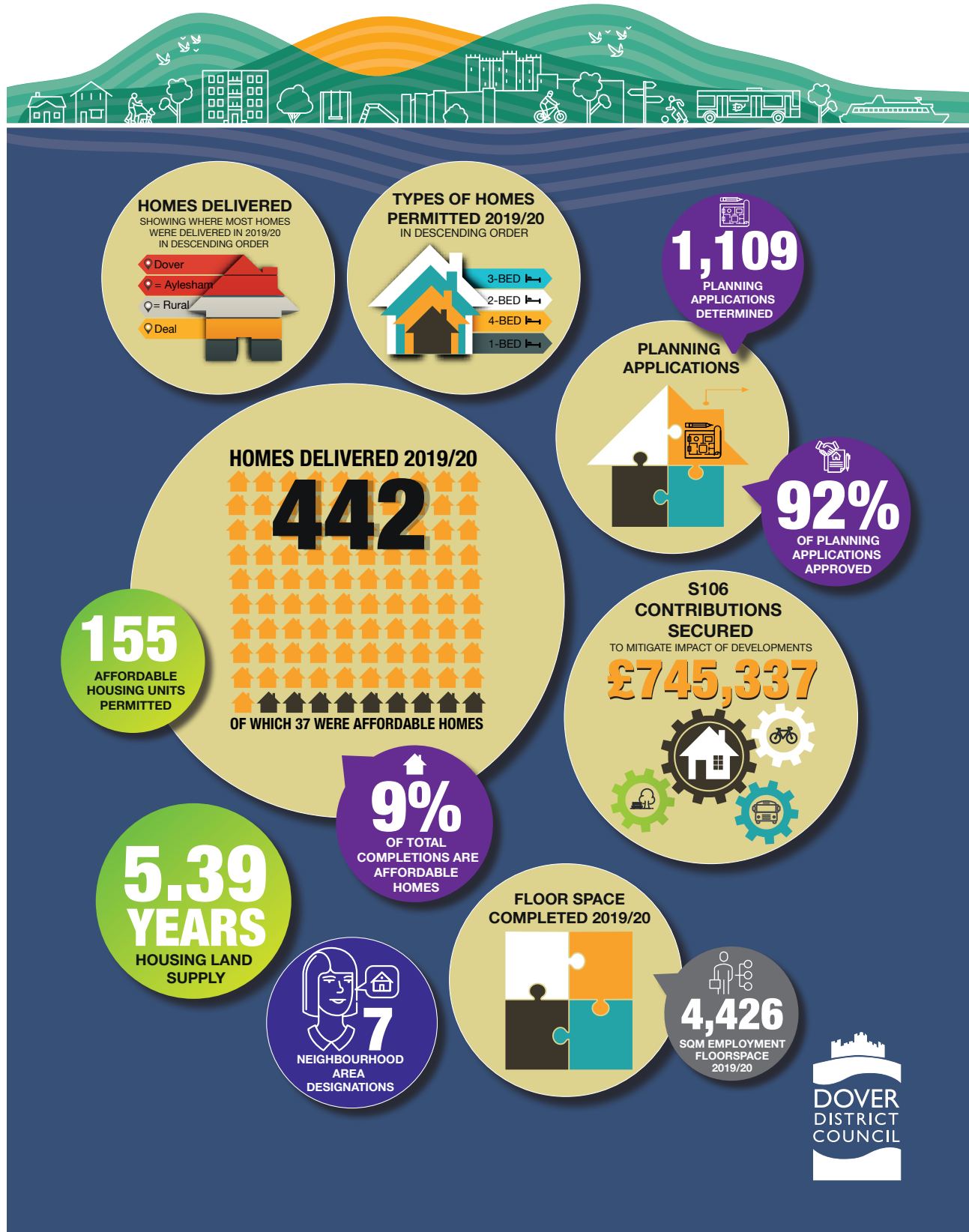
# Executive Summary

# Executive Summary

## Executive Summary

## Executive Summary

## Executive Summary 2019/20





# one Introduction

## 1 Introduction

### What is the Authority Monitoring Report?

**1.1** This is the fifteenth AMR produced by DDC and covers a period from 1st April 2019 to 31st March 2020 (the monitoring period).

**1.2** The AMR serves a number of purposes such as:

- Setting out the Council's progress against its Local Development Scheme, the Council's formal timetable for production of new planning documents.
- assessing the performance of the Council's current planning policies and to monitor the delivery of the Council's adopted Development Plan;
- monitoring the level of housebuilding that has been taking place in the District (the Council's position in relation to future housing land supply is now provided in the Housing Delivery Test)
- monitoring progress of the delivery of the Council's strategic land allocations;
- monitoring the levels of development funding received for infrastructure provision; and
- setting out progress on compliance with the duty to co-operate and the preparation of neighbourhood plans across the District.

**1.3** Copies of previous AMRs are available and can be downloaded via [this link](#).

### What are the key components of the Authority Monitoring Report?

**1.4** The Council has a set of its own monitoring indicators in the adopted Core Strategy (see Appendix 1: Monitoring Indicators). The Government's Planning Practice Guidance (PPG) details various pieces of information which Local Planning Authorities (LPAs) should report annually.

**1.5** The PPG states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation; report any activity relating to the duty to cooperate; and show how the implementation of policies in the Local Plan is progressing. Furthermore, LPAs are encouraged to report as frequently as possible on planning matters to communities. This is important to enable communities and interested parties to be aware of progress.

**1.6** LPAs can also use the AMR to provide up-to-date information on the implementation of any neighbourhood plans that have been made, and to determine whether there is a need to undertake a partial or full review of the Local Plan.

**1.7** Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what information the reports must contain, although there is other useful information that can be set out. In particular, the report can highlight the contributions made by development, including section 106 planning obligations, Community Infrastructure Levy and New Homes Bonus payments, and how these have been used.

**1.8** The AMR should be made publicly available.

## Structure of the Authority Monitoring Report

**1.9** In light of the above, the structure of the AMR is as follows:

**Chapter 2: Local Plan Progress** - summarising the work undertaken to plan for the future of the district, as well as progress against the Local Development Scheme (LDS)  
- *updated to December 2020*

**Chapter 3: Monitoring of Current Policies** - reviewing the effectiveness of adopted planning policies as set out in the adopted Development Plan and detailing the progress regarding housing delivery, as well as employment floorspace and retail floorspace provision - *updated to 31st March 2020*

**Chapter 4: Five Year Housing Land Supply** - setting out the Council's current position in relation to future housing land supply - *covering the period April 2020 to March 2025.*

**Chapter 5: Strategic Sites** - detailing an update on the progress of the Council's strategic sites set out in the adopted Development Plan - *updated to December 2020*

**Chapter 6: Infrastructure** - reviewing the Council's performance regarding the delivery of infrastructure required to support development and the Council's position relating to funding mechanisms such as the Community Infrastructure Levy (CIL) and developer contributions - *updated to 31st March 2020*

**Chapter 7: Duty to Co-operate** - summarising progress in meeting the requirements of the Duty to Co-operate - *updated to 31st December 2020*

**Chapter 8: Neighbourhood Planning** - summarising the work undertaken in preparing neighbourhood plans across the District - *updated to December 2020*



# Local Plan Progress

## two Local Plan Progress

### 2 Local Plan Progress

**2.1** Decisions on planning applications are taken in accordance with adopted planning policies, unless material considerations indicate otherwise. The Development Plan for the District comprises the following documents:

- [Core Strategy](#) (2010)
- [Land Allocations Local Plan](#) (2015)
- [Worth Neighbourhood Plan](#) (2015)
- [KCC Minerals and Waste Local Plan 2013-2030](#) (2016)
- [Saved Local Plan Policies](#) (2002)
- [Policies Map](#)

**2.2** The Council has also produced a number of Supplementary Planning Documents (SPDs) and guidance, which expand on policies in the Development Plan or cover specific areas of the District. Further information on these documents can be found [here](#).

### New Dover District Local Plan

**2.3** In March 2017, the Council's Cabinet made the decision to proceed with a review of the current Core Strategy (2010) and Land Allocations Local Plan (2015), and produce a new NPPF compliant District Local Plan. The new District Local Plan will cover the period up to 2040 and once adopted, will replace the existing adopted Development Plan Documents set out in paragraph 2.1.

**2.4** Further details on the new draft Regulation 18 Local Plan can be found on the following link; [Doverdistrictlocalplan.co.uk](http://Doverdistrictlocalplan.co.uk)

**2.5** The new District Local Plan will comprise:

- a vision for the future of the district;
- the amount of housing, employment and retail development needed in the district;
- strategic policies;
- site allocations; and
- policies map.

### Progress against the Local Development Scheme

**2.6** A revised LDS went to Cabinet on the 7th December 2020.

**2.7** For the purposes of this AMR progress has been measured against the timetable in the LDS agreed in December 2020.

Table 2.1 sets out the timetable for the preparation of the documents in the current LDS (December 2020) and notes the Council's progress against meeting key milestones.

## two Local Plan Progress

Table 2.1

Planning Document	Timetable	Progress Against Meeting Timetable
<b>District Local Plan (including SA and HRA)</b>	<b>Reg 18 Consultation:</b> January 2021 <b>Reg 19 Consultation (publication):</b> November 2021 <b>Submission:</b> February 2022 <b>Examination:</b> June 2022  <b>Adoption:</b> February 2023	The Council is currently consulting on the draft Local Plan Regulation 18 document, HRA of the Dover District Local Plan, SA of the Dover District Local Plan, Open Space, Play Pitches & Play Areas Consultation and a Targeted Call for Sites. This consultation event will run for a period of 8 weeks from the 20th January 2021.
<b>Upper Walmer Conservation Area Character Appraisal</b>	<b>Consultation:</b>  <b>Adoption:</b>	Being prepared

### Evidence Base Update

**2.8** The NPPF (2019) places responsibility on each LPA when preparing their Local Plans with the following statement, "*The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals*".

**2.9** A summary of the Council's progress in preparing evidence base studies required for Plan-making are set out in table 2.2:

Table 2.2

Evidence Base Document	To be commissioned	Ongoing	Completed	Requires Updating
<b>Whole Plan</b>				
Whole Plan Viability Study (2020)			*	*
Habitat Regulation Assessment of the draft Local Plan (2020)			*	*
Sustainability Appraisal of the draft Local Plan (2020)			*	*

## two Local Plan Progress

Evidence Base Document	To be commissioned	Ongoing	Completed	Requires Updating
<b>Housing</b>				
Strategic Housing Market Assessment (Part 1 2017)			*	
Strategic Housing Market Assessment (Part 2 2017)			*	
Strategic Housing Market Assessment (Partial update 2019)			*	
Housing & Economic Land Availability Assessment		*		
Settlement Hierarchy Review			*	
Gypsies, Travellers & Travelling Showpeople Accommodation Needs Assessment			*	
Dover Mid-Town Flood Modelling			*	
Settlement Confines Review	*			
<b>Economy</b>				
East Kent Growth Framework			*	
Economic Development Needs Assessment	*		*	*
Dover Economic Growth Strategy		*		
Retail & Town Centre Needs Assessment (2018)			*	*
<b>Transport and Infrastructure</b>				
Dover and Deal Transport Model (2021)		*		
Open Space and Play Standards		*		
Playing Pitch Strategy		*		
<b>Climate Change</b>				

## two Local Plan Progress

Evidence Base Document	To be commissioned	Ongoing	Completed	Requires Updating
Strategic Flood Risk Assessment (2019)			*	
Review of Coastal Change Management Areas in Dover District (June 2018)			*	
Site Specific Guidance for Managing Flood Risk (2019)			*	
Sequential Tests and Flood Risk Assessments of housing sites in the Local Plan (where required)	*			
<b>Natural Environment</b>				
Landscape Character Assessment (2020)			*	
Air Quality Study (2021)			*	*
Water Cycle Study (2020)			*	*
Sandwich Bay Visitor Surveys January - March 2020			*	
Green Infrastructure Strategy		*		
KCC Water for Sustainable Growth Study			*	
Visitor Surveys for Lydden and Temple Ewell Downs, Dover to Kingsdown Cliffs SACs	*			
<b>Historic Environment</b>				
Revised Heritage Strategy (2020)			*	

**2.10** Further information on the above evidence base documents can be found via the [Council's website](#).

# Monitoring of Current Policies

## three Monitoring of Current Policies

### 3 Monitoring of Current Policies

**3.1** This chapter provides an update on the Council's position in relation to targets set out in relevant policies from the adopted Core Strategy (2010) and Land Allocations Local Plan (2015). Additionally, this chapter reviews the use of adopted policies, including where decisions are appealed.

**3.2** The following Red, Amber and Green (RAG) system has been used to monitor the performance of the adopted planning policies:

Red	Amber	Green
None or minimal progress has been made toward meeting the Core Strategy target	Progress has been made towards meeting the Core Strategy target however further work is required	The Core Strategy target has either been met or significant progress has been made

### Adopted Planning Policies

Policy CP1: Settlement Hierarchy		Performance Summary
<b>Core Strategy Target</b>	Settlements need to maintain their range of facilities together with public transport links in order to maintain their position in the Hierarchy.	

**3.3** It is important that local and village centres maintain their range of facilities to ensure their vitality and viability and therefore keep their position in the Settlement Hierarchy. Officers will continue to monitor the range of facilities across the Settlements within the district and report it in the AMR, to help inform the preparation of the new Dover District Local Plan. Appendix 4 attached to the AMR shows the results of the latest survey from 2019-20.

Policy CP2: Provision of Homes and Jobs Between 2006 - 2026		Performance Summary
<b>Core Strategy Target</b>	Provision will be made for the following:  Approximately 200,000 sqm of employment floorspace;  35,000 sqm of retail floorspace; and  14,000 additional homes (of which 10,100 units to be delivered by 2026).	

**3.4** Table 3.1 below sets out the net gains in employment floorspace, retail floorspace and housing from 2006 (Core Strategy base date) to 2019 and total completions in the monitoring year (2019/20):

## three Monitoring of Current Policies

Table 3.1 Total Housing Completions

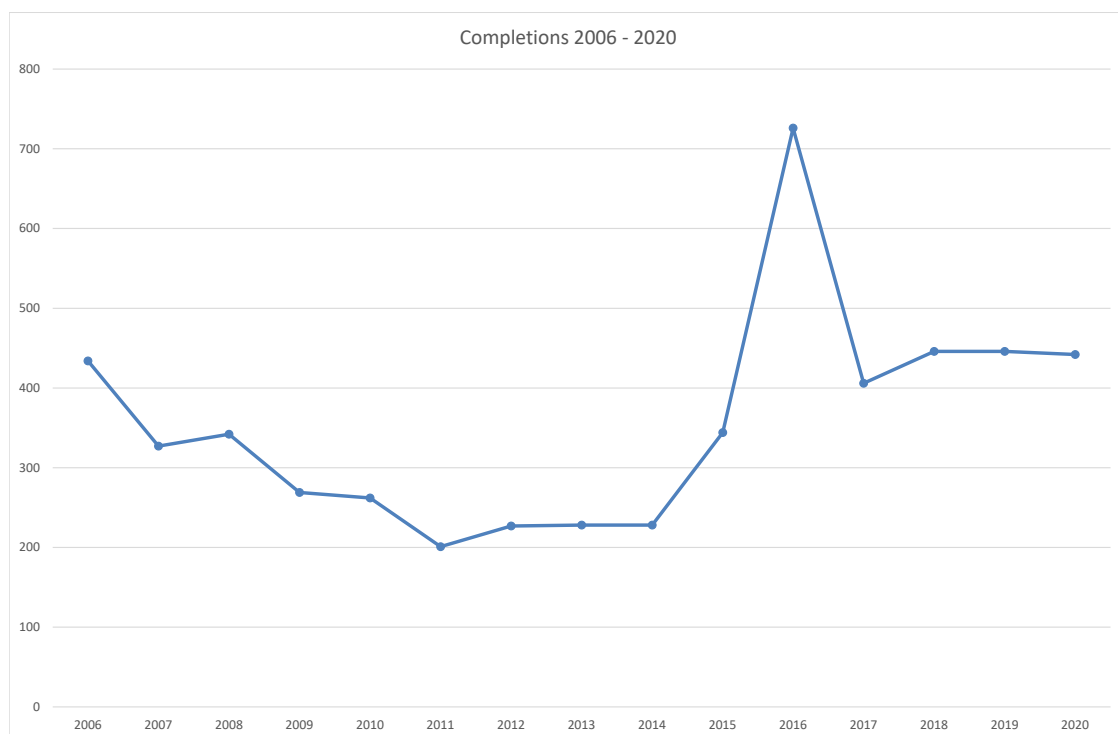
	Total Completions between 2006- End of March 2020	Total Net Completions 2019/20
<b>Housing</b>	4,900 units	442 units
<b>Employment Floorspace</b>	-64,960 sqm	4,227 sqm
<b>Retail Floorspace</b>	11,514 sqm	1,221 sqm

### Housing

**3.5** Progress has been made regarding the delivery of housing across the district with a total net gain of 4,900 units between 2006/07 and 2019/20, which is 48.5% of the Core Strategy target of 10,100 homes to be delivered by (2026) as per the Core Strategy (2010).

**3.6** Figure 3.1 below sets out the total housing completions between 2006 and 31st March 2020.

Figure 3.1



**3.7** Over the monitoring period 442 dwellings have been completed across the District (net). Furthermore, there are 4,115 dwellings that have planning permission, but are not yet started, and 669 dwellings are currently under construction, these should contribute towards maintaining the rate of housing completions in the District over the coming years.



## three Monitoring of Current Policies

**3.8** Of the total completions, 225 (51%) were on Development Plan allocated housing sites, which is positive as it shows the sites in the Core Strategy and Land Allocations Local Plan are being delivered. Furthermore, 225 (51%) dwellings were completed on greenfield land and 217 (49%) dwellings were completed on brownfield land over the monitoring period.

**3.9** Of the dwellings granted permission over the monitoring year: 848 were houses, 380 were flats/ maisonettes and 5 were bungalows.

**3.10** Further monitoring and analysis of housing provision across the District is explored in paragraphs 3.28 to 3.36. Additionally, the Council's latest position in relation to its five year housing land supply calculation is set out in Chapter 4: Five Year Housing Land Supply.

### Self-build Register

The Self-Build and Custom Housebuilding Act 2015 requires relevant authorities, including District Councils, to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land for self-build and custom housebuilding. The definition and operation of the register was prescribed by The Self-Build and Custom Housebuilding (Register) Regulations 2016 however superseded by the Self-Build and Custom Housebuilding Regulations 2016 from 1st October 2016. The Act 2015 requires that prescribed authorities must have regard to each register that relates to its area when carrying out its functions in relation to planning, housing, the disposal of any land of the authority and regeneration.

The Council's Self-Build Register went online at the start of April 2016. The Council has worked positively to raise awareness of the self-build agenda and in particular hosted a Community Housing and Self-build Conference in June 2018 to facilitate effective discussions between relevant stakeholders. In addition to this, the Council was awarded funding from the Government's Community Housing Fund to support communities to deliver new homes. As part of this, training events on matters including self-build development granted funding, as well as other relevant information is set out on the Council's website.

The Council reviewed and updated its register in March 2020. As part of preparing the draft Local Plan for Dover District, a review was undertaken comparing the need as identified on the Self-Build Register against planning applications received for self-build and customhouse building. The review undertaken in Autumn 2019, identified that since 1st April 2016, only one planning application had been submitted for self-build and was only identified by the applicant during an appeal against refusal for planning permission. Due to the large discrepancy between the need on the register and the materialized demand, there was concern that the need on the register may not emerge as future housing development.

As a result of these findings and conclusions, it was deemed appropriate to apply the tests as set out in national planning practice guidance, to identify those persons and organisations with a local connection to the District and financial capacity to secure a plot of land and undertake a self-build customhouse building project. All persons and organisations on the first version of the register were invited to re-register in February 2020, with reminders sent out in March 2020. Those who re-registered and passed the local connectivity and financial solvency tests, had their interest back dated to their original registration date and were placed on part 1 of the register. Those who did not pass the tests but still wished to register their interest in self-build customhouse building were placed on part 2 of the register. Table 3.2

## three Monitoring of Current Policies

below shows the changes in registrations between the first version of the register and the current version. At 30 October 2020 there were 4 individuals on part 1 of the register and 1 organisation and 1 individual on part 2 of the register.

Table 3.2

	Registrations	Part 1	Part 2	Total
Total Registrations as at 30 October 2019 (on previous register without tests)	167			167
Total Registrations as at 30 October 2019 (current register with tests)		4	2	6
Total Registration as at 30 October 2020 (current register with tests)		4	2	6

Since the introduction of the self-build customhouse building requirements in 2015, there has been 1 plot allowed at appeal, where at appeal it was identified as self-build (planning reference 16/01101). There has also been 18 plots marketed as self-build since April 2020 by the developer from planning application 16/01026, however these were not identified as self-build on the planning application. At 31st October 2020, there has only been one planning application identified as including self-build and customhouse building, reference 20/00419, and this application is pending a decision for inter alia 12 self-build plots. To increase options on self-build and customhouse building as part of preparing the Local Plan for the District, a targeted call for sites exercise has been run alongside the Regulation 18 consultation of the Local Plan. Amongst a few other specific types of sites, the Council has specifically sought sites for self-build and customhouse building, and if the sites are found suitable and achievable they will then be considered within later drafts of the Local Plan.

### 3.11 Affordable Housing

**3.12** The provision of affordable housing in the district is a key response to pressures of housing affordability. Affordable housing can either be provided by the Council, other affordable housing providers, or registered social landlords operating locally. New affordable housing can either be the result of the direct construction of new properties (either as part of a development or a standalone development) or through the purchase of open market properties for use as affordable housing.

## three Monitoring of Current Policies

**3.13** The Council's policy on affordable housing, DM 5 of the Core Strategy (2010), requires residential development of 15 or more dwellings to provide 30% of the total homes as affordable homes and for developments of between 5 and 14 dwellings to make a contribution towards the provision of affordable housing in the District.<sup>(1)</sup>

**3.14** Table 3.3 sets out affordable housing completions in the District since 2006. During the monitoring period 37 affordable housing units were completed in the District.

Table 3.3 Affordable Housing Completions 2006-2020

Year	Total Housing Completions	Total Affordable Homes
2006/07	327	64
2007/08	342	15
2008/09	269	54
2009/10	262	112
2010/11	201	18
2011/12	227	67
2012/13	228	96
2013/14	228	28
2014/15	344	110
2015/16	726	185
2016/17	406	78
2017/18	446	99
2018/19	446	32
2019/20	442	37
<b>Total</b>	<b>4,900</b>	<b>995</b>

**3.15** Over the monitoring period planning permission was granted for a further 155 affordable housing units which should help to maintain delivery of affordable housing in the future.

**3.16** Further information on housing trends across the Dover District can be found in the Council's State of the District Report (2017) which can be downloaded via this [link](#).

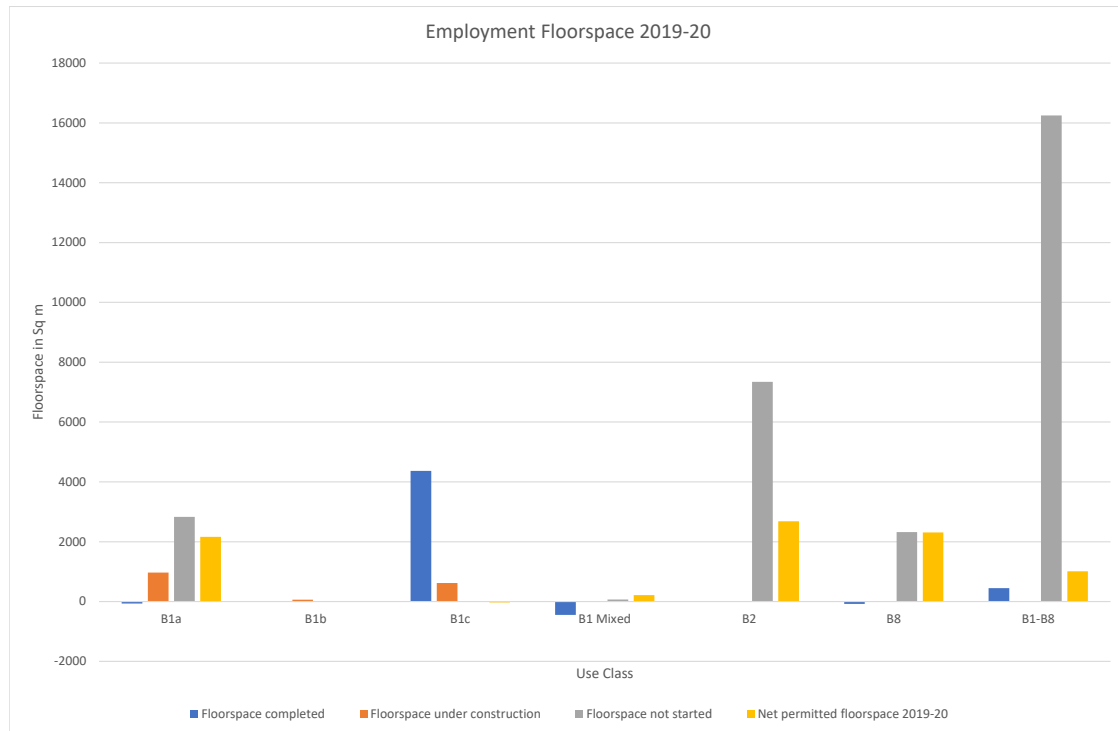
<sup>1</sup> A recent Court of Appeal judgement upheld the government decision to exempt developments of 10 houses or fewer from section 106 of the Town and Country Planning Act 1990, which enables local planning authorities to seek contributions from developers to provide affordable housing and mitigate the impact of developments.

## three Monitoring of Current Policies

### Employment Floorspace

**3.17** Figure 3.2 provides a district wide picture of the total employment floorspace (net figures) which has been completed, is under construction, has not started and has been permitted during the monitoring year (2019/20):

Figure 3.2



**3.18** Over the monitoring period a gross figure 5,396 sqm of employment floorspace (B1a, B2, B8 and B1-B8) was built and a gross figure of -1,169 sqm of employment floorspace (B1c and B2) was lost, either through demolitions or change of use; resulting in total net completions of 4,200 sqm.

**3.19** Use class B1c (Industrial process which can be carried out in residential area without causing detriment to the amenity of the area) saw the largest gross gain over the monitoring period due to the completion of an algae farming facility at Discovery Park and a two storey office extension at Megger Ltd, Dover. The above chart illustrates that there is 28,801 sqm of committed development in employment floorspace that has yet to be delivered. This figure is made up in part of sizeable permitted development at Cooting Road, Aylesham and Dubris Close, Honeywood Parkway, Dover that is yet to start.

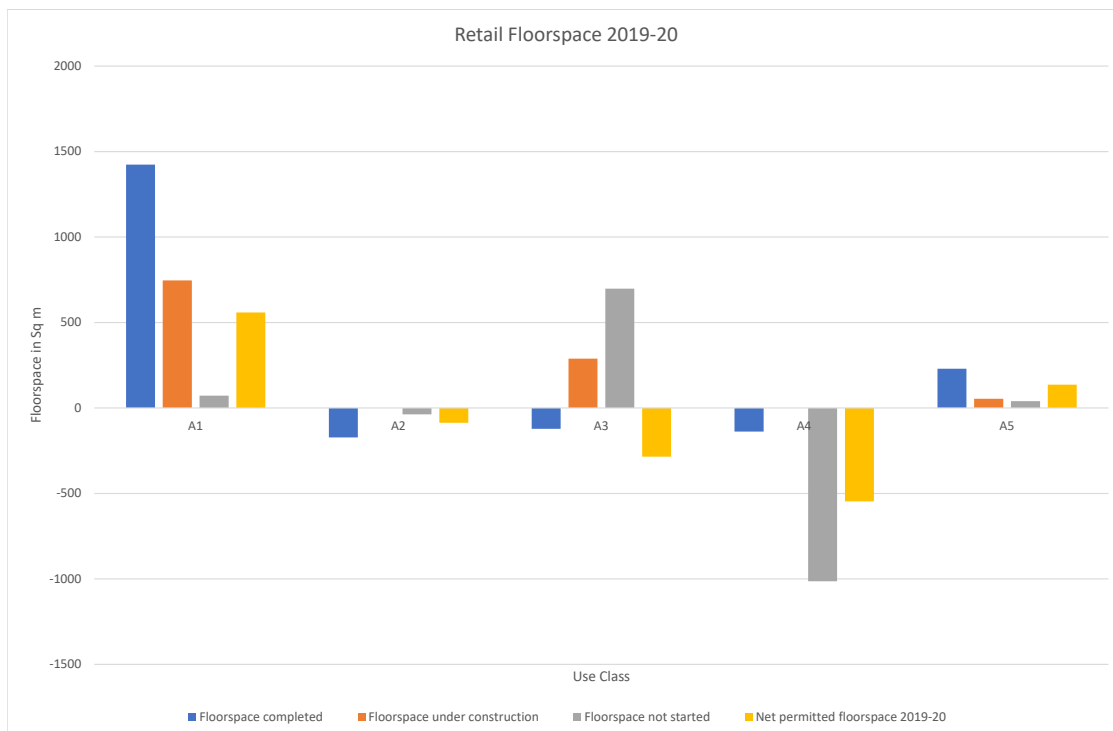
**3.20** Further information on the economic trends across the District can be found in the Council's State of the District Report. This document can be downloaded via this [link](#).

## three Monitoring of Current Policies

### **Retail Floorspace**

**3.21** Figure 3.3 provides a district wide picture of the total retail floorspace that has been completed, is under construction, is not started and has been permitted during the monitoring year (2019/20):

Figure 3.3



**3.22** The most significant change over the monitoring year is the gain of 1,739 sq m of retail floorspace (use class A1). This can be attributed to the erection of the Aldi store on the site of the former Co-op in Deal. It can be seen that there are positive gains in A1 and A5 use class across all stages of development and the significant loss in A4 use class that is not yet started can be attributed to the loss of the Three Tuns, Staple and the Aylesham Sports Club.

**3.23** With effect from the 1 September 2020 there will be significant changes to the use class order. Many of the existing use classes will be replaced by;

**3.24** Class E - Commercial business and service uses

**3.25** Class F1 - Learning and non residential institutions

**3.26** Class F2 - Local Community uses

**3.27** These changes mean that buildings can convert between commercial business and service uses - shops, restaurants, services (like banks), gyms, offices, research facilities and into a mix of such uses without needing planning permission. Although learning and

## three Monitoring of Current Policies

community uses will be protected under the new rules and existing rights to convert buildings into residential use will be unaffected until 31st July 2021. Further details on the changes to the Use Class Order can be found here - [Changes to Permitted Development and the Use Class Order 2020](#)

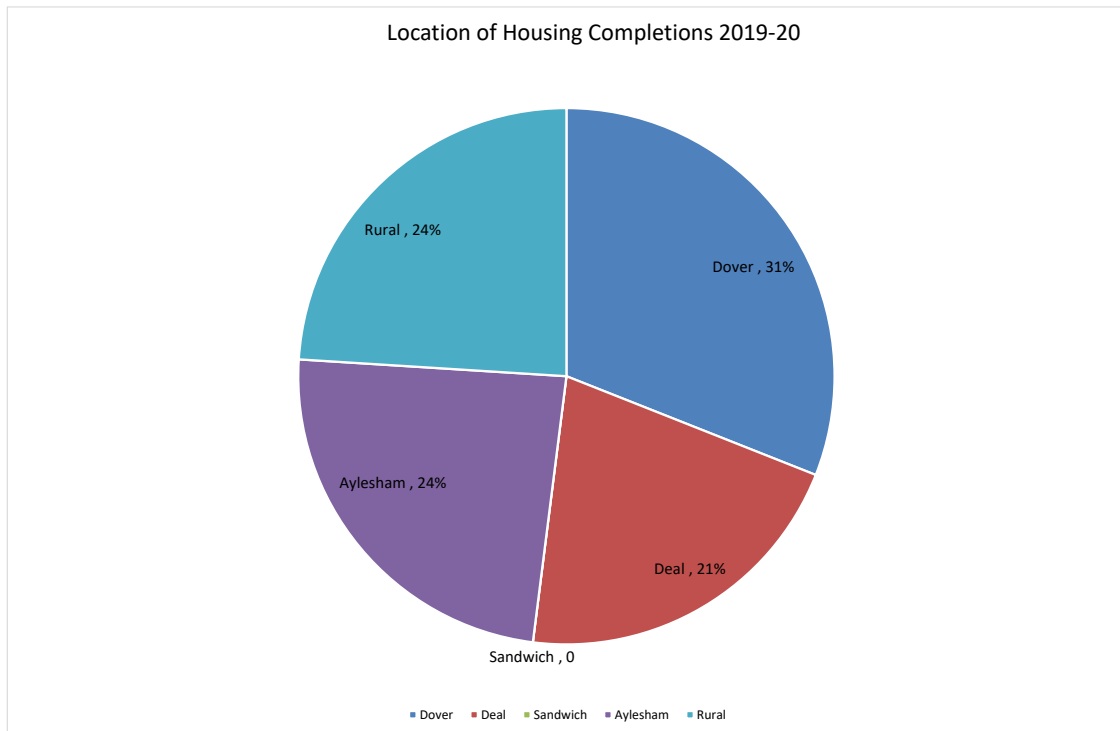
**3.28** The health of the District's main town centres (e.g. Dover, Deal and Sandwich) can be assessed by identifying the amount of vacant units in each area. Information on this work can be found in the Council's State of the District Report which can be downloaded via this [link](#).

Policy CP3: Distribution of Housing Allocations		Performance Summary
<b>Core Strategy Target</b>	<p>Land will be allocated to meet the housing provisions of Policy CP2 in accordance with the following distribution:</p> <p>Dover: 70%</p> <p>Deal: 10%</p> <p>Sandwich: 5%</p> <p>Aylesham: 7%</p> <p>Rural: 8%</p>	

**3.29** Figure 3.4 below shows the number of completions by settlement, illustrating the pattern of development across the district over the monitoring period:

## three Monitoring of Current Policies

Figure 3.4

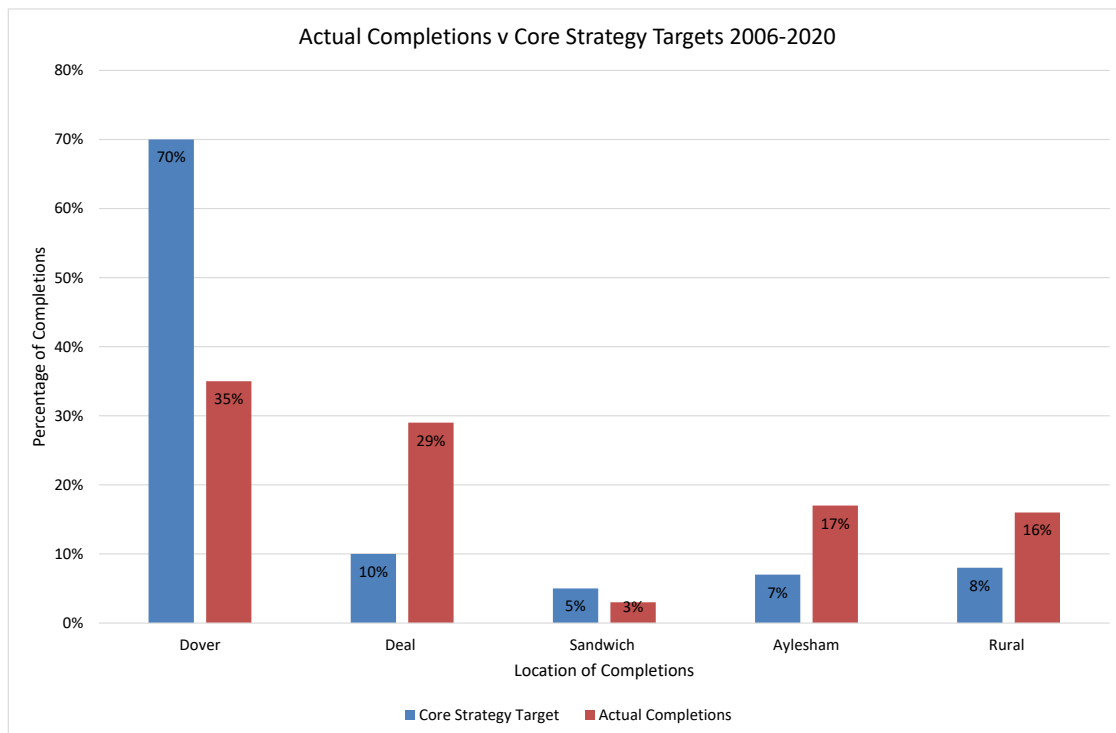


**3.30** There were 137 completions in Dover, 106 in Aylesham, 106 in the rural areas, 93 in Deal and 0 completions in Sandwich during 2019-20.

**3.31** Figure 3.5 below shows the distribution of actual housing completions over the period from 2006 - 2020 against the Core Strategy Targets for location of housing.

## three Monitoring of Current Policies

Figure 3.5



**3.32** During the period between 2006 - 2020 it can be seen that Dover saw 35% of all housing completions, Deal 29%, Aylesham 17%, rural areas 16% and Sandwich 3%. Therefore Deal, Aylesham and the rural areas have seen a higher number of completions than was planned for in Policy CP3 and Dover and Sandwich have seen fewer housing completions as a proportion of planned growth. Although Dover still had the most housing completions overall which is in accordance with Policy CP3.

Policy CP4: Housing Mix, Quality & Design		Performance Summary
<b>Core Strategy Target</b>	<p>The original proportions of Policy CP4 (as outlined in the adopted Core Strategy 2010) have been adjusted by market information including the 2017 Strategic Housing Market Assessment (2017) and are as follows:</p> <p><b>Owner occupied dwellings</b></p> <p>1-bed homes: 4.3%, 2-bed homes: 19.7%, 3-bed homes: 43.7%, 4-bed homes: 32.3%</p> <p><b>Shared Ownership</b></p> <p>1-bed homes: 24.4%, 2-bed homes: 34.1%, 3-bed homes: 27.8%, 4-bed homes: 13.7%</p> <p><b>Affordable Rent/Social Rent</b></p>	

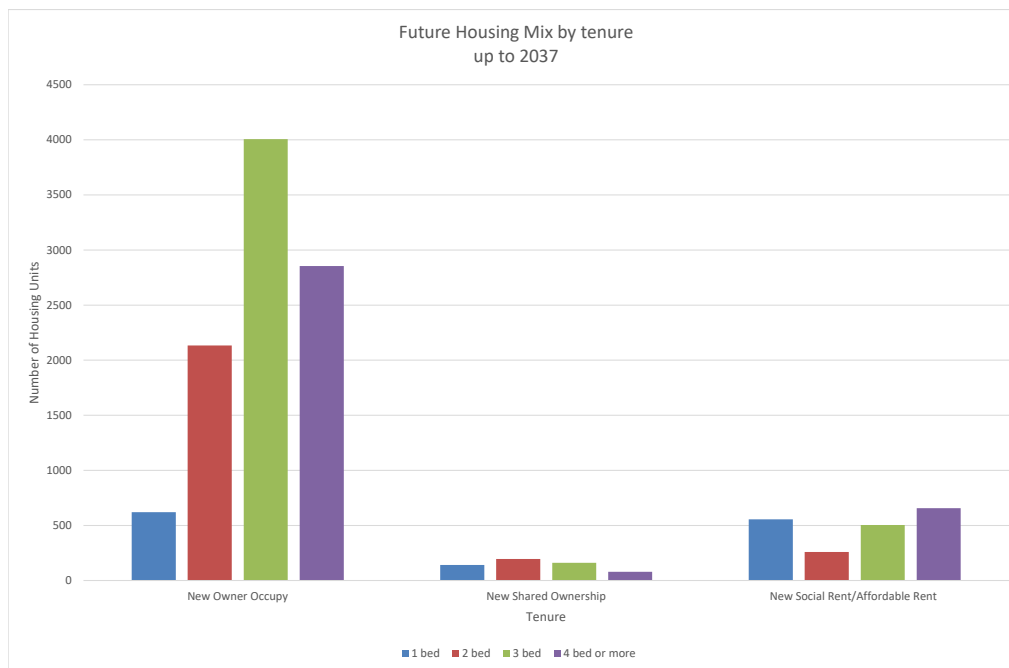


## three Monitoring of Current Policies

Policy CP4: Housing Mix, Quality & Design		Performance Summary
	<p>1-bed homes: 28.2%, 2-bed homes: 13.1%, 3-bed homes: 25.5%, 4-bed homes: 33.2%</p> <p>These updated proportions should now be used to inform decisions on the housing mix of development proposals seeking planning permission.</p>	

**3.33** Figure 3.6 shows the future housing mix by tenure as identified in the SHMA 2017.

Figure 3.6

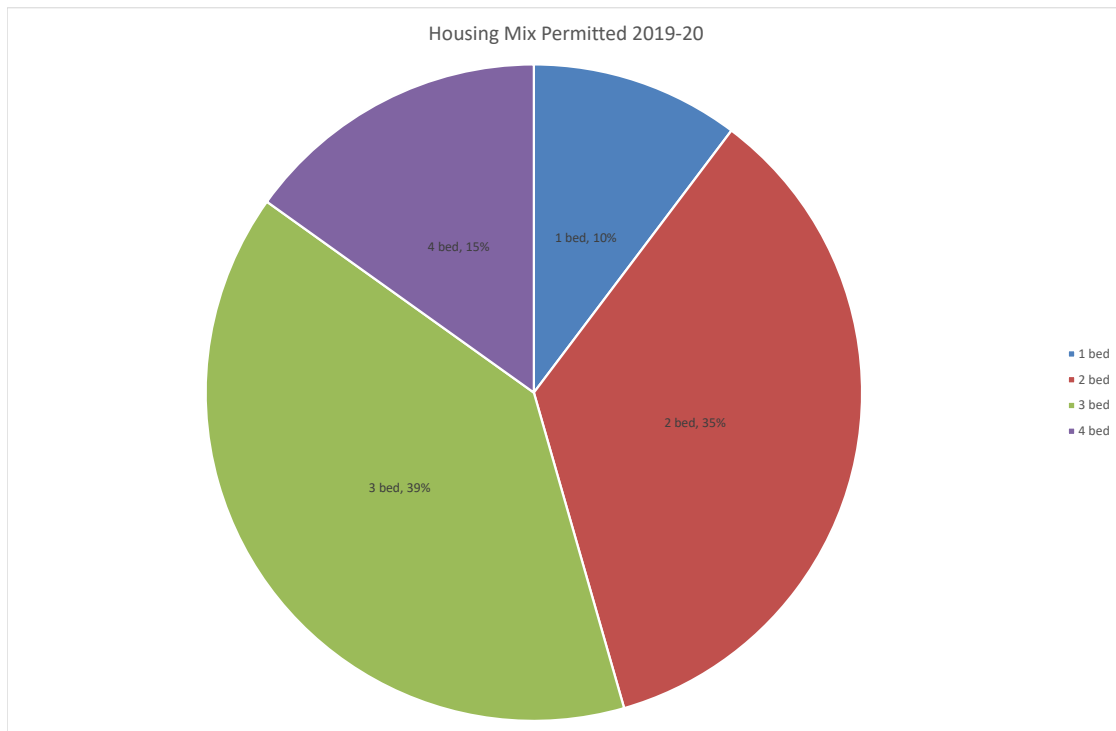


**3.34** It can be seen in figure 3.6 that a different housing mix is required in each tenure to meet future requirements. In the owner/occupy category more 3 and 4 bed units will be needed, in the affordable rent category more 4 bed and 1 bed units will be required and in shared ownership more 2 and 3 bed units.

**3.35** Figure 3.7 shows the housing mix that was permitted during the monitoring year 2019-20.

## three Monitoring of Current Policies

Figure 3.7

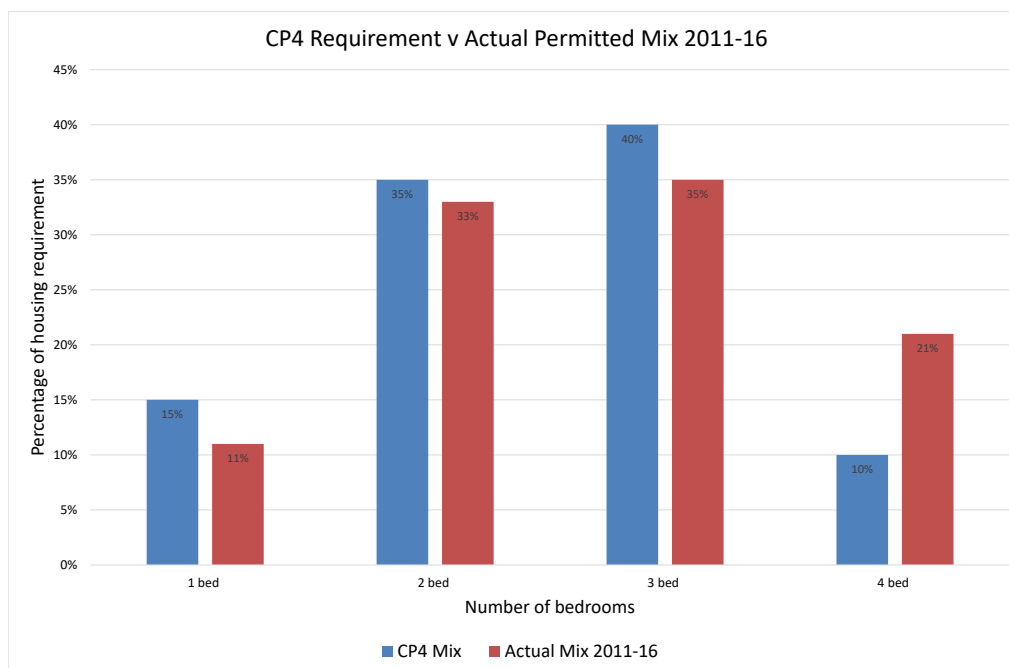


**3.36** Of the housing units permitted during the monitoring year 480 (39%) housing units were 3 bedrooms, 437 (35%) were 2 bedrooms, 190 (15%) were 4 bedrooms and 126 (10%) were 1 bedroom.

**3.37** Figure 3.8 illustrates the housing mix permitted between 2011 and 2016 against the required mix in Policy CP4.

## three Monitoring of Current Policies

Figure 3.8

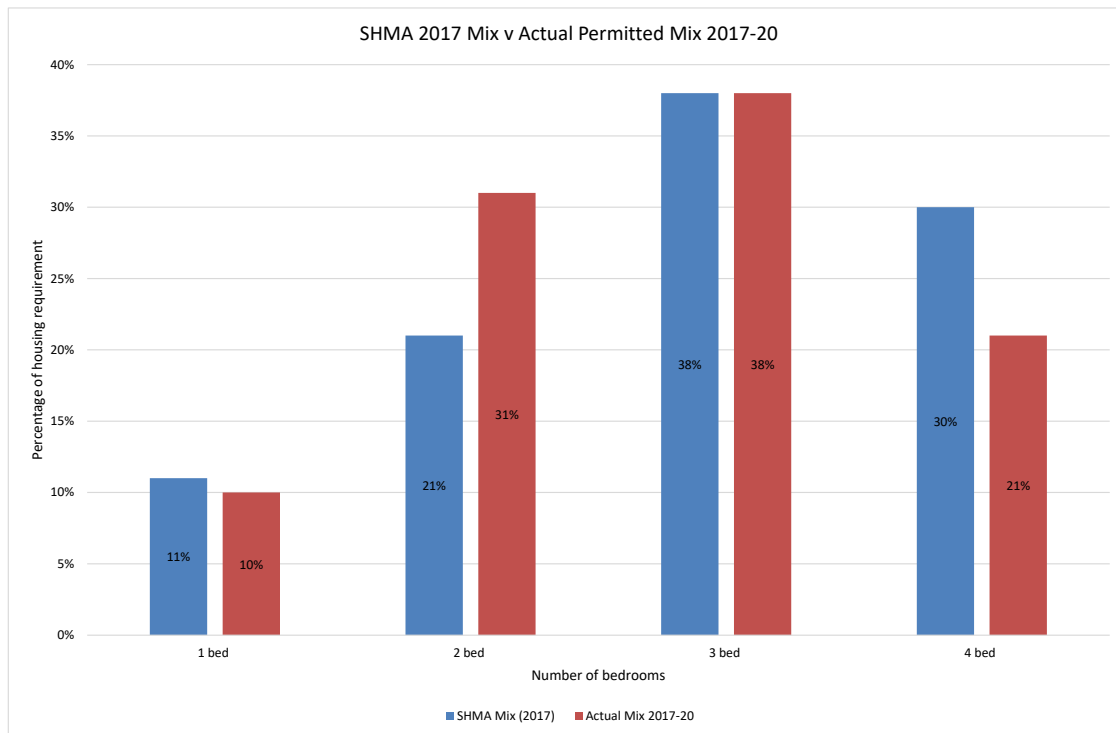


**3.38** The chart shows over this period more 4 bedroom homes have been permitted as a proportion of the housing mix and fewer 1, 2 & 3 bedroom homes as a proportion of the housing mix than policy requirements. Although more 3 & 2 bedroom homes have been permitted overall which is in compliance with the Policy CP4.

**3.39** Figure 3.9 plots the actual permitted mix between 2017 - 2020 against the adjusted housing mix identified in the SHMA (2017).

## three Monitoring of Current Policies

Figure 3.9



**3.40** The chart shows that over the period 2017 - 2020 the required amount of 1 and 3 bedroom homes have been built in line with the indications in the updated SHMA (2017). It can also be seen that more 2 bedroom homes have been permitted than is required in the adjusted housing mix (SHMA 2017) and fewer 4 bedroom homes have been permitted. It is however anticipated the mix will begin to better reflect the housing mix as set out within the 2017 SHMA as more permissions are granted in accordance with the SHMA.

Policy CP7: Green Infrastructure Network		Performance Summary
<b>Core Strategy Target</b>	To protect and enhance the integrity of the existing network of green infrastructure through the lifetime of the Core Strategy. The Council will work with its partners to develop the Green Infrastructure Framework and implement proposed network improvements	

**3.41** Policy CP7: Green Infrastructure Network combined with Policy DM27: Provision of Open Space continues to provide useful guidance and policy DM27 has been used to refuse inappropriate development in the 2019-20 monitoring year. The Council is currently consulting on Open Space, Playing Pitches and Play Area Strategy as part of the Regulation 18 draft Local Plan consultation event.

**3.42** The adoption of the Parks and Open Spaces Strategy placed a very high priority on raising standards and capacity at the District's most popular park, Kearsney Abbey. The Heritage Lottery and Big Lottery funding awarded a £3 million grant to restore Kearsney

## three Monitoring of Current Policies

Abbey and Russell Gardens. DDC is in the delivery stage of the phased project which has faced various delays including the World Wide Pandemic and is now due to complete by October 2021.

**3.43** The Council is currently reviewing its existing guidance as part of the preparation of the evidence base required to support the new Dover District Local Plan in working to protect and enhance the green infrastructure network across the District. Further information on these studies can be found in Chapter 2: Local Plan Progress.

**3.44** Information on environmental projects across the District can be found in the Council's State of the District Report (2017) which can be downloaded via this [link](#).

Policy LA1: Provision for Gypsies, Travellers and Travelling Showpeople		Performance Summary
Core Strategy Target	Allocate site(s) to meet the additional need for an additional 17 pitches	

**3.45** Since the adoption of the Land Allocations Local Plan 2015, 17 Gypsy and Traveller pitches have been permitted, either through the grant of planning permission or at appeal.

**3.46** In 2017, the Council commissioned Arc4 to undertake a Gypsies, Travellers and Travelling Showpeople Accommodation Needs Assessment (GTAA 2018) to provide an up to date picture of current provision and activity across the District as well as an assessment of future need during the plan period (up to 2037). The GTAA 2018 concludes that for the full Local Plan period (2014 to 2037) the GTAA has identified a cultural need for 30 pitches and a Planning Policy for Traveller Sites (PPTS) need for 18 pitches. However, taking into account; potential turnover on local authority sites and opportunities for additional capacity, this would result in a residential cultural need for 12 pitches and PPTS need is addressed.

**3.47** Work on the GTAA has now been completed and published with the outcomes set out in the draft local plan.

### Effectiveness of Development Management Policies

**3.48** One way to assess the effectiveness of policies is to examine how often each policy is referred to as a 'reason for refusal'. If a policy can confidently be used to refuse a proposal – knowing that it may be challenged at appeal – it indicates that it remains useful. However, it should be noted that some policies relate to very specific uses or individual sites. These are unlikely to be used often, but that does not in itself mean that they are ineffective.

**3.49** During the monitoring year, 1,107 planning applications were determined. This figure includes: Full, Listed Building Consent, Outline, Reserved Matters and Prior Approvals. Of these, 93.5% (1,035 planning applications) were approved and 6.5% of applications (72 planning applications) were refused.

#### *Planning Application Refusals*

**3.50** The 72 planning application refusal notices issued over the monitoring year have been examined to see which policies are used most frequently to refuse planning applications.

## three Monitoring of Current Policies

**3.51** Of the planning refusals examined 42 relied solely on the NPPF for reasons given for refusal and 30 gave both policy and NPPF justification.

**3.52** Table 3.4 shows the most frequently used policies in descending order.

Table 3.4 Use of Development Plan Policies in Planning Application Refusals

Policy Reference	Description	Number of times used in refusals
DM1	Settlement Boundaries	18
DM15	Protection of the Countryside	17
DM11	Location of Development and Managing Travel Demand	11
DM16	Landscape Character	10
CP1	Settlement Hierarchy	7
	National Design Guide	5
DD21	Horse Related Development	3
DM9	Accommodation for Dependent Relatives	2
DM4	Re-Use or Conversion of Rural Buildings	1
DM5	Provision of Affordable Housing	1
DM12	Road Hierarchy and Development	1
DM27	Providing Open Space	1

**3.53** The most commonly used policies cited in refusals relate to the location of housing, protection of the countryside and sustainable development. The top five most frequently used policies have remained unchanged from the previous monitoring year indicating that these policies are still relevant and influential in determining planning applications.

**3.54** In conjunction with development plan policies the NPPF is cited by officers in reasons for refusal. Table 3.5 displays the top ten most frequently cited paragraphs of the NPPF (2019) in descending order.

Table 3.5 Use of NPPF (2019) in Planning Application Refusals

NPPF Paragraph	Section of NPPF	Number of times cited in refusals
Paragraph 127	Achieving well-designed places	57
Paragraph 130	Achieving well-designed places	34

## three Monitoring of Current Policies

NPPF Paragraph	Section of NPPF	Number of times cited in refusals
Paragraph 124	Achieving well-designed places	22
Paragraph 170	Conserving and enhancing the natural environment	18
Paragraph 108	Promoting sustainable transport	11
Paragraph 196	Conserving and enhancing the historic environment	9
Paragraph 8	Achieving sustainable development	8
Paragraph 11	Achieving sustainable development	7
Paragraph 110	Promoting sustainable transport	6
Paragraph 172	Conserving and enhancing the natural environment	6
Paragraph 109	Promoting sustainable transport	5
Paragraph 193	Conserving and enhancing the historic environment	5
Paragraph 78	Delivering a sufficient supply of homes	5
Paragraph 83	Building a strong, competitive economy	4
Paragraph 158	Meeting the challenge of climate change, flooding and coastal change	4
Paragraph 159	Meeting the challenge of climate change, flooding and coastal change	4
Paragraph 160	Meeting the challenge of climate change, flooding and coastal change	4
Paragraph 194	Conserving and enhancing the historic environment	4

## three Monitoring of Current Policies

**3.55** Table 3.5 demonstrates that the NPPF(2019) is being used frequently in planning application refusals. The top three paragraphs being used relate to design and are from the Achieving well-designed places chapter of the NPPF. This is not too surprising as the Core Strategy (2010) does not contain any design led policies. [Further information on the NPPF \(2019\) can be found on this link.](#)

**3.56** Overall, it can be considered that the Council's policies in conjunction with the NPPF are being used effectively to refuse inappropriate development in the district. With the NPPF being cited where the current development plan is silent. The regulation 18 draft local plan proposes a number of new policies where previously there were none including some local design policies around place making and achieving high quality design. If these policies are adopted it is anticipated it will effect the use of the NPPF in planning application refusals with less reliance on the NPPF for when the development plan is lacking in direction.

**3.57** 54 planning appeals have been examined which were determined during the monitoring year to see which policies and paragraphs of the NPPF have been cited most frequently in Planning Inspectors decisions. Out of the 54 appeal decisions examined 44 were dismissed (original refusal upheld) and 10 were allowed. Table 3.7 shows the top policies (of the adopted Development Plan) or paragraphs of the NPPF that were the most commonly cited:

Table 3.6 Use of Policies/NPPF Paragraphs in Planning Appeals 2019/20

Policy/NPPF Paragraph	Description	Number of times cited in refusals
Paragraph 127 NPPF (2019)	Achieving well-designed places	25
DM15 Core Strategy (2010)	Protection of the Countryside	21
DM1 Core Strategy (2010)	Settlement Boundaries	20
DM16 Core Strategy (2010)	Landscape Character	13
DM11 Core Strategy (2010)	Location of Development and Managing Travel Demand	12
CP1 Core Strategy (2010)	Settlement Hierarchy	10
Paragraph 170 NPPF (2019)	Conserving and enhancing the natural environment	10
Paragraph 130 NPPF (2019)	Achieving well-designed places	9
Paragraph 124 NPPF (2019)	Achieving well-designed places	6
Paragraph 78 NPPF (2019)	Delivering a sufficient supply of homes	5



## three Monitoring of Current Policies

Policy/NPPF Paragraph	Description	Number of times cited in refusals
	Kent Downs AONB Management Plan (2014)	4

**3.58** The above table demonstrates that the Planning Inspectorate continues to give weight to the existing policies in the development plan alongside relevant paragraphs in the NPPF when considering planning appeals.

# Five Year Housing Land Supply

## four Five Year Housing Land Supply

### 4 Five Year Housing Land Supply

**4.1** The Revised National Planning Policy Framework (NPPF) states at paragraph 73 that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The five-year housing land supply calculation is a comparison between the anticipated supply of new homes against the number of new homes that are required to be built within the district in the next five years. A formal assessment is conducted on five-year housing land supply annually, with a year start date of April 1st to March 31st. The relevant five-year period is currently April 2020 to March 2025.

**4.2** Using net housing figures, the assessment demonstrates that at 1st April 2020 the Council had a five-year land supply. At that point in time, there was 6.16 years of supply which equates to a surplus of 728 dwellings once an additional 5% buffer has been taken into account to ensure choice and competition in the market for land.

**4.3** The Housing Delivery Test (HDT) <sup>(2)</sup> reported in February 2020 and used for 1 April 2020 position stated that the Council had a 92% result, this allowed a 5% buffer to continue to be applied to the five year housing supply calculation. A further consequence was that an action plan setting out the measures the Council would take to improve the supply of housing would have needed to be produced within 6 months of the results by MHCLG. The Councils latest action plan can be found at [Housing Delivery Forum 2020](#). At the time of preparing the five year housing calculation it was anticipated that the next HDT results would be published in 2021 and that the Council would get a 78% outcome. On the 19 January 2021 the HDT results for 2020 were published with the Council achieving an 80% outcome. This result was slightly better than expected due to the measurement discounting the month of March 2020 for the COVID19 pandemic lockdown. Accordingly, it is acknowledged that after the HDT January 2021 results a 20% buffer is applied to the Councils five year housing land supply (HLS) position, and that this would result in the 2019/20 HLS calculation for the Council being amended to 5.39 years of supply.

### Five Year Housing Land Supply Calculation

**4.4** The five-year housing land supply figures across Dover District are summarised in table 4.1 below:

Table 4.1 5 year Housing Land Supply Calculation 2019/20

5 year Housing Land Supply Calculation 2019/20		
<b>Housing Requirement</b>	A. Housing target for 5-year period (596 dpa x 5)	2,980
	B. Plus the buffer of 20% requirement (2980 x 0.2)	596
	<b>C. Total housing requirement (A+B)</b>	<b>3,576 units</b>

<sup>2</sup> The HDT is a formal annual measurement of housing delivery in the area of relevant plan-making authorities expressed as a percentage of the number of net homes delivered against the number of homes required over a rolling three year period

## four Five Year Housing Land Supply

5 year Housing Land Supply Calculation 2019/20		
<b>Supply</b>	D. Non-major applications	509
	E. Major applications with detailed consent	2,081
	F. Major applications without detailed consent	580
	G. Sites awaiting S106	174
	H. Allocated sites	373
	I. Windfall	140
	<b>J. Total housing supply (D+E+F+G+H+I)</b>	<b>3,857 units</b>
<b>Total</b>	K. Housing supply surplus (J-C)	281
	<b>L. Total 5-year supply</b> <b>(Total Housing Supply (3,857) / Requirement (3,576) x 5 years)</b>	<b>5.39 years</b>

**4.5** Further information on the Council's methodology in determining its five-year housing land supply calculation can be found via the Council's website.

**4.6** In addition, the monitoring of annual housing land supply forms part of the Kent County Council Housing Information (HIA). Dover District Council, along with the 11 other Kent local authority districts and Medway Unitary Authority provide information on our current housing land supply as at 31 March each year. This includes the most up-to-date current trajectory of housing sites across the full plan period. A copy of Dover's HIA submission is provided at Appendix 2.



## 5 Strategic Sites

**5.1** The Council is in the process of delivering a number of strategic sites across the district that are allocated in the Core Strategy (2010). This chapter provides an update on the progress being made to deliver these sites.

### Dover Waterfront

Policy CP8: Dover Waterfront		Performance Summary
<b>Core Strategy Target</b>	Policy CP8 of the Core Strategy (2010) allocates the Dover Waterfront site for a mixed use scheme including retail (A1 uses up to 20,000 square metres floorspace), restaurants, cafés and drinking establishments (A3 and A4 uses up to 7,000 square metres), assembly and leisure (D2 uses up to 15,000 square metres), residential (C3 use of at least 300 homes), offices (B1) and hotel (C1) uses.	

**5.2** Officers from DDC have been working in partnership with Dover Harbour Board, a landowner, a range of stakeholders and local organisations on proposals for the Dover Waterfront area. The work, which will now be incorporated into the Local Plan, will create a mixed use development that will complement and build on the momentum generated by the opening of the St James's development. It will improve connections with the town centre and create a continuous commercial area stretching from the St James's development to the seafront. The site's location offers a unique opportunity to create a mixed waterfront development but it also brings with it the challenge associated with bringing forward a regeneration scheme next to a busy trunk road in a manner that complements the town centre.

**5.3** Dover Waterfront is a proposed Employment Allocation under policy Strategic Policy 9 in the Regulation 18 draft local plan. Further details of this proposal can be found on the following link; [Strategic Policy 9 Employment Allocations](#).

**5.4** A planning application (20/01220) has been submitted to the Council for a mixed use development at the Dover Waterfront. It proposes a swimming pool, restaurant, bar and mixed Class E uses (Commercial, business and service uses) of up to 1170 sq m. The application is currently under consideration and a decision is pending.

### Dover Mid Town

Policy CP9: Dover Mid Town		Performance Summary
<b>Core Strategy Target</b>	Policy CP9 of the Core Strategy (2010) allocates the Dover Mid Town area for mixed use development of C2 uses (residential institutions), C3 uses (residential of at least 100 homes), A1 shop uses, A3 restaurant and café uses and A4 drinking establishment uses (of up to 15,000 square metres), D1 (non-residential institutions), the redevelopment of South Kent College (around 5,000 square metres), and parking to serve the development and the town centre.	

## five Strategic Sites

**5.5** The development of Dover Mid Town area is considerably behind the milestones set in the delivery programme in the Core Strategy (2010) which estimated that plans and construction phases of this area would now be complete. However, there are a number of challenges in the development of the Mid Town site due to complex land ownership and physical constraints on site as part of this area falls within flood zone.

**5.6** A study has been completed looking at the potential flood mitigation options for the site. This has been published as part of the evidence base for the new local plan <https://www.doverdistrictlocalplan.co.uk/uploads/pdfs/dover-mid-town-flood-modelling.pdf>. The future proposals for the mid-town area are being considered alongside a wider strategy and programme of activity for the town centre, and form part of the proposed Dover Town Centre Strategy set out in the draft local plan.

### Connaught Barracks

Policy CP10: Connaught Barracks		Performance Summary
<b>Core Strategy Target</b>	Policy CP10 of the Core Strategy (2010) allocates the former Connaught Barracks complex for residential development (C3 use), with 500 dwellings planned for the site.	

**5.7** Homes England has transferred the ownership of two parts of the former Connaught Barracks site (Fort Burgoyne and the former training area) to the Land Trust.

**5.8** Progress is being made to bring forward the rest of the site:

- A reserved matters application has been granted for the Officers' Mess site for 64 units and work has commenced on site.
- A hybrid planning application (19/00447) has been submitted, but not yet determined, for the remainder of the Connaught Barracks site for up to 300 units.
- The buildings on the site have now all been demolished to facilitate the release of the land for residential development;
- Homes England are undertaking further work on utilities;

**5.9** The development of Connaught Barracks is considerably behind the timescales set out in the delivery plan in the Core Strategy (2010), mainly due to its complex nature and infrastructure issues set in a sensitive setting. Whilst it is good news that work has commenced on site it is important that the remainder of the site is determined and work can commence.

### Whitfield Urban Expansion

Policy CP11: Whitfield Urban Expansion		Performance Summary
<b>Core Strategy Target</b>	Policy CP11 of the Core Strategy (2010) allocates the site to the west, north and east of Whitfield for an urban expansion comprising of at least 5,750 homes supported by transport, primary education, primary health and social care, utility	

## five Strategic Sites

Policy CP11: Whitfield Urban Expansion		Performance Summary
	services and green infrastructure together with retail, financial and professional offices, eating and drinking establishments (Use Classes A1 to A5).	

**5.10** The Whitfield Urban Expansion (WUE) SPD was adopted by the District Council in April 2011. Outline planning permission for 1,250 homes has been granted under Phase 1 of the WUE.

**5.11** A total of 90 dwellings is now complete under sub phase 1a. In addition;

- Work is under way on part of a reserved matters application (part of phase 1b) for 32 dwellings which was granted planning permission during the monitoring year 2018-19.
- A further reserved matters application (phase 1a) for 26 dwellings was granted planning permission during 2018-19.
- Planning permission has been granted in 2019-20 for Phase 1c WUE for the erection of 248 homes.
- Work is nearly complete on a primary school located in Phase 1 of the development.
- A further 31 completions were observed from the site on the south side of Singledge Lane during the monitoring year 2019-20.
- The number of overall completions from the Whitfield Urban Expansion stands at 200.

**5.12** Whilst the construction of a new roundabout on the A256 and progress on site is now being made to deliver an initial sub phase of Phase I is extremely positive news, it must be acknowledged that the overall timetable for the delivery of the WUE is behind schedule in the Core Strategy. The phasing and delivery of the WUE will be reconsidered in the local plan review process.

**5.13** Proposals under the Regulation 18 draft Local Plan see the WUE area extend to the north west of the existing allocation to provide an additional 600 dwellings and highlight the need for a revised Supplementary Planning document for this strategic allocation. For further details on [Strategic Policy 4 Whitfield Urban Expansion](#) follow this link.

### White Cliffs Business Park

Policy LA2: White Cliffs Business Park		Performance Summary
<b>Core Strategy Target</b>	This site is allocated for employment development. Planning permission for Phases II and III will be permitted provided that relevant criteria is adhered to.	

**5.14** The White Cliffs Business Park is a key employment allocation and in turn one of the key sources of employment in the District. Progress has been made regarding attracting new businesses and future development to the business park and in recent years planning permission has been granted for the following developments:

- new Dover Leisure Centre comprising 5,700 sqm of leisure floorspace (DOV/17/00305) located in Phase 2 was opened in February 2019.



## five Strategic Sites

- a 5,040 sqm Lok 'n' Store unit (B8 use class) which opened in December 2018 (DOV/17/00823).
- Work has started on the erection of a church, providing 957 sqm of (use class D1) floorspace. (DOV/18/00275)
- Work has now been completed on a two-storey building incorporating a car showroom at Perry's Whitfield. (DOV/17/00917)
- Permission has been granted in 2019-20 for a mixed use development at the rear of Dubris Close, Phase II WCBP delivering 6,000 sqm in employment generating floorspace. (DOV/18/01206)
- Permission has been granted in 2019-20 on Land east of Lidl, Honeywood Parkway for the erection of a gym, drive through restaurant and 2 units for employment uses. (DOV/19/00964)
- The Department for Transport (DfT) has brought forward proposals under a Special Development Order to create a temporary Inland Border Facility on Phase III of the WCBP. Further information on this proposal can be found on this link; - [White Cliffs Inland Border Facility](#)

**5.15** Further information on key regeneration projects across the District can be found in the Council's State of the District Report (2017) which can be downloaded via this [link](#).



## six Infrastructure

### 6 Infrastructure

**6.1** Policy CP6: Infrastructure in the adopted Core Strategy (2010) sets out what infrastructure is to be provided in the district over the Plan period. Appendix 3 indicates what infrastructure has been delivered to date, which projects are in the process of being delivered, and which have not yet been delivered.

Policy CP6: Infrastructure		Performance Summary
<b>Core Strategy Target</b>	Development that generates a demand for infrastructure will only be permitted if the necessary infrastructure to support it is either already in place, or there is a reliable mechanism to ensure that it will be provided at the time it is needed. In determining infrastructure requirements applicants and infrastructure providers should first consider if existing infrastructure can be used more efficiently, or whether demand can be reduced through promoting behavioural change, before proposing increased capacity through extending or providing new infrastructure	

### Community Infrastructure Levy

**6.2** The Community Infrastructure Levy (CIL) was introduced to allow local authorities to raise funds from developers undertaking new building projects in their area. CIL is in effect a levy used by local authorities to fund the provision of local or sub-regional infrastructure.

**6.3** As it stands, the Council does not operate a CIL, but funding sources for infrastructure delivery will be investigated as the preparation of the new District Local Plan advances and the Council will continue to work closely with partners to address existing deficiencies and secure appropriate levels of funding.

### Monitoring S106 Agreements

**6.4** The Council now publishes an annual Infrastructure Funding Statement (IFS) as required under the Community Infrastructure Levy (CIL) regulations as amended on the 1st September 2019. The AMR will now contain a summary of S106 contributions and transactions for the monitoring period and further details on the IFS and S106 contributions can be found on this link; - [Infrastructure Funding Statement 2019-20](#)

### S106 Contributions agreed during 2019-20

**6.5** During the monitoring year 2019-20 the Council entered into 22 S106 agreements. Agreeing monetary obligations in the sum of £2,415,175 and non-monetary obligations of 101 affordable housing units, 10 specialist housing units for the over 55's and one public accessible open space with an equipped play area. Table 6.1 shows the amounts agreed over the monitoring year by infrastructure type.

Table 6.1

Infrastructure Type	Project Details (where Dover District Council spend)	Total Amount Agreed
Affordable Housing (commuted sum)	£75,948 towards the provision of affordable housing within the Dover district.	£75,948
Healthcare/NHS	<p>£27,242 towards Investment/internal modelling at Balmoral GP Surgery, Deal</p> <ul style="list-style-type: none"> <li>• £87,000 towards costs of improvements at Pencester Surgery, Dover</li> <li>• £18,270 towards the extension of Sandwich Medical Practice, Sandwich</li> <li>• £38,845 towards health care facilities in the vicinity of Sholden</li> </ul>	£171,357
Open Space	<p>£70,000 towards reconfiguration of existing tennis courts at Victoria Park, Deal An area of public open space with equipped play area to be provided in Sholden .</p> <ul style="list-style-type: none"> <li>• £35,728 for new surface pathways in Pencester Gardens</li> <li>• £13,120 enhancements of facilities at Victoria Park, Deal</li> <li>• £15,000 for sports facilities within the area served by the development (Coombe Valley/Dover urban)</li> </ul>	£155,108

## six Infrastructure

Infrastructure Type	Project Details (where Dover District Council spend)	Total Amount Agreed
	<ul style="list-style-type: none"> <li>£21,260 to upgrade existing play facilities at the recreation ground on Lancaster Avenue, Capel le Ferne</li> </ul>	
SPA Mitigation	<ul style="list-style-type: none"> <li>Towards the Thanet Coast and Sandwich Bay Special Protection Area Mitigation Strategy</li> </ul>	£22,220
Primary Education	KCC to report	£581,700
Secondary Education	KCC to report	£1,343,443
Social Care	KCC to report	£25,530.60
Community Learning	KCC to report	£9,410
Library Contribution	KCC to report	£30,220
Section 106 Monitoring fees		£239
<b>Total</b>		<b>£2,415,175</b>

### S106 contributions received 2019-20

**6.6** During this reporting year Dover District Council received £745,337 in Section 106 funding.

**6.7** Table 6.2 gives a breakdown of these Section 106 receipts;

Table 6.2

Development providing contribution	Contribution provision	Amount (£)
Aylesham Village Expansion DOV/07/01081	Community Development Officer	£19,707
Aylesham Village Expansion DOV/07/01081	SPA Mitigation Strategy	£11,428
Sholden, Church Lane DOV/10/01012	Bus Service	£57,318

Development providing contribution	Contribution provision	Amount (£)
Land at Canterbury Road, Lydden DOV/15/01184	SPA Mitigation Strategy	£2,172
Land at Co-op Foodstore, Deal DOV/18/01084	Tree Contribution	£15,000
Land adjoining Mill Field, New Street, Ash DOV/15/01225	Affordable Housing	£122,128
New Dover Road, Capel-le-Ferne DOV/15/00525	Affordable Housing	£328,526
New Dover Road, Capel-le-Ferne DOV/15/00525	SPA Mitigation Strategy	£2,410
Land to the rear of Hyton Drive & Roman Close, Deal DOV/16/01476	GP Services	£33,894
Land to the rear of Hyton Drive & Roman Close, Deal DOV/16/01476	SPA Mitigation Strategy	£1,847
Land to the rear of Hyton Drive & Roman Close, Deal DOV/16/01476	Playing Pitch	£14,552
Land at the former Barracks Site (east section), Trafalgar Drive, Walmer DOV/16/00017	Affordable Housing	£75,340
Land at the former Barracks Site (east section), Trafalgar Drive, Walmer DOV/16/00017	Play Equipment	£22,765
Land at the former Barracks Site (east section), Trafalgar Drive, Walmer DOV/16/00017	Open Space	£10,945
Part of Wingham Court, Hawarden Place, Canterbury Road, Wingham DOV/17/00387	NHS Contribution	£8,178

## six Infrastructure

Development providing contribution	Contribution provision	Amount (£)
Land at Weighside House, Sandwich Road, Whitfield DOV/17/00826	SPA Mitigation Strategy	£1,082
Former Greyhound Public House, Dorman Avenue south, Aylesham DOV/17/00892	Library	£836
Former Greyhound Public House, Dorman Avenue south, Aylesham DOV/17/00892	SPA Mitigation Strategy	£762
2-9 Cambridge Terrace, Dover DOV/17/00962	Public Open Space	£12,834
2-9 Cambridge Terrace, Dover DOV/17/00962	SPA Mitigation Strategy	£976
2-9 Cambridge Terrace, Dover DOV/17/00962	Library	£1,254
The Qube, St Radigunds Road, Dover DOV/17/00776	SPA Mitigation Strategy	£727
Land adjoining 1 Malvern Road, Dover DOV/18/00468	SPA Mitigation Strategy	£655
	<b>Total</b>	<b>£745,337</b>

**6.8** In addition to the financial sums received over this period 37 affordable housing units were delivered - 18 units in Church Lane, Deal, 16/01476 and 19 units in Aylesham Phase 1B, 07/01081. Tenure of -17 affordable rent, 2 social rent & 18 shared ownership units.

### S106 Contributions spent 2019-20

**6.9** During the 2019-20 reporting year the Council spent or transferred £168,861 of Section 106 funding.

**6.10** Table 6.3 provides a breakdown of this figure;

Table 6.3

Contribution Provision	Status	Amount
Affordable Housing	Spent	£20,234
Bus Service Contribution	Spent	£91,250

Contribution Provision	Status	Amount
Library	Transferred to KCC	£661
Education and Social Care Facilities	Transferred to KCC	£5,067
Adult Social Services	Transferred to KCC	£2,586
Health Centre Rent	Transferred to KCC	£21,493
Adult Social Services	Transferred to KCC	£3,408
Public Rights of Way	Transferred to KCC	£540
Library	Transferred to KCC	£767
Adult Social Services	Transferred to KCC	£2,352
SPA Mitigation Strategy	Spent	£795
Community Development Officer	Spent	£19,707
	<b>Total</b>	<b>£168,861</b>



# Duty to Co-operate

# seven Duty to Co-operate

## 7 Duty to Co-operate

**7.1** The duty to co-operate was introduced in the Localism Act 2011 and places a legal duty on LPAs to engage constructively, actively and on an on-going basis to maximise the effectiveness of local plan preparation relating to strategic cross-boundary matters.

**7.2** Paragraph 20 of the NPPF (2019) identifies the following as strategic issues requiring cooperation:

- housing (including affordable housing), employment, retail, leisure and other commercial development;
- infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- community facilities (such as health, education and cultural infrastructure); and
- conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaption.

### 7.3 Memorandum of Understanding

**7.4** In February 2016, the Council adopted a Memorandum of Understanding (MOU) in respect of the duty to cooperate between the East Kent Regeneration Board members. A review of the MOU has recently taken place and a revised MOU was agreed in January 2021.

### Statements of Common Ground

**7.5** Paragraph 27 of the revised National Planning Policy Framework (2019) sets out the requirement for the preparation of Statements of Common Ground (SOCG) as part of the plan-making process. A SOCG is a written statement comprising factual information regarding cross-boundary impacts of a Development Plan's proposals and any necessary mitigation. As part of the preparation of the new District Local Plan, the Council will be required to prepare SOCGs with relevant stakeholders (e.g. neighbouring local planning authorities) to demonstrate the undertaking of effective and on-going co-operation.

**7.6** The Council has an agreed SOCG with Folkestone and Hythe District Council and is in the process of agreeing SOCGs with Canterbury City Council and Thanet District Council.

### The Duty to Co-operate in Practice

**7.7** The Council has continued to co-operate with other LPAs in Kent and key stakeholders in planning for the District's future. This has involved a number of bimonthly meetings over the monitoring period which are shown in the table 7.1.

## seven Duty to Co-operate

Table 7.1

Date	Meeting	Attendees	Relevant Local Plan Documents	Key Outcomes
05/04/2019	Kent Conservation Officer Group (KCOG)	Members of KCOG	Heritage Strategy and Conservation	Regular agenda to discuss cross boundary conservation issues and best practice
10/05/2019	Kent Planning Policy Forum (KPPF)	Members of Kent Planning Policy Forum	Development Plan and emerging Local Plan	London Plan, emerging government guidance, shared evidence base, local plan timetables and other key planning matters
24/05/2019	Kent Planning Officers Group (KPOG)	Members of KPOG Group	Development Plan and emerging Local Plan	London Plan, emerging government guidance, shared evidence base, local plan timetables and other key planning matters
12/06/2019	East Kent Duty to Cooperate	EK DTC Members including DDC	Emerging local plan, Housing Delivery Test	Discussion on Housing Supply and other cross boundary issues
12/06/2019	Kent Planning Officers Group (KPOG)	Members of KPOG Group	Emerging Local Plan, Authority Monitoring Report	To discuss Kent Protocol **LJ
24/06/2019	Canterbury Retail and Leisure	DDC and CCC	Retail Study	Discuss impacts of proposed retail policies
26/06/2019	Water Services Meeting	DDC, KCC and representatives from Southern Water	Core Strategy, LALP and emerging Local Plan	Local plan growth options, Infrastructure Delivery Plan and progress on

## seven Duty to Co-operate

				the strategic allocation at Whitfield
02/07/2019	Joint Kent Planning Group Meeting	DDC, Mark Pullin	Emerging Local Plan	Cross boundary issues, consultations on changes to national guidance and progress on relevant projects.
03/07/2019	HELAA site visits with AONB unit	Kent Down AONB Unit and DDC officers	HELAA	AONB unit supplied comments on the HELAA sites
12/07/2019	Kent Planning Officers Group (KPOG)	Members of KPOG Group	Development Plan and emerging Local Plan	London Plan, emerging government guidance, shared evidence base, local plan timetables and other key planning matters
15/07/2019	Meeting with Natural England	DDC officers and Natural England	Evidence for emerging local plan and new local plan	Discussions carried out on emerging local plan and process, allocations, SPA Mitigation, GI Strategy and Biodiversity net gain
19/07/2019	Kent Conservation Officer Group (KCOG)	Members of KCOG	Heritage Strategy and Conservation	Regular agenda to discuss cross boundary conservation issues and best practice

## seven Duty to Co-operate

28/08/2019	Meeting with KCC Highways	DDC officers and KCC Highways	HELAA sites	Discussion on potential sites in Dover, Deal, Sandwich and Aylesham areas
06/09/2019	East Kent Duty to Cooperate	EK DTC Members including DDC		Regular agenda and relevant duty to cooperate issues
06/09/2019	Kent Planning Officers Group (KPOG)	Members of KPOG Group	Development Plan and emerging Local Plan	London Plan, emerging government guidance, shared evidence base, local plan timetables and other key planning matters
19/09/2019	Meeting with KCC Highways	DDC officers and KCC Highways	HELAA sites	Discussion on potential sites
24/09/2019	Meeting with KCC Highways	DDC officers and KCC Highways	HELAA sites	Discussion on potential sites
26/09/2019	Meeting with Southern Water and Affinity Water	DDC officers and representatives from water companies	Growth option work and HELAA sites	Discussion on potential sites and infrastructure issues
11/10/2019	Kent Planning Policy Forum (KPPF)	Members of Kent Planning Policy Forum		London Plan, emerging government guidance, shared evidence base, local plan timetables and other key planning matters
16/10/2019	Kent Conservation Officer Group (KCOG)	Members of KCOG	Heritage Strategy	Regular agenda to discuss conservation issues across county.

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18/10/2019	Kent Planning Officers Group (KPOG)	Members of KPOG Group	Development Plan and emerging Local Plan	London Plan, emerging government guidance, shared evidence base, local plan timetables and other key planning matters
28/10/2019	Meeting with Environment Agency	DDC Officers and representative(s) from Environment Agency	Emerging Local Plan	Meeting to discuss key considerations for the emerging Local Plan
30/10/2019	Meeting with KCC	DDC Officer and KCC	Urban Archaeological Database	Development of character areas and furthering of Archaeological Plan.
20/11/2019	Meeting with KCC	DDC Officer and KCC Officer	Urban Archaeological Database	Development of character areas and furthering of Archaeological Plan.
26/11/2019	Meeting with CCG	DDC Officer and CCG	Emerging Local Plan, Infrastructure Delivery Plan	Meeting to discuss existing and future GP capacity in context of HELAA sites long list.
28/11/2019	Climate Change Workshop	DDC Officers and other stakeholders?	Emerging Local Plan	Workshop to educate and share best practice on climate change matters to inform the preparation of climate change policies for the draft Local Plan

## seven Duty to Co-operate

06/12/2019	Kent Planning Officers Group (KPOG)	Members of KPOG Group	Development Plan and emerging Local Plan	London Plan, emerging government guidance, shared evidence base, local plan timetables and other key planning matters
13/12/2019	Meeting with KCC	DDC Officer and KCC Officer	Education provision – emerging local plan	Meeting to discuss existing and future Education capacity in context of HELAA sites long list. List and spatial data shared ahead of meeting.
18/12/2019	Kent Conservation Officer Group (KCOG)	Members of KCOG	Heritage Strategy and Conservation	Regular agenda to discuss cross boundary conservation issues and best practice
14/01/2020	Joint Kent Planning Group Meeting	DDC Officer and Mark Pullin	Emerging Local Plan	Cross boundary issues, consultations on changes to national guidance and progress on relevant projects.
17/01/2020	Kent Planning Policy Forum (KPPF)	Members of Kent Planning Policy Forum		London Plan, emerging government guidance, shared evidence base, local plan timetables and other key planning matters

## seven Duty to Co-operate

22/01/2020	Meeting with Southern Water and Affinity Water	DDC Officers, representatives from Southern Water and Affinity Water	Emerging Local Plan	Meeting to discuss existing and future water and waste water capacity in context of HELAA sites long list. List and spatial data shared ahead of meeting.
23/01/2020	Duty to cooperate meeting between DDC and CCC	DDC Officers & CCC Officers	Emerging Local Plan/ SOCG	Meeting to discuss key cross boundary matters/ progress with Local Plans and to commence work on a SOCG
24/01/2020	Meeting with Kent Wildlife Trust & SB	DDC Officers and KWT	SPA Mitigation Strategy	Meeting to discuss outcomes of wintering bird surveys, visitor surveys and future partnering opportunities with respect to potential SPA mitigation measures.
31/01/2020	Kent Planning Officers Group (KPOG)	Members of KPOG Group	Development Plan and emerging Local Plan	London Plan, emerging government guidance, shared evidence base, local plan timetables and other key planning matters
03/02/2020	Meeting with KCC Highways	DDC officers and KCC Highways	Dover Local Plan Transport Modelling	Meeting to agree joint working approach to



## seven Duty to Co-operate

				Local Plan Transport modelling.
03/02/2020	Meeting with KCC	DDC officers and KCC officer(s)	Infrastructure Delivery Plan	Meeting to discuss existing and future KCC infrastructure needs (Social Services, Waste, Youth, Libraries) in context of HELAA sites long list. List and spatial data shared ahead of meeting.
28/02/2020	Meeting with KCC	DDC Officer and KCC officer	Urban Archaeological Database	Development of character areas and furthering of Archaeological Plan.
02/03/2020	Meeting with Ward Councillors	DDC Officer & Ward Councillors	HELAA Sites Surgery and briefings	Meeting to discuss the suitability and availability assessment of the HELAA sites
06/03/2020	Kent Planning Policy Forum (KPPF)	Members of Kent Planning Policy Forum		Regular agenda and relevant cross boundary issues
06/03/2020	Kent Conservation Officer Group (KCOG)	Members of KCOG	Heritage Strategy and Conservation	Regular agenda to discuss cross boundary conservation issues and best practice
16/03/2020	Discussion with KCC Highways	DDC officer and KCC officer	Emerging Local plan transport issues	Discussion on Local Plan Transport Modelling
02/04/2020	Discussion with KCC Highways	DDC officer and KCC officer	Emerging Local plan transport issues	Meeting to discuss joint DDC and KCC

## seven Duty to Co-operate

				Transport Strategy. Agreed in principle though capacity and resources mean unlikely until Regulation 19 draft of Plan.
03/04/2020	Kent Planning Officers Group (KPOG)	Members of KPOG Group	Development Plan and emerging Local Plan	London Plan, emerging government guidance, shared evidence base, local plan timetables and other key planning matters
24/04/2020	Kent Planning Policy Forum (KPPF)	Members of KPPF Group	Various	
11/05/2020	Discussion with Stagecoach	DDC officers, KCC officer and Stagecoach	Infrastructure Delivery Plan	Discussion of options for rural bus services.
15/05/2020	Kent Planning Officers Group (KPOG)	Members of KPOG Group	Development Plan and emerging Local Plan	London Plan, emerging government guidance, shared evidence base, local plan timetables and other key planning matters
19/05/2020	Update with Environment Agency	DDC Officers and EA Officers	Emerging Local Plan	Update provided to EA on emerging local plan. Agreed sequential and exceptions test work to follow reg 18.
19/06/2020	Kent Planning Policy Forum	Members of KPPF	Various	Climate change and local plans, biodiversity and planning in Kent.

## seven Duty to Co-operate

23/06/2020	Dover Mid Town – Flood Modelling	DDC Officers, EA, Herrington Consulting	Emerging Local Plan	EA provided support for modelling approach, to be formally agree through consultation on draft report.
02/07/2020	East Kent Duty to Co-operate	East Kent Authority Officers	Emerging Local Plan	Discussed Statements of Common Ground, Manston Airport, Otterpool, Biodiversity Net Gain, SPA Mitigation Strategies
20/07/2020	CCC Local Plan Visioning Event	Various	Canterbury Local Plan	N/A
21/07/2020	Meeting with KCC Waste	DDC Officers, EK DTC Members and KCC Waste	Infrastructure Delivery Plan	Discussion regarding the future funding of waste provision and future developer contribution requirements.
23/07/2020	Nutrient Neutrality NE Presentation	DDC Officers, NE and other Kent LPA Officers		NE presentation on the impact of development on Stodmarsh
29/07/2020	Kent Gypsy & Traveller Meeting	Carly Pettit (Ashford), Ian Bailey (Tonbridge & Malling), Andrea Wright (Dartford), Stuart Watson (Dover), Shazad Ghani (Gravesham), Tim Bailey (Folkestone & Hythe), Richard	GTAA 2018	Update neighbours on GTAA/pitch needs local plan or G&T plan/DPD progress and timescales and share best practice. To meet DTC requirements with regards to

## seven Duty to Co-operate

		Timms (Maidstone), Harriet Turner (Ashford)		cross boundary issues and address potential Kent wide issues such as Transit sites.
6/08/2020	Local Plan Highways Modelling	DDC Officers, WSP Transport Consultants, KCC Highways Officers	Emerging Local Plan	Progress meeting on Transport Modelling for Local Plan.
14/08/2020	Meeting of Quality Bus Partnership	DDC Officers and members, KCC Officers and Members, Stagecoach representatives	Infrastructure Delivery Plan	Regular agenda regarding existing and future bus provision within District
18/08/2020	Whole Plan Viability virtual workshop event.	Relevant DTC partners invited in addition to site <del>developers/promoters</del>	Emerging Local Plan viability issues	Stakeholder input into Whole Plan Viability study
01/09/2020	Meeting to discuss Broadband roll-out across the district	DDC Officers and members, KCC Officers and Members,	Emerging Local Plan and Infrastructure Delivery Plan	Establishment of broadband working group.
11/09/2020	Kent Planning Policy Forum	Members of KPPF	Various	Government Consultations, Town centres, Round table updates
14/09/2020	Meeting with Network Rail	DDC Officers and Network Rail	Emerging Local Plan and Infrastructure Delivery Plan	Presentation re North & East Kent Connectivity CMSP and potential network upgrades.

## seven Duty to Co-operate

17/09/2020	Local Plan Highways Modelling	DDC Officers, WSP Transport Consultants, KCC Highways Officers	Emerging Local Plan	Progress meeting on Transport Modelling for Local Plan. Feedback received from KCC Highways agreed to action.
21/09/2020	Meeting with Highways England	DDC Officers, KCC Highways Officers and representatives from Highways England	Emerging Local Plan and Infrastructure Delivery Plan	Discussion regarding the A2 access project.
24/09/2020	East Kent Duty to Co-operate Meeting	East Kent Officers	Emerging Local Plan	Agreed to progress Statements of Common Ground with Canterbury and Thanet.
1/10/2020	Meeting with Highways England and Kent Highways	DDC Officer, KCC Highways Officers, Highways England	Emerging Local Plan	Local Plan modelling update discussed. HE set out proposals for modelling of Whitfield and DoY r'abouts to identify extent of and address capacity issues
02/10/2020	Kent Planning Officers Group (KPOG)	Members of KPOG Group	Development Plan and emerging Local Plan	London Plan, emerging government guidance, shared evidence base, local plan timetables and other key planning matters

## seven Duty to Co-operate

6/10/2020	Biodiversity Net Gain planners webinar – evidence and justification	DDC Officer, other Kent LPA Officers, KCC Officers.	Emerging Local Plan	KCC presented evidence and proposals for 20% BNG. Local concerns raised on deliverability of increased target.
20/10/2020	East Kent SoCG and MoU	ABC, CCC, DDC, TDC, FHDC Officers	Emerging Local Plan	Agreed to update East Kent MoU as a framework for future SoCG.
21/10/2020	CCC Transport Conference	DDC Officers, EK DTC Members	Emerging Local Plan	Stakeholder input into CCC Transport Plan
22/10/2020	Local Plan Highways Modelling	DDC Officers, WSP Transport Consultants, KCC Highways Officers	Emerging Local Plan	Progress meeting on Transport Modelling for Local Plan
23/10/2020	Kent Gypsy & Traveller Meeting	Carly Pettit (Ashford), Ian Bailey (Tonbridge & Malling), Andrea Wright (Dartford), Stuart Watson (Dover), Sian Morley (Gravesham), Harriet Turner (Ashford)	GTAA 2018	Update neighbours on GTAA/pitch needs local plan or G&T plan/DPD progress and timescales and share best practice. To meet DTC requirements with regards to cross boundary issues and address potential Kent wide issues such as Transit sites.
26/10/2020	DDC and KCC Highways	DDC Officers and KCC Highways Officers	Emerging Local Plan	To discuss site specific highways constraints

## seven Duty to Co-operate

05/11/2020	Kent Conservation Officer Group (KCOG)	Members of KCOG	Heritage Strategy and Conservation	Regular agenda to discuss cross boundary conservation issues and best practice
17/11/2020	Meeting between CCC and DDC	DDC and CCC Officers	Emerging Local Plan	Agreed to progress with drafting of SoCG
20/11/2020	Kent Planning Policy Forum (KPPF)	Members of Kent Planning Policy Forum		London Plan, emerging government guidance, shared evidence base, local plan timetables and other key planning matters
01/12/2020	Local Plan Highways Modelling	DDC Officers, WSP Transport Consultants, KCC Highways Officers	Emerging Local Plan	Progress meeting on Transport Modelling for Local Plan
03/12/2020	East Kent Duty to Co-operate Quarterly Meeting	DDC, CCC, ABC, TDC Officers	Emerging Local Plan	Agreed to proceed with update to EK MoU to be taken to EKRB in January 2021.
04/12/2020	Kent Planning Officers Group (KPOG)	Members of KPOG Group	Development Plan and emerging Local Plan	London Plan, emerging government guidance, shared evidence base, local plan timetables and other key planning matters
17/12/2020	Local Plan Highways Modelling	DDC Officers, WSP Transport Consultants, KCC Highways Officers	Emerging Local Plan	Progress meeting on Transport Modelling for Local Plan. Agreed with KCC Highways

seven Duty to Co-operate

				to consult on draft Local Plan modelling reporting through the Reg 18 consultation.
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## seven Duty to Co-operate

### Community Consultation

**7.8** The NPPF (2019) emphasises the need to involve all sections of the community in plan-making. The Council also has a legal duty to consult residents and businesses when appropriate and legislation prescribes who must be consulted at different stages of document preparation.

**7.9** The Dover District Statement of Community Involvement (SCI) is the means by which the Council aims to facilitate this. The Council's SCI identifies who the Council will consult and how they will be consulted as part of the plan making process to ensure plans are as easy to access and understand as possible. This document was updated in September 2019 to reflect the additional requirements introduced by the Neighbourhood Planning Act 2017 .

**7.10** The Council has held the following consultations on key planning documents during the monitoring period:

Table 7.2

Consultation	Date	Responses Received (if applicable)
Consultation with ward councillors on HELAA sites	12/02/20 - Dover and Lydden sites	n/a
Consultation with ward councillors on HELAA sites	19/02/2020 - Deal, Sandwich, Guston, Kingsdown and St Margaret's sites	n/a
Consultation with ward councillors on HELAA sites	02/03/2020 - Dover area sites	n/a
Consultation with ward councillors on HELAA sites	02/03/2020 - Aylesham and rural areas	n/a
Town and Parish Council meeting on HELAA sites	10/03/2020 - Lydden Parish Council, Whitfield Parish Council, Dover Town Council, River Parish Council, Temple Ewell Parish Council, Guston Parish Council	n/a
Town and Parish Council meeting on HELAA sites	12/03/2020 - Kingsdown with Ringwould Parish Council, Langdon Parish Council, Ripple Parish Council, St Margaret's at Cliffe Parish Council, Deal Town Council and Sandwich Town Council	n/a

## seven Duty to Co-operate

Consultation	Date	Responses Received (if applicable)
Town and Parish Council meeting on HELAA sites	17/03/2020 - Aylesham Parish Council, Nonington Parish Council, Eythorne Parish Council, Shepherdwell with Coldred Parish Council, Ash Parish Council, Goodenestone Parish Council, Preston Parish Council, Staple Parish Council and Wingham Parish Council	n/a
Town and Parish Council meeting on HELAA sites	19/03/2020 - Alkham Parish Council, Capel le Ferne Parish Council, West Hougham Parish Council, Eastry Parish Council, Northbourne Parish Council, Sutton (East Studdal) Parish Council, Tilmanstone Parish Council and Worth Parish Council	
Ash Neighbourhood Plan Regulation 16 Consultation	30/11/2020 - 15/01/2021	20
Whole Plan Viability Study	August 2020	

**7.11** Further information on partnership working can be found in the Council's State of the District Report (2017) which can be downloaded via this [link](#).

# Neighbourhood Planning

# eight Neighbourhood Planning

## 8 Neighbourhood Planning

**8.1** The Localism Act 2011 enables local communities to produce Neighbourhood Plans to support development in their area. Upon adoption by the Council, such plans will hold the same weight as other Development Plan documents for the district. The Local Authority has a duty to support groups with the preparation of their Neighbourhood Plans and officers will continue to support parishes with the Neighbourhood Planning process.

**8.2** The first stage in producing a Neighbourhood Plan is to designate a Neighbourhood Area. As it stands, there are currently 7 parish/town councils in the district with Neighbourhood Area designations who are at different stages of the planning process as set out in table 8.1:

Table 8.1

Neighbourhood Area	Progress
Ash	Neighbourhood Area designated - the Parish Council submitted its Plan for examination in December 2020. The Regulation 16 consultation was held between December 2020 and January 2021 with examination of the Plan in March to April 2021
Dover Town Council	Neighbourhood Area designated – the Town Council is currently in the very early stages of neighbourhood plan preparation.
Sandwich	Neighbourhood Area designated - the preparation of a neighbourhood plan has not yet commenced and therefore this settlement will be considered as part of the Local Plan Review.
Shepherdswell	The Parish Council has taken the decision not to proceed with preparing a Neighbourhood Plan.
St Margarets-at-Cliffe	Neighbourhood Area designated - the preparation of a neighbourhood plan has not yet commenced and therefore this settlement will be considered as part of the Local Plan Review.
Worth	Worth Neighbourhood Plan was adopted in January 2015 and forms part of the adopted Development Plan. To date, there has been no indication of the intention to review the policies in this plan and therefore this settlement will be considered as part of the Local Plan Review.
Langdon	Neighbourhood Area Designated in late 2020



## 9 Conclusion

**9.1** The Dover District Core Strategy was adopted in 2010, and covers the period from 2006 to 2026, therefore the Council is now over halfway through the adopted Plan period.

**9.2** With regard to the outcomes of this monitoring period (2019/20) each preceding chapter has set out the key objectives of the Core Strategy and considered whether the objective has been met. The executive summary outlines the key headlines for the monitoring period.

**9.3** Overall, the AMR demonstrates that whilst progress has been made in some areas against the objectives of the Core Strategy such as those regarding the environment and skills attainment, the Council has not achieved as much in relation to demographic and housing mix objectives.

**9.4** Accordingly, the Council is to produce a new NPPF compliant District Local Plan. The new District Local Plan will cover the period up to 2040 and once adopted, will replace the existing adopted Development Plan Documents. This will be in line with the Local Plan timetable as set out within the LDS.

# Monitoring Indicators

## **Appendix 1 Monitoring Indicators**



# one Monitoring Indicators

Table 1.1 Core Strategy Monitoring Indicators

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target	Comments
1 - Population and labour supply growth	Total Population	104,800 (2007)	118,100 <sup>(1)</sup>		111,500	Core Strategy 2026 target already exceeded in 2016
	Working age population (16-64)	73,800 (2001)	69,600 <sup>(2)</sup>		72,100	
2 - Transformation of Dover town	Retention of shopping spend	Convenience 71% <sup>(3)</sup> Comparison 45%	Convenience 73.6% <sup>(4)</sup>		55%	The percentage of convenience shopping retention rates in the district have gone down by 2.7%. The since the Retail Study Update in 2012.  Similarly the percentage of Comparison shopping retention has gone by 6.5%
			Comparison 38% <sup>(5)</sup>			
3 - Improved housing range and choice <sup>(6)</sup>	Local Authority housing stock	4,646 (HSSA 2008)	4,315 <sup>(7)</sup>			
	Total housing stock	48,340 (HSSA 2008)	54,956 <sup>(8)</sup>		59,500	

## one Monitoring Indicators

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target	Comments
	Registered Social Landlord Stock	2,101 (HSSA 2008)	2,689 <sup>(9)</sup>		5,350	
	Rank in Kent by new Residential build rates	12th (2006)	7th <sup>(10)</sup>		7th	No new data available
4 - Progress with Middle/North Deal investigation	Completion of Investigation and Preparation of Area Action Plan			Land Allocations Document adopted and implementation started. Work undertaken with landowner.	An Area Action Plan is no longer required. Development to come forward via the normal planning process.	
5 - Economic performance	Total employment in the district	47,700 (2006)	43,000 <sup>(11)</sup>		54,200	(12)
	Increase in economic activity rate	77%	76% <sup>(13)</sup>	82%		The latest figures show a decrease in economic activity rate in the district from 81% to 76%
6 -Social disadvantage	Increase the business stock	35 businesses per 1,000 population	30.25 businesses per 1,000 population <sup>(14)</sup>	50 businesses per 1,000 pop		
	Have no areas within 20% of most deprived in England	6 areas in 20% most deprived (2007) - National Rank of 153 out of 354 Councils	12 lower layer super output areas (out of 67 LSOAs in the District) in the most deprived 20% nationally <sup>(15)</sup>	6 areas in 20% most deprived	0 areas in 20% most deprived	No new data available

# one Monitoring Indicators

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target	Comments
	District's national ranking	142 (out of 326 at 2007)	113 (out of 317)			
	District's ranking in Kent	5 (out of 12 at 2007)	4 (out of 12)			
7 - Improve residents' skills levels towards the County average	Percentage of working age residents with no qualifications	15.1% (2006)	6.4 % in December 2019 10% over the regional average (16)		25% over the regional average	
	Percentage of working age residents with NVQ level 4 or higher	15.4% (2006)	33.3 % in 2019 23% less than the regional average (17)		25% less than regional average	
8 - Improve ease of travel and encourage walking, cycling and use of public transport	HS1 train service in operation	No HS1 service at 2006	Service in operation from Dover Priory Railway Station (Dec 2009).  HS1 extended to Deal, Sandwich and Martin Mill.			
	Western Docks T2 in operation	Preparatory Stage	Dover Harbour Board has begun to implement its consent under a Harbour Revision Order for new facilities at the Western Docks through its Western Docks Revival project.		Operational	

[illegible]

# one Monitoring Indicators

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target	Comments
Amber = Work ongoing						
Red = Area of concern to be closely monitored						
1.	ONS Mid Year Population Estimates 2019					
2.	ONS Mid Year Population Estimates 2019					
3.	RNAS KCC 2007					
4.	Retail Study, 2017					
5.	Retail Study, 2017					
6.	These indicators will be updated once the HFRA figures are published					
7.	LAHS 2019-20, ONS					
8.	HFR 2019-20					
9.	PRP Stock by District Live Tables 2019					
10.	Housing Flow Reconciliation Form 2016/17					
11.	NOMIS 19					
12.	The total job figure is taken from the BRES survey. This is a sample survey done at national level which produces job estimates. The quality of the estimates deteriorates as the geographies get smaller					
13.	NOMIS Labour Market statistics Oct 19-Sept 20					
14.	UK business counts (2020) NOMIS Labour Market Statistics					
15.	English IMD 2019.					
16.	Nomis Labour Market Statistics Jan 19-Dec 19					
17.	Nomis Labour Market Statistics Jan 19-Dec 19					
18.	Census, 2011					
19.	Association of Leading Visitor Attractions, 2019					
20.	Kent State of the Environment Report 2015					
21.	DECC, presented by Business Intelligence KCC 2013					
22.	DECC, presented by Business Intelligence KCC 2013					

# Housing Information Audit 2019/20

# two Housing Information Audit 2019/20

## Appendix 2 Housing Information Audit 2019/20

Appraisal Number	Appraisal Name	Is this a 'world class' appraisal?	Decision date	The Address Location	Post Code	Building	Plot	Days remaining	Left remaining	Net remaining (sqm)	Use of site	Units available	Planning 2017/18	Planning 2018/19	Planning 2019/20	Planning 2020/21	Planning 2021/22	Planning 2022/23	Planning 2023/24	Planning 2024/25	Units planned beyond 2024/25
1800081	1800081	N	18/04/2018	Former Connaught Barracks, Dover Road, Station, CT16 1AP	CT16 1AP	1800081	64	0	64	0	0	0	30	34							0
1700138	1700138	N	27/07/2018	The Old Sorting Office, Chatham Green, Dover, CT16 1AP	CT16 1AP	1700138	41	0	41	0	41	41									0
1800082	1800082	N	04/02/2019	Land adjacent to junction of Chatham Road, Dover, CT16 1AP	CT16 1AP	1800082	29	0	29	29	29	29	19	10							0
1700139	1700139	N	17/04/2018	Land on the West side of Albert Road, Dover, CT16 1AP	CT16 1AP	1700139	140	0	140	140	140	140	42	43							0
1700140	1700140	N	01/09/2018	Land on the West side of Albert Road, Dover, CT16 1AP	CT16 1AP	1700140	63	0	63	63	63	63									0
1700141	1700141	N	01/09/2018	Land on the West side of Albert Road, Dover, CT16 1AP	CT16 1AP	1700141	150	0	150	150	150	150									0
1800083	1800083	N	04/02/2019	Land on the West side of Albert Road, Dover, CT16 1AP	CT16 1AP	1800083	90	0	90	90	90	90	20	56	20						0
1700142	1700142	N	08/01/2018	Land at Dover Lane, Dover, CT16 1AP	CT16 1AP	1700142	50	0	50	50	50	50									0
1800084	1800084	N	01/09/2018	Land at Dover Lane, Dover, CT16 1AP	CT16 1AP	1800084	500	0	500	500	500	500	71	71	71	71	71	71	71	71	0
1800085	1800085	N	21/12/2018	Land adjacent to Dover Lane, Dover, CT16 1AP	CT16 1AP	1800085	19	0	19	19	19	19									0
1700143	1700143	N	04/02/2019	Land adjacent to Dover Lane, Dover, CT16 1AP	CT16 1AP	1700143	85	0	85	85	85	85	35	50							0
1800086	1800086	N	28/02/2019	Land at White Road Farm, Dover, CT16 1AP	CT16 1AP	1800086	30	0	30	30	30	30	19	11							0
1800087	1800087	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800087	34	0	34	34	34	34	19	15							0
1800088	1800088	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800088	28	0	28	28	28	28	19	9							0
1800089	1800089	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800089	28	0	28	28	28	28	19	9							0
1800090	1800090	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800090	28	0	28	28	28	28	19	9							0
1800091	1800091	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800091	28	0	28	28	28	28	19	9							0
1800092	1800092	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800092	28	0	28	28	28	28	19	9							0
1800093	1800093	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800093	28	0	28	28	28	28	19	9							0
1800094	1800094	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800094	28	0	28	28	28	28	19	9							0
1800095	1800095	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800095	28	0	28	28	28	28	19	9							0
1800096	1800096	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800096	28	0	28	28	28	28	19	9							0
1800097	1800097	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800097	28	0	28	28	28	28	19	9							0
1800098	1800098	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800098	28	0	28	28	28	28	19	9							0
1800099	1800099	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800099	28	0	28	28	28	28	19	9							0
1800100	1800100	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800100	28	0	28	28	28	28	19	9							0
1800101	1800101	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800101	28	0	28	28	28	28	19	9							0
1800102	1800102	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800102	28	0	28	28	28	28	19	9							0
1800103	1800103	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800103	28	0	28	28	28	28	19	9							0
1800104	1800104	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800104	28	0	28	28	28	28	19	9							0
1800105	1800105	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800105	28	0	28	28	28	28	19	9							0
1800106	1800106	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800106	28	0	28	28	28	28	19	9							0
1800107	1800107	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800107	28	0	28	28	28	28	19	9							0
1800108	1800108	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800108	28	0	28	28	28	28	19	9							0
1800109	1800109	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800109	28	0	28	28	28	28	19	9							0
1800110	1800110	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800110	28	0	28	28	28	28	19	9							0
1800111	1800111	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800111	28	0	28	28	28	28	19	9							0
1800112	1800112	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800112	28	0	28	28	28	28	19	9							0
1800113	1800113	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800113	28	0	28	28	28	28	19	9							0
1800114	1800114	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800114	28	0	28	28	28	28	19	9							0
1800115	1800115	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800115	28	0	28	28	28	28	19	9							0
1800116	1800116	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800116	28	0	28	28	28	28	19	9							0
1800117	1800117	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800117	28	0	28	28	28	28	19	9							0
1800118	1800118	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800118	28	0	28	28	28	28	19	9							0
1800119	1800119	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800119	28	0	28	28	28	28	19	9							0
1800120	1800120	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800120	28	0	28	28	28	28	19	9							0
1800121	1800121	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800121	28	0	28	28	28	28	19	9							0
1800122	1800122	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800122	28	0	28	28	28	28	19	9							0
1800123	1800123	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800123	28	0	28	28	28	28	19	9							0
1800124	1800124	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800124	28	0	28	28	28	28	19	9							0
1800125	1800125	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800125	28	0	28	28	28	28	19	9							0
1800126	1800126	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800126	28	0	28	28	28	28	19	9							0
1800127	1800127	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800127	28	0	28	28	28	28	19	9							0
1800128	1800128	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800128	28	0	28	28	28	28	19	9							0
1800129	1800129	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800129	28	0	28	28	28	28	19	9							0
1800130	1800130	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800130	28	0	28	28	28	28	19	9							0
1800131	1800131	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800131	28	0	28	28	28	28	19	9							0
1800132	1800132	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800132	28	0	28	28	28	28	19	9							0
1800133	1800133	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800133	28	0	28	28	28	28	19	9							0
1800134	1800134	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800134	28	0	28	28	28	28	19	9							0
1800135	1800135	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800135	28	0	28	28	28	28	19	9							0
1800136	1800136	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800136	28	0	28	28	28	28	19	9							0
1800137	1800137	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800137	28	0	28	28	28	28	19	9							0
1800138	1800138	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800138	28	0	28	28	28	28	19	9							0
1800139	1800139	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800139	28	0	28	28	28	28	19	9							0
1800140	1800140	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800140	28	0	28	28	28	28	19	9							0
1800141	1800141	N	28/02/2019	Land between Dover Road and 127 Chapel Street, Dover, CT16 1AP	CT16 1AP	1800141	28	0													

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APPLICANT number	Agent Name (Post) or Title a Verbal Statement, LSC, CTS	Decision date	The Address Location	Plot Code	Existing	Neighbour	PPS	Class	Lev	Net	Units under construction	Planning 2019/21	Planning 2019/22	Planning 2019/23	Planning 2019/24	Planning 2019/25	Planning 2019/26	Planning 2019/27	Planning 2019/28	Planning 2019/29	Planning 2019/30	Units planned beyond 2019/30
18002266	N5	27/02/2020	and to the rear of 111 & 115 Wingham Road, Great Wingham	C114.6L	151600	151600	Y	1	1	0	0											
18002155	N5	27/02/2020	The Clavon, Sheepwater Road, Ash	C13.1L	626733	160567	Y	1	1	0	0											
18002117	N5	28/02/2020	Wingham Garden Centre, Lower Road, Staple	C13.1A	627792	150608	N	1	1	0	0											
18002146	N5	28/02/2020	Wingham Parade, Wingham	C114.6A	161861	149678	Y	1	1	0	0											
18002178	N5	28/02/2020	Dimbleby Green Lane, Dimbleby Farm Road, Wingham	C13.1L	161861	157383	N	1	1	0	0											
20000053	N5	28/02/2020	and rear of Janning Cottage, Saunders Lane, Ash	C13.2B	626728	157986	N	1	1	0	0											
20000064	N5	28/02/2020	Plot 14, Gullbeck Farm, Singlebridge Lane, Colford	C115.6A	626958	147003	N	1	1	0	0											
20000069	N5	27/02/2020	and to the rear of 111 & 115 Wingham Road, Great Wingham	C114.6L	151600	151600	Y	1	1	0	0											
20000091	N5	28/02/2020	1000 Farm, Lower Street, East	C11.1B	161861	149678	Y	1	1	0	0											
18002021	N5	28/02/2020	The Hornet, Hornet Lane, East	C11.1B	161861	149678	Y	1	1	0	0											
18004441	N5	28/02/2020	Plot 14, Gullbeck Farm, Singlebridge Lane, Colford	C115.6A	626958	147003	N	1	1	0	0											
18004642	N5	28/02/2020	Plot 14, Gullbeck Farm, Singlebridge Lane, Colford	C115.6A	626958	147003	N	1	1	0	0											
18002021	N5	28/02/2020	Plot 14, Gullbeck Farm, Singlebridge Lane, Colford	C115.6A	626958	147003	N	1	1	0	0											
18002112	N5	27/02/2020	The White Gull Farm, High Street, S. Wingham	C114.6A	147994	147994	Y	1	1	0	0											
18002180	N5	28/02/2020	Plot 14, Gullbeck Farm, Singlebridge Lane, Colford	C115.6A	626958	147003	N	1	1	0	0											

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Policy/Site Reference	Site Address/Location	Easting	Northing	PDL (Y/N)	Remaining Units	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	Phasing 2031/32	Phasing 2032/33	Units planned beyond 2032/33
AV1	North of Aylesham	623480	152820	G	0														0
CP10	Connaught Barracks	632341	142390	PDL	300			86		100		100	14						0
CP11	Whitfield	630130	146660	G	4267						71	71	71	71	71	71	71	71	3,699
CP8	Dover Waterfront	631846	140941	PDL	266						53	53	53	53	54				0
CP9	Mid Town	631797	141818	PDL	100										60	40			0
UA3	Charlton Green Sorting Office	631489	142172	PDL	0														0
UA4	Albany Place Car Park	631829	141243	PDL	15							10	5						0
UA5	Manor View Nursery, Lower Road, Temple Ewell	628679	144077	PDL	0														0
UA6	Adjacent to the former Melbourne County Primary School	631127	143835	G	10							10							0
UA7	Former TA Centre, London Road	631031	142275	PDL	10										10				0
UA8	Coombe Valley	629745	142037	PDL	392										71	71	71	71	108
UA9	Buckland Paper Mill	630457	142856	PDL	150														0

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Policy/Site Reference	Site Address/Location	Easting	Northing	PDL (Y/N)	Remaining Units	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	Phasing 2031/32	Phasing 2032/33	Units planned beyond 2032/33
UA10	Factory Building, Lorne Road	630921	142534	PDL	8														0
UA10	Land off Dunedin Drive	631088	143130	PDL	8							8							0
UA10	Land off Wycheley Crescent	630815	143808	G	10							10							0
UA10	Westmount College, Folkstone Road	631062	141383	PDL	100						60	40							0
UA10	Old Park, Old Park Hill (Eyslum park)	630445	143740	G	0														0
UA12	Land to the north west Sholden New Rd (Sholden new fields)	635577	152696	G	0														0
UA13	Land between Deal and Sholden (Timperly Place)	636207	152573	G	0														0
UA14	51-77 Station Road, Walmer, Deal	636388	149944	G	0														0
UA15	Stalco Engineering, 126 Mongeham Road	635248	151819	PDL	0														0
UA15	Former Deal County Primary School	636793	151659	PDL	0														0
UA15	Land to the rear of 133-147 St Richard's Road	636020	151010	G	0														0
UA16	Land west of St. Barts Road and South of Woodnesborough Road (Abbey Homes)	632503	157447	G	0														0
UA17	Land adj Sandwich Technology School, Deal Road	632902	157121	G	60						30	30							0



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Policy/Site Reference	Site Address/Location	Easting	Northing	PDL (Y/N)	Remaining Units	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	Phasing 2031/32	Phasing 2032/33	Units planned beyond 2032/33
LA20	Land at Chequer Lane, Molland Lea, Ash	628670	158906	G	0														0
LA21	Land between Cherry Garden Lane and 79 Sandwich Road, Ash	629468	158316	PDL	95			22	15		26	26	6						0
LA22	Land at Millfield, Ash	628381	158112	G	0														0
LA23	Former Council Yard, Molland Lea	628624	158825	PDL	5							5							0
LA23	67-99 Sandwich Road, Ash	629658	158373	PDL	0														0
LA23	Land at The Vineries & 111 and New Street, Ash	629709	157935	G	0														0
LA23	Gulston Farm, Gulton	628002	158261	PDL	0														0
LA24	Land to the south of New Dover Road, between Capel Court Caravan Park and Helena Road, Capel (Davis Homes)	625456	138646	G	0														0
LA25	Land to the north of the junction of Capel Street and Winehouse Lane, Capel le Ferne	625088	139470	G	0														0
LA26	Land between 107 & 127 Capel Street, Capel	624935	139244	G	0														0
LA27	Gore Field, Gore Lane, Eastry	630473	154935	G	0														0
LA28	Eastry Court Farm, Eastry	631163	154900	G	0														0

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Policy/Site Reference	Site Address/Location	Easting	Northing	PDL (Y/N)	Remaining Units	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	Phasing 2031/32	Phasing 2032/33	Units planned beyond 2032/33
LA29	Eastry Hospital, Eastry	630787	154561	PDL	0														0
LA30	The Old Chalk Pit, Heronden Road, Eastry	630129	154417	PDL	20							10	10						0
LA30	Land to the west of Gore Lane	630678	155221	G	0														0
LA32	Land off Mill Lane, Shepherdsweil	626483	147958	G	0										5	5			0
LA32	Land at 4 Mill Lane	626271	147820	G	0														0
LA33	Builders Yard, 67 High St, Wingham	624401	157660	PDL	0														0
LA33	Land North of College Way	624459	157354	G	0														0
LA33	Land to the south of Staple Rd and north of Goodnestone Road	624589	157103	G	0														0
LA34	Land north of Langdon Primary school, East Langdon	633435	146388	G	0														0
LA35	East Studdal Nursery, East Studdal	632590	149771	PDL	0														0
LA35	Homestead Lane	631625	149532	G	0														0
LA36	Sweetbriar Lane, Elvington	628114	150525	G	50							17	17	16					0

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Policy/Site Reference	Site Address/Location	Easting	Northing	PDL (Y/N)	Remaining Units	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	Phasing 2031/32	Phasing 2032/33	Units planned beyond 2032/33
LA36	Land adjacent to Homestead, Eythorne	628333	149617	G	25							5	5	5	5	5			0
LA36	Land adjacent to Homestead, Eythorne	628333	149617	G															0
LA36	Land to east of Adelaide Rd, Eythorne	627901	149938	G	0														0
LA36	Land adjacent to 2 Shepherdswell Rd, Eythorne	627998	149581	G	0														0
LA37	Land at Northbourne Road, Great Mongeham	634347	151575	G	0														0
LA37	Great Mongeham Farm, Cherry Lane	634666	151268	G	0														0
LA37	Mongeham Farm, Mongeham Rd	635068	151501	G	0														0
LA37	Land between Alice Cottage and Walstead Great Mongeham	634687	151346	G	0														0
LA38	Land between the village hall and The Bothy, Upper Street, Kingsdown	637804	148395	PDL	0														0
LA39	Land between Innisfree and Glen Lodge, Glen Rd, Kingsdown	637177	148634	G	0														0
LA39	Land adjacent to Box Tree Cottage, Hangmans Lane, Ringwood	635718	148256	G	0														0
LA40	Land at Canterbury Road, Lydden (Pentland)	626686	145527	G	0														0
LA41	Prima Windows, Easole Street, Nonington	626333	152171	PDL	35						15	20							0

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Policy/Site Reference	Site Address/Location	Easting	Northing	PDL (Y/N)	Remaining Units	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	Phasing 2031/32	Phasing 2032/33	Units planned beyond 2032/33
LA42	Land at Lynton Mill Lane	626260	152071	G	0														0
LA43	The Paddock, Townsend Farm, St Margarets at Cliffe	635759	144827	G	0														0
LA44	Land at the junction of Station Rd and Nelson Park Rd	635266	145614	G	0														0
LA45	Land to the west of Orchard Lea, The Street	626911	156602	G	0														0
LA46	Land between Stoneleigh and Nine Acres, The Street, Woodnesborough	630915	156866	G	0														0
LA47	Land at Luslett's Yard and adjacent, Beacon Lane, Woodnesborough	630669	156928	PDL	0														0
WDR01	Bisley Nursery Development	633517	156216	PDL	0														0

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Completions in year to 31 March 2020											
		Wardlett YA	Site Address/Location	Post Code	Easting	Northing	FLD (m)	Gain	Lost		
✓	15/02/0701	✓	Archway & Colongwood Cottages, Colongwood Road, St Margaret's at Cliffe	CV15 6EZ	631911	645997	Y	1	1	0	
✓	15/02/0702	✓	Site near of 162 Colongwood Road, Vale View Road, Droner	CV17 9AP	630919	641249	Y	3	0	0	
✓	15/02/0717	✓	1 & 1, Cottage in Burgulows, Loffie Lane, Drinton	CV14 6DS	631301	641894	Y	2	2	0	
✓	15/02/0744	✓	165 Middle Road, Deal	CT14 5BA	621304	621212	Y	1	1	0	
✓	17/02/0616	✓	Baron in Aspleyfield Farm, Stormouth Road, Preston	CV14 5AP	621608	641466	Y	1	0	1	
✓	15/02/0721	✓	Land adjacent to Seasons Road, Spigle Road, Wingham	CT13 3JX	627457	627104	N	4	0	4	
✓	15/02/0722	✓	Land adjacent to Seasons Road, Spigle Road, Wingham	CT13 3JX	627457	627104	N	4	0	4	
✓	15/02/0723	✓	Land adjacent to Seasons Road, Spigle Road, Wingham	CT13 3JX	627457	627104	N	2	0	2	
✓	15/02/0724	✓	Land adjacent to Seasons Road, Spigle Road, Wingham	CT14 9JP	627631	641631	N	1	0	1	
✓	15/02/0725	✓	Land at Salwick, North and South of Grove Road, Preston	CV14 9JP	627631	641631	N	1	0	1	
✓	15/02/0726	✓	Land at Salwick, North and South of Grove Road, Preston	CV14 9JP	627631	641631	N	2	0	2	
✓	15/02/0727	✓	Land at Salwick, North and South of Grove Road, Preston	CV14 9JP	627631	641631	N	1	0	1	
✓	15/02/0728	✓	Land at Salwick, North and South of Grove Road, Preston	CV14 9JP	627631	641631	N	1	0	1	
✓	15/02/0729	✓	Land at Salwick, North and South of Grove Road, Preston	CV14 9JP	627631	641631	N	1	0	1	
✓	15/02/0730	✓	Site at Salwick, Coed Street, Ash	CV14 9JP	627631	641631	N	1	0	1	
✓	15/02/0731	✓	Site at Salwick, Coed Street, Ash	CV14 9JP	627631	641631	N	1	0	1	
✓	15/02/0732	✓	Site at Salwick, Coed Street, Ash	CV14 9JP	627631	641631	N	1	0	1	
✓	15/02/0733	✓	The Walgreens and The Ferns At Saints Church, Church Lane, West Stormouth	CV14 6DS	632611	642833	Y	1	0	1	
✓	15/02/0734	✓	Land at Salwick, North and South of Grove Road, Preston	CV14 9JP	627631	641631	N	1	0	1	
✓	17/02/0616	✓	Land W of Hamwell Rectory, Hamwell Road, Woodhouseburgh	CV12 1YH	623911	623911	N	8	0	8	
✓	17/02/0616	✓	43 to 65, land adjoining, Boudoys Road, Droner	CV17 9EZ	630811	642086	Y	17	12	0	
✓	17/02/0616	✓	43 to 65, land adjoining, Boudoys Road, Droner	CV17 9EZ	630811	642086	Y	17	12	0	

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# Infrastructure Delivery Table



## three Infrastructure Delivery Table

### Appendix 3 Infrastructure Delivery Table

Table 3.1

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Transport	Terminal 2 - Dover Western Docks Ferry Terminal (Port of Dover Masterplan)	2006-2011 2011-2016 2016-2021 2021-2026	A Harbour Revision Order was granted for Terminal 2 in November 2011 and work on the remainder of the Dover West Docks is ongoing. A new marina pier was opened in May 2019.
Transport (cont)	Package of sustainable transport measures for Dover (identified in Dover Transport Strategy)	2006-2011 2011-2016 2016-2021 2021-2026	Dover District Council, working in partnership with KCC Highways and Highways England have commissioned WSP/Parsons Brinckerhoff to prepare the Dover/Deal Transportation Study. Part of this commission involves reviewing and updating the Dover Transportation Strategy and

## three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
			using the updated Model to test sites that have come forward through the HELAA process.
	Dover town centre to Whitfield express bus link (Dover Transport Strategy)	2006-2011 2011-2016 <b>2016-2021</b> 2021-2026	Dover District Council has been awarded £16.08m from the Government's Housing Infrastructure Fund to support a Bus Rapid Transit between Whitfield, Dover town centre and Dover Priory Railway station. The Council has worked with Kent County Council to develop detailed designs and submitted a planning application to Kent County Council in August 2020 for a bridge over the A2

## three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
			and a new road linking Honeywood Parkway with Dover Road south of Guston. Kent County Council have now determined this application in March 2021.
Transport (cont)	Identification of access arrangements into Whitfield from A2 and A256	2006-2011 2011-2016 2016-2021 2021-2026	Construction of a roundabout on the A256 is complete and work underway on the BRT.
Affordable Housing	Provision of forms of non-market housing - the Regional Spatial Strategy seeks 30% of total housing completions to be affordable. This equates to at least 3,030 affordable homes by 2026 and 4,200 in relation to the Strategy's total provision of 14,000 homes. (see also the Strategic Housing Market Assessment)	2006-2011 2011-2016 2016-2021 2021-2026	During the monitoring period of 2019/20, 37 affordable housing units were completed. These units were completed throughout the District.
Education	New secondary school facilities in Dover and Deal	2006-2011 2011-2016 2016-2021 2021-2026	A £11m new build and refurbishment project creating state of the art facilities has recently been

## three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
			completed at Dover Christ Church Academy
	Primary School provision	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	<p>Planning permission has been granted for a new primary school on Phase 1c , of the WUE.</p> <p>Work is well underway on this project and is nearing completion.</p> <p>Work is underway on a replacement 2 storey junior school building at Barton County Primary School, Dover.</p>
Health	Replacement facility for Buckland Hospital, Dover (PCT/Hospital Trust programme)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	The new Community Hospital in Coombe Valley opened in June 2016.
	Two/ three new general practitioner based facilities in Dover (PCT advice 2008).	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	There has been a resolution to grant planning permission

## three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
			for a new Health Care facility in the Village Centre as part of the Whitfield urban expansion.
Social Infrastructure	Replacement indoor sport and recreation facility, Dover	2006-2011 2011-2016 2016-2021 2021-2026	A new 26 m district Leisure Centre opened in February 2019 which includes the first county standard eight lane competition swimming pool.
	Indoor sports facility at Aylesham (District Sport and Recreation Strategy 2008)	2006-2011 2011-2016 2016-2021 2021-2026	Phase 1 of the Aylesham Welfare Leisure Centre opened in October 2011. Phase II, the indoor sports facility, will be funded via development contributions once a significant number of dwellings are occupied in the

## three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
			Aylesham expansion area.
	Two artificial turf pitches (floodlight, full size) (District Sport & Recreation Strategy 2008)	2006-2011 2011-2016 2016-2021 2021-2026	Replacement of worn out facility at Dover which is still required. New facility at Sandwich, provided 2008/09.
	Adult social services - Local Hubs, day activities for older people including dementia care, Telecare services, Adult Changing Places and drop in service for people with learning disabilities, short term breaks/Training for life flats	2006-2011 2011-2016 2016-2021 2021-2026	During the monitoring period, there were no adult social services or local hub related projects in the Dover District however the Council is continuing to engage with KCC on the County Council's aspirations to improve services offered from Discovery Centre, so it can function as a hub.
Green Infrastructure	Wetland nature reserve - Worth Minnis (Regional Spatial Strategy Policy EKA7)	2006-2011 2011-2016 2016-2021 2021-2026	Work has now been completed on this project.

## three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
	Improve condition of AONB, especially chalk grassland (Kent Wildlife Habitat Survey 2003 and Kent Downs AONB Management Plan)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	<p>Up on the Downs has created, restored and improved 175ha of chalk grassland habitat for the benefit of wildlife and people within and adjacent to the AONB, including the creation of two new nature reserves .</p> <p>Kearney Parks HLF project is underway, which includes plans to restore about 0.5ha of chalk grassland.</p>
	Improve condition of Kingsdown to Walmer Local Wildlife Site (Kent Area Agreement 2008)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	<p>Management plan developed. Local progress being undertaken in discharge of a unilateral undertaking linked to</p>

## three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
			planning permission DOV/12/00770.
	Develop Green Infrastructure Framework	2006-2011 2011-2016 2016-2021 2021-2026	The Green Infrastructure Strategy is being updated as part of the Local Plan Review.
Utility Services	Water supply (Water Cycle Study 2008)	2006-2011 2011-2016 2016-2021 2021-2026	Discussions are ongoing with Affinity Water/Southern Water regarding the supply of water to enable the district's growth aspiration to be delivered.
	Waste water system (Water Cycle Study 2008)	2006-2011 2011-2016 2016-2021 2021-2026	As above.
	Gas mains	2006-2011 2011-2016 2016-2021 2021-2026	The planning applications for Phase 1 and 1a at Whitfield include gas main reinforcement works to ensure



## three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
			supplies to 2,600 dwellings
	Electricity supply (EDF Energy Assessment 2008)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	The planning applications for Phase 1 and 1a at Whitfield include works to an existing substation which would support some 3,000 dwellings
Flood Defences	New flood defence system required from Sandwich to Pegwell Bay	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	Sandwich flood defences were completed during the summer of 2015. In March and April 2016 the Kingsdown sea defence scheme was implemented.

## Appendix 4 Parish Services and Facilities

# four Appendix 4 Parish Services and Facilities

## Appendix 4 Appendix 4 Parish Services and Facilities

Table 4.1

Parish Council	Post Office	Shop	Public House/Café/ Restaurant	Village Hall	Medical Facilities	Church	Primary School	Children's Play Area	Other Community Facilities	Bus	Train
Alkham	N	Y	Y	Y	N	Y	N	Y	N	Y	N
Ash	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Aylesham	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Capel le Ferne	N	Y	Y	Y	N	Y	Y	Y	Y	Y	N
Denton with Wootton	N	N	Y	Y	N	Y	N	Y	N	Y	N
Eastry	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Eythorne & Elvington	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N
Goodnestone & Chillenden	Y <sup>(1)</sup>	N	Y	Y	N	Y	Y	N	N	Y	N
Great Mongeham	N	Y	Y	Y	N	Y	Y	N	Y	Y	N
Guston	N	N	Y	Y	N	Y	Y	N	Y	Y	N
Hougham without	N	N	Y	Y	N	Y	N	Y	N	N	N

# four Appendix 4 Parish Services and Facilities

East Langdon, Martin, Martin Mill, West Langdon	Y	Y	N	N	N	N	N	N	Y	N	N	N	N
Lydden	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Nonnington	Y	Y	Y	N	N	Y	Y	Y	Y	N	N	Y	Y
Northbourne, Little Betteshanger, Finglesham	Y	Y	N	Y	Y	Y	Y	Y	Y	N	N	N	N
Preston & Elmstone	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
Ringwould with Kingsdown	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
Ripple	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
Shepherdswell with Coldred	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
St Margarets	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
Staple & Barnsole	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
Stourmouth	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
Sutton, Little Mongeham,	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N

## DOVER DISTRICT COUNCIL LOCAL PLAN REVIEW

Ashley, East Studdal												
Tilmanstone	N	Y	Y	Y	N	N	Y	Y	Z	Y		
Wingham, Wingham Green	N	Y	Y	Y	Y	Y	Y	Y	Z			
Woodchestrough	N	N			N	N	Y	Y	Z	Y		
Worth, Sandwich Bay Estate	N	N	Y	Y	N	N	Y	Y	Z	Y		

1. Outreach post office from hall 2 days a week