



Regulation 22 Consultation Statement
Part 1
Regulation 18 Stage



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1. Introduction

Purpose

- 1.1 This Consultation Statement sets out how the Council has involved residents and key stakeholders in the preparation of the Dover District Local Plan between 2018 and 2022, in accordance with Regulations 18 and 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (the Regulations). It details the community participation and stakeholder involvement in the production of the Local Plan, how such efforts have shaped the Plan and sets out the main issues raised by consultation exercises and representations.
- 1.2 This Statement has been produced in accordance with Regulation 22 (1 (c)) of the Regulations which states that a Consultation Statement must be produced to show:
 - Which bodies and persons were invited to make representations under Regulation 18
 - How those bodies and persons were invited to make such representations
 - A summary of the main issues raised by those representations
 - How those main issues have been addressed in the Local Plan
 - The number of representations submitted at Regulation 19 stage and a summary of the main issues raised. [*This will follow on completion of the Regulation 19 Consultation*]
- 1.3 It demonstrates that consultation on the preparation of the Local Plan has been undertaken in accordance both with the relevant Regulations and with the Adopted [Statement of Community Involvement \(SCI\) 2019](#). The SCI document sets out how the Council will consult and involve the public and statutory consultees in planning matters.

Background

- 1.4 The Council began preparing a new Local Plan for the District in March 2017. The new Local Plan will set out the strategic vision, objectives and spatial strategy for the District, as well as, the planning policies which will guide future development. The Plan will look ahead to 2040 and identify the main areas for sustainable development growth, establishing site allocations, development management policies and guidance to ensure local development is built in accordance with principles set out in the National Planning Policy Framework (NPPF).
- 1.5 The Local Plan will replace the adopted Core Strategy (2010), the Land Allocations Local Plan (2015) and the saved policies of the Dover Local Plan 2002 that, together, currently make up the development plan for the District.

Local Plan Timetable

- 1.6 The creation of a new Local Plan requires a number of thorough and robust stages of consultation. This is to enable early and ongoing engagement with the local community, businesses and organisations to develop a comprehensive document, tailored to the needs of the District in terms of strategy and the policies required.
- 1.7 The timetable for the Local Plan (as set out in 2022 Local Development Scheme) identifies that:
- Consultation on the Regulation 18 draft Local Plan was completed in 2021
 - Publication in accordance with Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012 will take place in October 2022 and will last 7 weeks
 - Submission of the Local Plan to the Planning Inspectorate is programmed for quarter 1-2 of 2023
 - Examination in Public of the Local Plan is programmed for quarter 3-4 of 2023
 - Adoption of the Local Plan is programmed for 2024.
- 1.8 Further information can be found within the Councils [Local Development Scheme 2021](#)

2. Regulation 18 Consultation: Who has been involved?

- 2.1 The Regulations (Regulation 18) require the Council to consult:
1. Such of the specific bodies as we consider may have an interest in the Local Plan
 2. Such of the general consultation bodies as we consider appropriate, and
 3. Such residents or other persons carrying out business in the area from which we consider it appropriate to invite representations.

Specific Consultation Bodies

- Kent County Council
- Kent District or Borough Councils
- Parish and Town Councils
- Neighbouring County, District or Parish Councils
- Police Authorities
- The Coal Authority
- The Environment Agency
- Historic England
- Natural England

- National Highways
- Network Rail
- Any person who owns or controls electronic communication apparatus in the District
- Any person who has been granted a licence under the Electricity Act 1989 or the Gas Act 1986
- Primary Care Trusts
- Clinical Commissioning Groups
- Sewerage undertakers
- Water companies
- Homes and Communities Agency

General Consultees

- Voluntary bodies some or all of whose activities benefit any part of Dover District
- Bodies which represent the interests of different racial, ethnic or national groups in Dover District
- Bodies which represent the interests of different religious groups in Dover District
- Bodies which represent the interests of disabled persons in Dover District
- Bodies which represent the interests of persons carrying on business in Dover District
- All other residents, business owners and other stakeholders who have either previously responded to a Local Plan consultation or asked to be notified of future Local Plan consultations.

2.2 Full details of all statutory and specific consultees consulted on the Local Plan is set out in Appendix A of this Statement. Details of consultation with statutory consultees can also be found within the Duty to Co-operate Statement. Details of the methods of consultation with all consultees including residents, businesses and other stakeholders can be found in subsequent sections of this Statement.

3. Regulation 18 Consultation Events

Events and Workshops

Workshop with Leadership Forum 11th July 2018

- 3.1 A workshop took place with Leadership forum to discuss the Local Plan Review. The group was tasked with identifying ten "Distinctly Dover District" objectives through to 2037. Their collective observations fell into the following areas:
- Population, age demographic
 - Tourism
 - Transport
 - Health
 - Residents
 - Digital Skills
 - Housing and Brownfield sites

- Diversity
- Golf
- Dover Town Centre

- 3.2 A strong theme that emerged from this workshop was "Digital District".
- 3.3 Following a presentation from the DDC Head of Regeneration and Development, the group was asked to identify additional criteria to guide future housing allocations. The Group put forward the following ideas:
- Digitally enabled, super-fast broadband
 - Sustainable criteria - (Otterpool Park garden village as an example)
 - Market desirability and deliverability
 - market led approach or regeneration led?
 - promote fewer but larger developments to secure infrastructure
 - consider a new settlement
 - proportionate development to existing communities (Including hamlets)
 - Promote a settlement hierarchy with focus on Dover
 - Importance of accessibility, both in transport and services
 - Appropriateness of infrastructure
 - Ask developers to demonstrate meeting needs of health and well-being agenda.
- 3.4 The Workshop review can be found within Appendix B of this Document.

Stakeholder Consultation Workshop 17th July 2018

- 3.5 The District Council held a workshop with a diverse group of Stakeholders on the 17th July 2018 to obtain initial thoughts on a new vision and objectives for the District, as well as to consider how we make allocations for new housing.
- 3.6 Attendees included representatives from the following sectors and organisations:
- education providers,
 - ward, town and parish councillors,
 - neighbouring Local Authorities,
 - national organisations and agencies,
 - charities, and
 - local employers.
- 3.7 Participants were split into groups and presented with the ideas derived from the previous Leadership Forum workshop. The groups were asked to consider issues from the perspective of residents, official representatives of their organisation and the Dover District.

- 3.8 Many ideas came from this workshop that can be found within the Plan. In summary the main outcomes were that what is good for Dover is good for Britain, and a focus is needed on energy efficiency in the Plan.
- 3.9 The Workshop review can be found within Appendix B of this Document.

Student Workshop 12th October 2018

- 3.10 The District Council held a workshop for student representatives from the Astor College, Dover, Dover College, Dover Grammar School for Boys, Dover Grammar School for Girls and Sandwich Technology College to feed ideas into the early stages of preparation of the Dover District Local Plan.
- 3.11 Each group was asked to describe their vision for the District in 2037 and identify areas of change that they consider the Local Plan should focus on to get there. To conclude the workshop the students were asked to put forward two big messages for decision makers. These messages were:
- Jobs for the community (Employment)
 - Dover needs to be somewhere to go, not to go through (Tourism)
 - Make Dover an attractive place for people to stay, not to pass through. Colourful, independent, individual, interesting (Design)
 - Moving to the future whilst celebrating the past (Tourism)
 - Improve the environment through education and the Port to reduce emissions and raise awareness of an eco-friendly society (Education)
 - Eco-affordable housing (Housing / Design)
 - Make Dover District a united community with respect to our own heritage. For example, through EAL support classes and an awareness of immigration (Education)
 - Just because the housing planning policy exists, it doesn't mean it's right or what people want (all new houses are boring!) (Design)
 - Tackle homelessness (Housing)
 - Need for affordable housing (Housing)
- 3.12 These messages have all been considered in the drafting of the Local Plan and played a major part in influencing the Employment, Tourism, Design and housing chapters. They also contribute to our overarching strategy and vision for the district.
- 3.13 The Workshop review can be found within Appendix B of this Document.

Development Management Workshop - 12th October 2018

- 3.14 The District Council organised a workshop involving stakeholders with a special interest in policies relating to development management. Participants included members from the following Dover District Council Teams; Corporate Estates, Environmental Health, Legal, Natural environment, Development Management, Building Control and Climate Change.
- 3.15 Local agents, developers and architects were also invited including: Barton Willmore, Corstorphine & Wright Architects, CYMA Architects, - Design Architecture Ltd, DHA Planning, Finn's, Lambert and Foster, Lee Evans Planning, Persimmon Homes, Peter Bernamont Architect and SC Green.
- 3.16 Other stakeholders included representatives from Kent County Council Archaeology and Highways, the Kent Downs AONB Unit, Folkestone and Hythe District Council and Historic England.
- 3.17 The aim of the workshop was to give representatives an opportunity to review and discuss the existing Local Plan policies (Saved policies from the Dover District Local Plan 2002, the Core Strategy 2010 and the Land Allocations Local Plan 2015) and to suggest additional policies.
- 3.18 The overall observations that came out of the workshop were:
- Policies need to be flexible - reactive to opportunities
 - The majority of policies only need to be tweaked
 - Policies should be consolidated as there are too many policies
 - Policies need to be re-written to reflect current policies and the NPPF
 - Some policies are out of date.
 - Need to proactively encourage economic growth
 - More emphasis needed on enhancement across all policies
 - Plan needs a rethink on approach to rural areas
 - Broadness of policies is unhelpful
 - Historic Environment needs its own section
- 3.19 The Workshop review can be found within Appendix B of this Document.

Visitor and Tourism Stakeholder Workshop 7th of March 2019

- 3.20 The District Council brought together stakeholders with a shared interest in the tourism of the region. Eighty attendees, representing heritage visitor attractions, parishes, education providers, travel and accommodation providers amongst others, came together to contribute towards the evidence base for the Council's Tourism Strategy and the new Local Plan. The Groups were tasked with coming up with bedrock principles as well as assessing the new Draft Tourism strategy.

3.21 The Workshop review can be found within Appendix B of this Document.

Town and Parish Council Briefing 25th July 2019

3.22 The Council held a Town and Parish Council briefing on the 25th July 2019. The purpose of this event was to provide an update on progress with the new Local Plan and key pieces of evidence that support the Local Plan; discuss options around the delivery of housing growth in the District; invite comments on initial thoughts on the key elements of the Vision for the new Local Plan; and discuss Town and Parish Council engagement in the new Local Plan. The meeting was well attended and discussion and Q and A included the following topic areas:

- Brownfield Sites Regeneration and government funding
- Affordable housing
- Build out rates and land values
- Second homes
- Infrastructure constraints and CIL
- Housing numbers and government requirements
- Gypsy and Traveller Accommodation
- Transport Modelling
- Climate Change / Carbon neutrality
- Role of Town and Parish Councils in Local Plan
- How Local Plan will engage residents outside of digital tech

Climate Change Workshop 28th November 2019

3.23 The Planning Policy team undertook a Climate Change Workshop on the 28th of November 2019. As it is a key duty-to-cooperate issue, and climate change knows no borders, Kent Authorities, along with delegates from other external organisations, were invited to discuss a range of topics relating to the how the Local Plan can tackle climate change. In total there were 67 attendees on the day including facilitators and presenters.

3.24 The Key Headlines from this event were:

- When it comes to climate change, working in partnership across administrative boundaries is essential, as climate change issues do need to be tackled in a holistic manner
- The Local Plan cannot tackle climate change alone as it needs the buy in of other Council strategies such as the Corporate Plan
- Climate change issues need to be considered and integrated throughout the whole Local Plan
- Climate justice is a key consideration and planners need to think about how the most disadvantaged sectors of the local community can be given assistance to tackle climate change issues.

3.25 The Workshop review can be found within Appendix B

Housing and Economic Land Availability Assessment (HELAA) Town and Parish Meetings 10th March 2020, 12th March 2020, 17th March 2020, 19th March 2020.

3.26 To inform the Local Plan making process a number of meetings were held with Town and Parish Council's in March 2020, to discuss the latest findings of the HELAA work. These meetings were an opportunity for town and parish councils to discuss the sites identified with officers and provide feedback. Minutes from these meeting can be found in Appendix B.

Visioning Workshop 30th July 2020

3.27 As part of the ongoing progression of the Dover District Local Plan, a Virtual Vision Webinar was designed; the core objective was to encourage all participants to leave behind the technical considerations of a Local Plan and take a look at defining an aspirational over-arching Vision for the future of Dover district. Across the period of a day, a number of carefully selected panels were put together to take soundings across seven specialist areas (Challenges and Opportunities, Transport, Climate Change, Housing and Community Assets, Business, Tourism and Town Centres, Leisure and Green Spaces, and the Historic Environment) all of which have gone towards developing our Local Plan. The outputs from this Workshop can be found in Appendix B.

Covid-19

The later stages of the Regulation 18 Local Plan consultation were held during the national lockdown imposed to limit the spread of the COVID-19 virus. For this reason it was not possible to conduct face to face events or to deposit copies of the Regulation 18 Draft Local Plan documents in public spaces. Instead, a number of online events were organised by the Council and held via Microsoft Teams Live. These will be detailed later in this Statement. Informative posters were placed in key locations around the district with the intention of informing residents of the Local Plan website and telephone hotline whilst out undertaking daily exercise, which was deemed acceptable during the lockdown. Hard copies of the Draft Plan and all evidence base documents were able to be requested via the telephone hotline which were then promptly sent via post to all individuals unable

4. Regulation 18 Formal Consultation Event

- 4.1 Public consultation on the Regulation 18 Draft Local Plan ran from 20th January – 17th March 2021 and took place within the context of the Covid-19 health emergency and a period of national lockdown. The engagement strategy was therefore adapted to take account of the national restrictions prevailing at the time. As a result, no face-to-face consultation events were possible in accordance with government guidelines. In addition, it was not possible for hard copies to be placed at public libraries or the Gateway to be viewed, as such venues were closed.
- 4.2 The majority of the consultation was therefore undertaken using online resources, in order to maintain social distancing rules and ensure the health and safety of both council staff and members of the public was not compromised. There were opportunities for engagement in other formats as well for people without internet access, such as adverts within the local press, posters, a dedicated phone line, hardcopy printouts of specific sections or whole documents available on request and posted out.

Local Plan Website

- 4.3 The main host and vehicle for consultation documents and responses was the Council's [Local Plan Website](#). This contained a virtual exhibition, consisting of an interactive summary of the Draft Local Plan, interactive story maps for the towns and settlements with a functionality for users to be able to search for proposals where they live, in addition to the key issues reviewed by topic, a downloadable pdf of the full document and the supporting documents and evidence base. A 'Get Involved page' on the website was used to host a how to comment guide, frequently asked questions, the consultation poster as well as the dates of the Teams Live Events.

Teams Live Events February 2021

- 4.4 A number of Teams Live events were held as part of the consultation engagement strategy for stakeholders and residents. The presentations covered an overview of the Draft Local Plan, a run through of the virtual exhibition and website and how to comment via Objective using the online portal. Questions and answers were answered throughout via the Q&A typed function and also verbally at intervals within the presentations to ensure participants could engage. The Events are listed below:
- Thursday 21st January – Parish & Town Council Tutorials Teams Live (a tutorial session with Parish and Town Councils on how to navigate the website and key

information and an in depth session on how to register/comment via Objective). (30 attendees across two sessions)

- Tuesday 2nd February – Parish & Town Council Teams Live (30 attendees)
- Thursday 4th February – Public & Residents Teams Live (96 attendees)
- Tuesday 9th February – Community Groups Teams Live (14 attendees)
- Thursday 11th February – Business and Commercial Teams Live (8 attendees)
- Tuesday 23rd February – Public & Residents Teams Live (59 attendees)
- Thursday 25th February – Parish & Town Council Teams Live (10 attendees)
- Gypsy and Traveller Call for sites Teams Live- The videos can be watched

4.5 These live events were all recorded and added to the website. The videos can be watched here: <https://www.doverdistrictlocalplan.co.uk/get-involved/regulation-18-consultation-on-the-draft-dover-district-local-plan>

Keep me Posted

4.6 Keep me posted is Dover District Council's internal notification system that the public can sign up to and specify their interests. See Appendix C to view communication.

- 21/01/2021 Launch of consultation, 6,699 subscribers (98.5% delivered)
- 29/01/2021 Public & Residents Teams Live, 5,974 subscribers (98.9% delivered)

Other forms of Digital Communication

- Press release to all people registered for the Council's "Keep me posted" emails
- Article in the Dover District Council newsletter
- Dedicated Local Plan email address for comments and assistance
- Facebook, Twitter, Instagram and Linked In posts in the run up and during the consultation Period
- Focused Facebook adverts
- Email Banner

Non-Digital Communication

- Press adverts in the East Kent Mercury which has 493,807 Unique Visitors per month with 1,192,441 page impressions online and has a circulation of 5,897 with a readership of 18,691.
- See Appendix C for copies of Adverts.
- A dedicated phone number for the duration of the consultation from 10:00-12:00 Mon - Thurs for any consultation queries or assistance
- Hardcopy summary and full documents made available upon request
- Posters placed in Dover Town Centre and put up at the Housing and Economic Land Availability Assessment (HELAA) sites proposed for housing allocations.

5. Consultation on Regulation 18 Draft Local Plan

Background Documents:

Sustainability Appraisal of the Regulation 18 Draft Dover District Local Plan

- 5.1 The Sustainability Appraisal of the Draft Dover District Local Plan consultation was hosted publicly via Objective as part of the Regulation 18 Draft Local Plan. (20/01/2021 - 17/03/2021). Consultees signed up to objective alongside consultees listed in Appendix A and were invited to comment on the consultation. Screenshots can be found in Appendix D. Comments and Council Response can be found in Appendix E.

Habitats Regulation Assessment of the Regulation 18 Draft Dover District Local Plan

- 5.2 The Habitats Regulation Assessment of the Draft Dover District Local Plan consultation was hosted publicly via as part of the Regulation 18 Draft Local Plan. (20/01/2021 - 17/03/2021) Consultees signed up to objective alongside consultees listed in Appendix B and were invited to comment on the consultation. Screenshots can be found in Appendix D. Comments and Council Response can be found in Appendix E.

Settlement Hierarchy and Confines Consultations

- 5.3 Annual Rural Settlement survey work was not possible in 2020 and 2021 due to the Covid-19 health emergency situation. The Council therefore liaised with Parish Councils in order to establish what services were available to residents of rural settlements across the District at the time of writing. 2019 survey data was used, together with data held by the Council for the Local Land Property Gazetteer which is collected annually. The results of this information gathering were then forwarded to Parish Councils for their input and fact checking in November - December 2021. All 32 Parish Councils were consulted. Replies were received from 18 Parish Councils. Details of services and facilities available at each Settlement were then updated and a revised Hierarchy produced.
- 5.4 With regard to the Review of Settlement Confines, consultation took place with Town and Parish Councils from the 23rd July to the 17th September 2021 for a period of 8 weeks. The purpose of the consultation was to seek the views and local knowledge of the Town and Parish Councils on the proposed changes to the confines of the settlements in their area. It was left to each Town and Parish Council as to whether they wished to consult more widely with their communities.
- 5.5 As part of the consultation, every Town and Parish Council received an initial email that outlined the confines review process, the methodology, a link to an online interactive map and a pdf copy of a map for their areas showing the

confine changes. Extensions to the consultation were agreed on a case-by-case basis, for councils who were not able to meet during the summer period. Where councils had not replied and had not agreed an extension to the consultation, a further two chaser emails were sent out with a final deadline given of the 4th October 2021.

- 5.6 As part of the consultation DDC also held an online event on the 29th July 2021. The event presented our methodology for the confines review, a demonstration was given on how to use the interactive map available to the Town and Parish Councils that showed existing, amended and new confines, and how the councils could respond to the consultation.
- 5.7 The consultation asked the Town and Parish councils to state whether they supported or objected to the proposed alterations to the confines of their settlements. Where the Town and Parish Councils objected to any changes to the confines proposed, they were requested to mark up on the plans provided showing how they considered the settlement confines should be drawn and to set out any proposed changes and rationale in an accompanying email or letter. After the consultation closed, responses from the Town and Parish Councils were considered and the settlement confines were updated as appropriate.
- 5.8 The responses from the Town and Parish Councils, and the Council's actions resulting, are presented in the Rural Settlement Hierarchy Study 2022. One further settlement confine amendment was suggested by a District Councillor and was actioned. The main points from the Town and Parish Councils consultation where:
- 35 Town and Parish Councils consulted
 - 21 Councils responded
 - 10 Councils agreed with the proposals or had no comment to make
 - 9 Councils suggested changes to confines
 - 2 Councils objected to any boundary changes; and,
 - 8 amendments were made to the Councils settlement confines.

Water Cycle Study

- 5.9 A draft Water Cycle Study was prepared in consultation with the water providers during spring and summer 2020. Relevant stakeholders were subsequently consulted on a Draft between 28 October and 19 November 2020. The Draft was then amended to take account of the issues raised, as well as updates in data on water quality and changes to the National Planning Policy Framework. Comments from the public consultation on the Water Cycle Study can be found under Appendix D.

Open Space and Playing Pitches Strategy and Action Plans

- 5.10 The 2019 draft Open Spaces Assessment Report, Open Space Standards Paper and Playing Pitches Strategy Assessment Report and Action plan were hosted publicly via Objective online portal as part of the Regulation 18 Local Plan Consultation. (20/01/2021 - 17/03/2021). Consultees signed up to objective alongside consultees listed in Appendix A and were invited to comment on these Draft Strategies. Screenshots can be found in Appendix D. Comments and Council Response can be found in Appendix E

6. Summary of Representations and Main Issues

- 6.1 In total, 3,475 comments were received from 1,280 respondents.
- 6.2 All comments received can be viewed in full via the Council's Local Plan website. A summary of the main issues raised, the Council's response, and how the comments have been taken into account to inform the drafting and final content of the Regulation 19 Local Plan is set out in Appendix E of this Statement.
- 6.3 Where possible, the issues raised have been addressed and have resulted in changes to the Plan. However, it is not possible to address all issues, as consultation responses must be balanced against the requirements to meet national policy and guidance, and the evidence base that informs the plan.

7. Post Regulation 18 Consultation Engagement

- 7.1 Since the formal stages of Regulation 18 consultation in early 2021, further engagement has taken place with the following key stakeholders to address specific issues raised during the consultation period:
- Natural England
 - Environment Agency
 - National Highways
 - Kent County Council in its role as Local Highway Authority, Minerals and Waste Authority and Local Education Authority
 - Infrastructure providers to inform the Infrastructure Delivery Plan and Local Plan policies
 - Kent Downs AONB Unit
- 7.2 The outcomes of such engagement are reflected in the Duty to Co-operate Statement and/or will be recorded through Statements of Common Ground which are being drawn up with a number of the statutory consultees listed above, in addition to neighbouring authorities.

Appendices

Appendix A - List of Statutory and Specific Consultees

- List of Statutory Consultees

Appendix B - Consultation Events and Workshops

- Part 1 – Student Workshop
- Part 2 - Development Management Workshop
- Part 3 – Workshop with leadership forum
- Part 4 - Stakeholder Consultation workshop
- Part 5 – Visitor and Tourism Stakeholder Workshop
- Part 6 - Climate Change Workshop Report
- Part 7 – Housing and Economic Land Availability Assessment Meeting minutes
- Part 8 - Visioning Workshop Report

Appendix C- Regulation 18 Consultation Event material and details

- Local Plan Website
- Teams Live Events
- Press Releases
- Social Media
- Targeted Facebook Add
- Email Banner
- Newspaper clip
- Local Plan Poster

Appendix D - Consultation on Local Plan Background Documents

- Objective Portal
- Open Space, Playing Pitches and Play Areas Consultation
- Habitats Regulation Assessment (HRA) of the Draft Dover District Local Plan Consultation
- Sustainability Appraisal (SA) of the Draft Dover District Local Plan Consultation
- Economic Growth Strategy Consultation
- Water Cycle Study Consultation

Appendix E -Representations: Summary and Council Response