



Planning Agents Meeting 16th January 2023





Agenda

Local Plan Update, including policy weight

Dover Design Review Panel

Conditions and advertising listed building conditions applications

Q&A





Dover District
Local Plan

Local Plan Update

Reg 19 consultation closed 9th December

Processing and summarising reps

Preparing for submission before the end of March

Timetable for examination - TBC





Weight of policies

Plan at a stage that its policies are capable of having more weight as a material planning consideration in the determination of planning applications.

In accordance with paragraph 48 of NPPF, how much weight will be determined by:

- the degree to which any objections raised to a policy (through the previous regulation 18 process) are considered to have been resolved

- the degree to which the policy is considered to be consistent with the policies of the NPPF.





Policy weight in current decision making

Policies which we will be applying weight and are a change/new policy to the current DP:

Policy SP4 – Residential Windfall Development

Policy SP5 – Affordable Housing

Policy SP12 – Strategic Transport Infrastructure

Policy PM1 – Achieving High Quality Design, Place Making and the provision of Design Codes

Policy PM4 – Sports Provision

Policy H6 – Residential Extensions and Annexes

Policy SP13 – Protecting the District's Hierarchy of Designated Environmental Site and Biodiversity Assets

Policy NE3 – Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy





Design Review Panel

Launching in February 2023

Building on current use of Design Review Panels by creating a bespoke Dover panel

Agreed at December 2022 Cabinet meeting

Aligns with best practice, NPPF and planning practice guidance

Compliments requirements of regulation 19 draft Local Plan, Draft policy PM1

Pre-app stage for 100 homes +/- 10,000 sqm and smaller sensitive and/ or complex town centre sites

Role of the Panel and panel members

Process and cost

Future written guidance on website





Conditions

Advertising conditions applications

Applications to approve details pursuant to conditions attached to Listed Building Consent

Applications to approve details pursuant to conditions attached to Planning Permissions, which affect the exterior of a listed building

Applications for approval of condition details

Currently split into separate applications for each condition

Applications for multiple conditions will instead be dealt with under one application with one decision letter

Details being finalised, but will be operational shortly





Dover District

Planning Agents' Meeting

24th April 2023





Dover District

Agenda

1. Service Update – [REDACTED]
2. DM Team Structure/Areas – [REDACTED]
3. Policy Team Structure and Local Plan Update – [REDACTED]
4. Planning Performance Agreement Approach – [REDACTED]
5. Thanet Coast and Sandwich Bay SPA Mitigation Tariff – [REDACTED]
6. Feedback and thoughts? - current consultations – [REDACTED]
7. AOB and next meetings





Dover District **Local Plan**

Development Management Team Structure

North

- [REDACTED] Team Leader
- [REDACTED]

South

- [REDACTED] Team Leader
- [REDACTED]

Strategic Sites

- [REDACTED] Team Leader
- [REDACTED]
- Conditions: [REDACTED]





Policy Team Structure

Planning Policy, Infrastructure and S106



Heritage and Natural Environment





Local Plan updates

- Local Plan submitted on 31st March
- Inspectors appointed
 - [REDACTED]
 - [REDACTED]
- Awaiting initial questions from Inspectors
- Hearing Sessions – requested to commence from September





Previous approach

Increased interest in PPA's

Standard template

Costs based on backfilling additional resource

DDC Officer led where sufficient capacity can be assured

Collaborative process





Updated approach to Mitigation Strategy implemented in October 2022

Zone of Influence – 9km from the site

Applies to all new dwellings (inc. replacements dwellings where there is an increase in bedroom numbers)

Update to tariff amounts from 1 April 2023

Website has been updated [Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy \(dover.gov.uk\)](https://www.dover.gov.uk/thanet-coast-and-sandwich-bay-spa-mitigation-and-monitoring-strategy)





Dover District
Local Plan

Current Consultations

Planning fees

Infrastructure Levy





Dover District
Local Plan

AOB and dates

Next meetings:

12 and 13 June

At Dover District Council Offices, Whitfield





Developer Forum

Tuesday 23rd April 2024





Agenda

- **8.30-9am** - Networking and refreshments
- **9am** - Welcome – [REDACTED]
- Managers' updates
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
- Local Plan – [REDACTED]
- 5 Year Housing Land Supply, Monitoring & S106 monitoring – [REDACTED]
- Biodiversity Net Gain – [REDACTED]
- Open discussion
- Networking and refreshments
- **11am** – meeting close





[REDACTED] - Planning Support & Land Charges Manager

Planning Support, Building Control admin and Land Charges

- Planning support – [REDACTED]
[REDACTED]
- Building Control Admin - [REDACTED]
[REDACTED]
- LLPG/Street Naming & Numbering – [REDACTED]





██████████ - Planning Support & Land Charges Manager

- ██████████ BC – Pre-app/conditions
- Planning Portal – BC apps – Launch end of this month
- Validation checklist





Dover District **Local Plan**

██████████ - Planning Support & Land Charges Manager

- Building.control@dover.gov.uk - 01304 872495
- Developmentmanagement@dover.gov.uk - 01304 872150
- Addressmanagement@dover.gov.uk - 01304 872011





[REDACTED] - Building Control Manager

Building Control Team:

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]





- Registration of the Building Control Profession
- Restricted Activities
- Operational Standards Rules
- Building Control and Dutyholder Relationship
- Culture Change in Practice





- Quote from CIC:
- *"This will mean that the new expectation is that designs presented to the regulators will need to be presented as a confident compliant design rather than an offer for the regulator to consider and offer advice as to whether compliance has been reached or whether change is needed. The regulator will not take a role of providing detailed ongoing commentary to the project team to advise on the emerging design as often happens now. The obvious implications for industry is that any advisory role will need to be provided separately from those providing the regulatory role."*





- Planning & Development Manager

Introduction

- New(ish) Planning & Development Manager joined in Sept 2023
- Responsible for the three DM planning teams – currently set up as:
 - Officers working flexibly across the district
 - A Strategic Projects Team
 - An Enforcement Team
- Soon to be looking to recruit for current vacancies





[REDACTED] - Planning & Development Manager

Who's in the DM Team?

- [REDACTED] – team leader (Strategic Sites)
- [REDACTED] - team leader
- [REDACTED] - manager for Planning Enforcement (leaving end of May)
 - Enforcement team - [REDACTED]
- 4 principal planners - [REDACTED]
- 2 Senior Planners – [REDACTED]
- 3 Planning Officers – [REDACTED]
- 1 trainee planner - [REDACTED]
- Conditions officer - [REDACTED]





- Planning & Development Manager

What's happening in the DM team?

- We introduced a Planning Performance Agreement (PPA) service a year ago
- So far - a good response and positive feedback
- Offering two different services –
 - **An internal service** – a Planning Officer case manages the application from start to finish with an agreed timetable
 - **A 'hybrid' approach** - an external consultant acts as case officer alongside a named case officer at the Council.
 - This can offer additional benefits -
 - Utilises additional expertise from consultancies (e.g. expert landscape advice)
 - Uses their commercial knowledge to assist the smooth processing of the application
 - Includes having an officer to assist with local policies and local knowledge





- Planning & Development Manager

Conditions & Pre-application Advice

- We are aware these are hot topics!
- **Conditions** - We have a dedicated conditions officer (although the number of condition submissions we receive is significant for one officer)
- **Blitz day** - Recently held our first 'blitz' session where whole team comes together to 'blitz' a particular topic – we focussed on planning apps and pre-apps and issued 28 within 1 day. Really successful and hoping next session can focus on clearing any backlog of conditions
- **External consultees** - Have had some issues with response times recently. Looking to invite some consultees to team meetings to build working relationships and help improve response times





[REDACTED] – Planning Policy and Projects Manager

Team:

Planning Policy, Infrastructure and S106:

[REDACTED]

Heritage:

[REDACTED]

Natural Environment and Climate Change:

[REDACTED]





Local Plan update

Examination on-going

Main Modifications consultation currently taking place

Closes 24th May at 5pm

Main modifications

Policies Map modifications

Sustainability Appraisal Addendum

Updated Habitats Regulations Assessment

Additional modifications (not subject to consultation)





Housing Land Supply

- October 2023 Report (23-28 period) 5.38 Years Supply
- Update to NPPF and PPG – 4 year supply / no buffer
- Revised 23-28 position to be published soon
 - No 5% buffer
 - 5 year – 5.65 years
 - HDT results – 106%
- Local Plan Position – 6.32 Years Supply (See MM6)
- Next Land Supply Report will be updated for 2024-29 based on LP and updated housing monitoring data
- Phasing emails will be sent





S106 Monitoring

- [REDACTED]
- Dedicated email address – developer.contributions@dover.gov.uk

Reminders:

- Notify us when site ownership/ s106 agreement transferred
- Speak to us when approaching trigger points
 - ✓ Time to process requests / calculate indexation
 - ✓ Get invoice number to reference
 - ✓ Correct £ amounts and items listed
 - ✓ Makes payment process easier for all





Biodiversity Net Gain

Leave the natural environment in a measurably better state than it was beforehand

- What does mandatory BNG mean for planning?
 - Every grant of planning permission (with a few exemptions)
 - Biodiversity Gain Objective
 - General Biodiversity Gain Condition
 - No change to existing legal protections for habitats and species

www.nhbc.co.uk





Biodiversity Net Gain

➤ What is needed?

- Planning submission – minimum information requirements
- Additional information – how is BNG proposed to be achieved?
- Biodiversity Gain Condition discharge – Biodiversity Gain Plan

■ An ecologist?

www.nhbc.co.uk

- On-site BNG - iterative design process to include BNG
- Off-site BNG – developer-controlled, third party or habitat bank
- Off-site BNG – Statutory credits (last resort)





Biodiversity Net Gain

“BNG - It’s a Team Sport!”

www.makingspacefornaturekent.org.uk/bng/

www.bngonline.org.uk/

www.nhbc.co.uk





Open discussion:

Feedback...

What are your current pressures/ challenges – how can we help?

What LPA experiences have you had from other authorities that work well?

Any other suggestions?



Meeting Notes/Actions

Project: Planning Developer and Agents Forum

Meeting: Dover District Council

Time/Date: 5 September 2024 – 8.30 am

Venue: Via Teams

Present: [REDACTED], (Dover District Council) plus various Major Developers and Agents.

Agenda Item	Action/Note	Responsibility for Action
NPPF Consultation / Local Plan	(Question From [REDACTED] TG Designer Homes) – due to changes coming forward in the NPPF and Local Plan would further help be available prior to pre-app stage? Response: Advised to contact DMs / [REDACTED] / [REDACTED] in first instance.	No action
Pre-App Process	DDC Planning are going to review the current Pre-App process and asked attendees to let them know any suggestions for changes that would make this work better.	[REDACTED] / [REDACTED]
Design Codes (joint project with East Kent authorities)	(Question From [REDACTED], Lee Evans Partnership LLP) – interested to learn more about Design Code project. Response: [REDACTED] provided further information.	No action
NPPF consultation	(Question From [REDACTED], Savills) – Asking for DDC views on NPPF, what we endorse and have reservations on. Response: [REDACTED] gave an overview and advised they will be looking at the implications of increased fees and providing responses on key areas.	[REDACTED]



Virtual Developer and Agents Forum

Thursday 5th September 2024





Agenda

8.30am start

- Welcome – [REDACTED]
- Manager updates - [REDACTED] and [REDACTED]
- Local Plan update
- Planning Committee - change of dates
- NPPF consultation
- Questions





- Planning & Development Manager

- Staffing – new graduate starting
- Soon to be looking to recruit for current vacancies - senior and two principal planners
- Consultee collaboration – EA, water companies and highways





Ashley Taylor – Planning Policy & Projects Manager

Team

Planning Policy, Infrastructure and S106:

[REDACTED] (Team Leader), [REDACTED] (secondment to DM), [REDACTED],

New graduate – [REDACTED]

Heritage

[REDACTED]

Natural Environment and Climate Change:

[REDACTED]





Policy team priorities

Infrastructure Funding Statement

Conservation Area Appraisals and related Article 4 Directions

Five Year Housing Land Supply Update (post local plan adoption)

BNG processes and procedures, including securing Habitat Banks

Updating Climate Change Strategy

Review of SPDs and guidance supporting new Local Plan

Validation Checklist

Design Codes (joint with East Kent authorities)





Local Plan update

Expecting Inspector's final report imminently

October Cabinet and Council meetings for Adoption (16th October)

Not affected by draft proposals in NPPF consultation in short term

Implications for decision making on current and future applications





Planning Committee Dates

The **September and October** planning committees have been cancelled and replaced with a single new date **10th October**.





Feedback and questions



Meeting Notes/Actions

Project: Planning Developer and Agents Forum

Meeting: Dover District Council

Time/Date: 6 February 2025 – 8.30 am

Venue: Via Teams

Present: [REDACTED]
[REDACTED] (Dover District Council) plus various Major Developers and Agents.

Agenda Item	Action/Note	Responsibility for Action
Habitat Banks	Various habitat types available, unit sizes down to 0.25 units Action: Is this small enough for small sites? Please let us know your thoughts.	All
Pre-app	Trialling a new quicker pre-app route where responses are focussed on specific questions asked by yourselves and responses shorter Action: Any suggestions of what you would like included/ not included Any volunteers?	All

Meeting Notes/Actions

Attendance List 6 February 2025 – 8.30 am:

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted] (External)
- [Redacted] (External)
- [Redacted] (External)
- [Redacted] (External)
- [Redacted]
- [Redacted]
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- [Redacted] (External)
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- [Redacted] (External)
- [Redacted] (External)
- [Redacted]
- [Redacted] (External)
- [Redacted] | Rebus Planning
(Unverified)
- [Redacted] (External)
- [Redacted] (External)
- [Redacted] (External)
- [Redacted]
- [Redacted] (External)
- [Redacted] - Planning (External)
- [Redacted]



Virtual Developer and Agent Forum

Thursday 6 February





Agenda

8.30am start

- Welcome – [REDACTED]
- DM and Policy updates – [REDACTED] & [REDACTED]
- Questions





– Planning Policy & Projects Manager

- Staffing –  promoted to Senior Planner in DM
- Local Plan Adopted
- Preparing an updated LDS to Cabinet 3 March
- To include SPDs on:
 - Affordable Housing, Developer Contributions, Design Codes, Local Heritage Assets, Dover Town Archaeological Plan, Biodiversity Net Gain, Site Specific Flood Risk Assessments.
- Authority monitoring report, 5 Year Housing Land Supply and Development Newsletter
- Validation Checklist – consultation likely March





Local Plan/ New NPPF

- Revised standard methodology
- Higher need of 746dpa does not apply to Dover due to recently adopted Plan
- Post 1 July 2026 – potential requirement for 20% buffer to 5YHLS
- Housing target currently 82% of revised standard method
- No intention to carry out plan review at present
- Focus on delivering sites in adopted Plan and SP4 compliant windfall proposals





Securing Biodiversity Net Gain

Non-significant on site – landscape and ecology management plan condition (no ongoing monitoring)

Significant on-site - BNG land secured by planning conditions, habitat management monitoring fees required through S106

Off-site secured through PP – BNG outside of red line but within applicant's land/control. BNG land secured and monitoring through S106

Habitat Bank/Statutory credits – no additional requirements on PP

Combination - if one requires S106 obligations these will be used to avoid duplication





Biodiversity Net Gain Monitoring Fees

	Major applications	Minor applications
Habitat Management Monitoring Fee per monitoring event	£1500 per event	£800 per event
S106 monitoring fee per monitoring event	£500	£500
Minor applications paying in advance	n/a	Case by case basis

- Monitoring fee to cover costs in monitoring the delivery and management of the BNG.
- The monitoring event timing and frequency is to be determined through the Habitat Management and Monitoring Plan which is required to be submitted by condition.
- Guidance to be prepared on definition of 'significant' and management/monitoring expectations/requirements. Currently envisage around 8 monitoring events across the 30-year period.
- Keep under review costs and timing of fees (would upfront be better?)





Habitat Banks

- First Habitat Bank in the District (potentially Kent) has been secured through S106 – Chalksole Farm
- <https://biodiversityandhabitatsolutions.co.uk/chalksole-farm/>
- North Downs National Character Area (NCA) stretching from the White Cliffs of Dover to the Hog's Back in Surrey
- Awaiting registration of National Sites Register from Natural England
- Various habitat types available, unit sizes down to 0.25 units
- Is this small enough for small sites?





- Planning & Development Manager

- Staffing
- Self build and BNG
- Household applications and extensions of time
- Pre-app
- Planning enforcement





[REDACTED] - Planning & Development Manager

Staffing

- [REDACTED] joined the strategic planning team at the end August
- [REDACTED] has joined the team from Planning Policy as a senior planner
- We have a new principal planner, [REDACTED] starting in a couple of weeks
- We will be near enough fully staffed at that point





- Planning & Development Manager

Self build

- Massive increase in applications being received involving 'self or custom build' since introduction of BNG
- Raising lots of issues around whether or not they meet statutory definition
- Shortly going to be putting guidance on our website regarding how we will be dealing with these going forward
- Expect all self/ custom build properties to be secured via UU for 3 years for use by the first occupant





- Planning & Development Manager

Householder apps and extensions of time

- This idea has been in pipeline for some time – advised at agents forum last year
- Message now live on website;

Householder applications submitted from 1st February 2025

The Planning team will be striving to determine all householder applications within the 8 week statutory timeframe. This means that we will no longer look to enter into Extensions of Time agreements for householder applications received after 1st February 2025. As a department, we will continue work with applicants and agents proactively, and when required, we will seek minor amendments within an agreed timeframe that enables us to meet the 8 week deadline (where re-consultation is not required).



- Planning & Development Manager

Pre-app

- Shortly going to be trialling a new quicker pre-app route where responses are focussed on specific questions asked by yourselves and responses shorter
- Any suggestions of what you would like included/ not included
- Any volunteers?





- Planning & Development Manager

Planning enforcement

- Recently been through an audit on the service and working through a list of recommendations
- Have recently introduced new methods of 'managing expectations'
- triaging of cases by TL's & advising complainant of how long it will take for initial investigation
- not setting up cases where they are clearly not a breach





Feedback and questions



DDC Planning Developer and Agents Forum - Wednesday, 23 July 2025

[REDACTED], Cllr Edward Biggs
plus various Major Developers and Agents.

Name	Organisation
[REDACTED]	Bloomfields
[REDACTED]	Finns
[REDACTED]	Finns
[REDACTED]	Finns
[REDACTED]	Savills
[REDACTED]	Cason Green
[REDACTED]	Cason Green
[REDACTED]	DHA Planning
[REDACTED]	Le Vaillant Owen Consultancy
[REDACTED]	Le Vaillant Owen Consultancy
[REDACTED]	Ez-Plans
[REDACTED]	TRIDAX
[REDACTED]	tgdesignerhomes
[REDACTED]	Lee Evans Partnership
[REDACTED]	How Planning Consultant
[REDACTED]	[REDACTED]
[REDACTED]	Hobbs Parker
[REDACTED]	Rebus Planning Solutions
[REDACTED]	Rebus Planning Solutions
[REDACTED]	HCUK Group
[REDACTED]	Citycourt Developments



Dover District Council Planning Developer and Agent Forum

23 July 2025

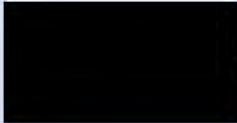


Agenda

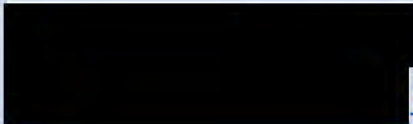


Refreshments and networking (from 8.30)

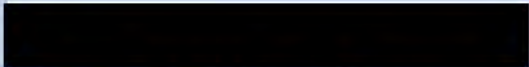
Welcome (9 am)

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

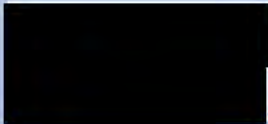
Dover District Council Projects

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

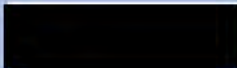
Planning Policy Update

 Planning.policy@dover.gov.uk

Development Management & Enforcement Update

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

Planning reform/consultations



Q&A

All

Dover District Council Projects



Head of Place & Growth



Planning Policy Update – recent & current consultations



Draft Great Mongeham Conservation Areas Appraisals and Management Plan

Consultation Closed 21st July



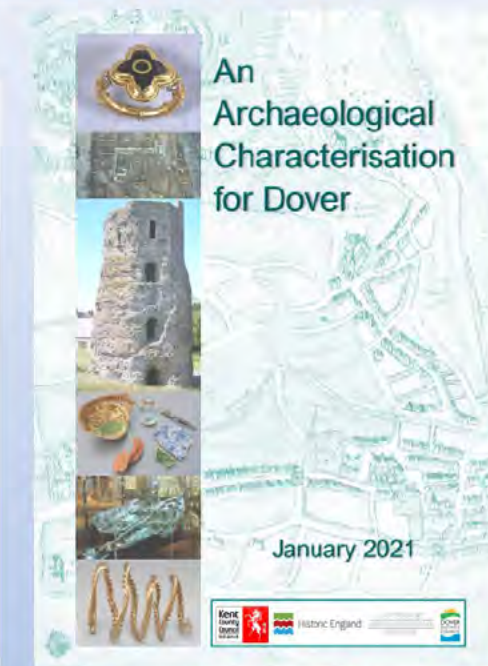
Statement of Community Involvement

Consultation until 26th August



Langdon Neighbourhood Plan

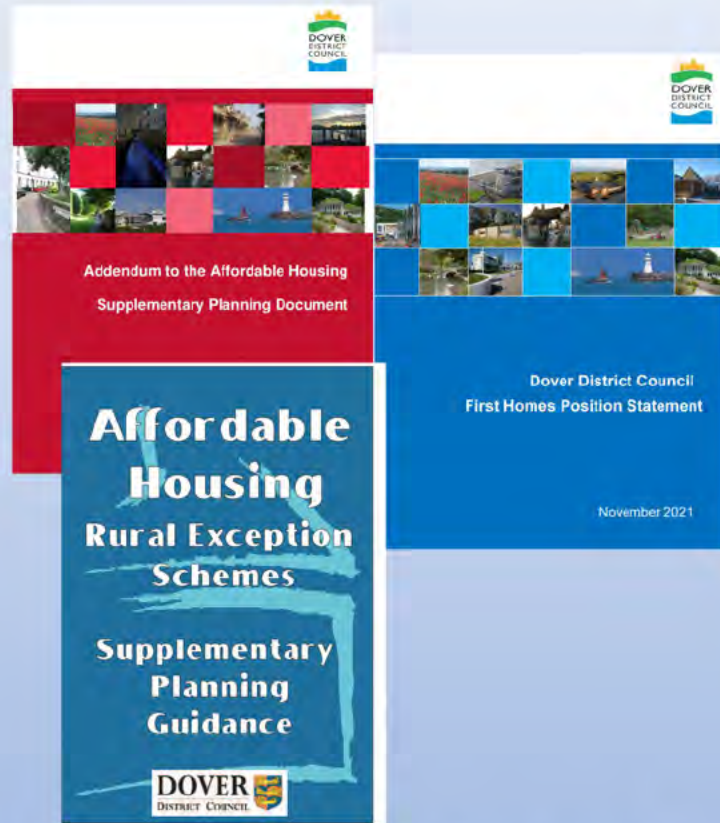
Regulation 16 consultation until 4th August



Archaeology of Dover SPD

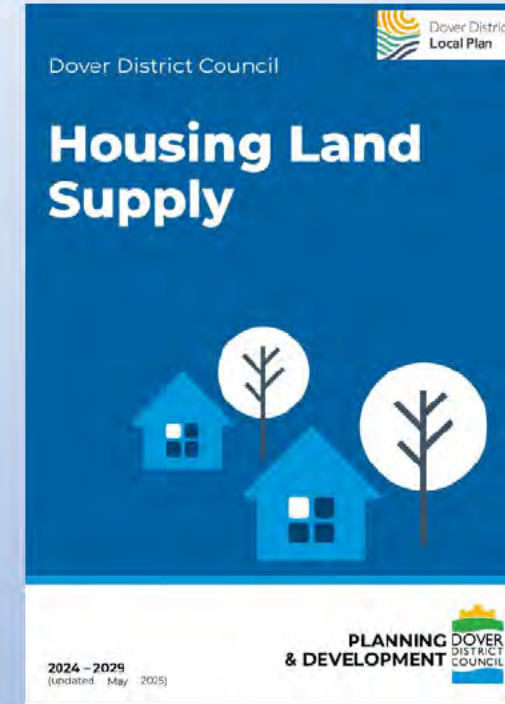
Stakeholder engagement
(The questionnaire can be accessed via this link:
<https://forms.office.com/e/nvk7i9AkD3>
please email
planning.policy@dover.gov.uk for
a copy of this document)
responses by 14th August

Planning Policy Update – consultations coming soon



Affordable Housing Supplementary Planning Document

Stakeholder engagement questionnaire



Five Year Housing Land Supply

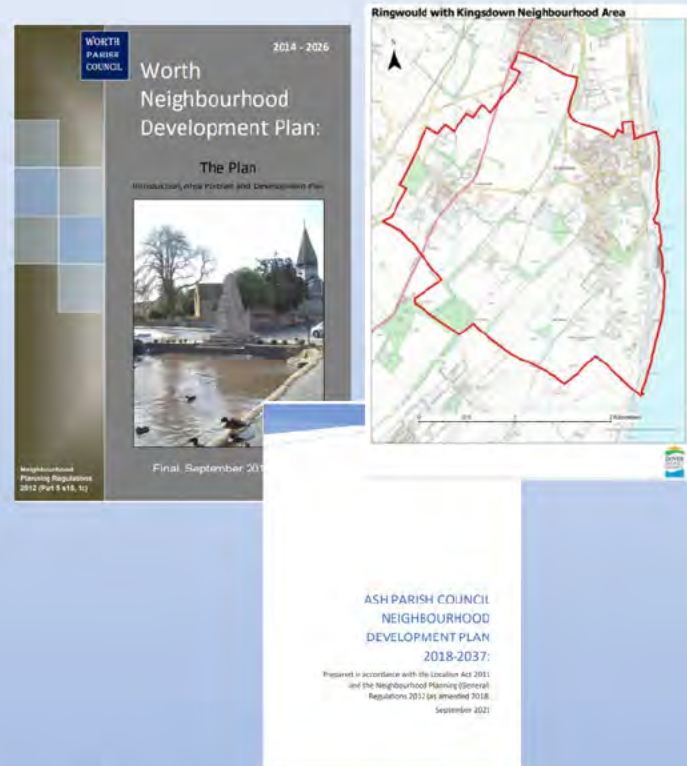
Developer Phasing survey

Planning Policy Update – future engagement/consultations



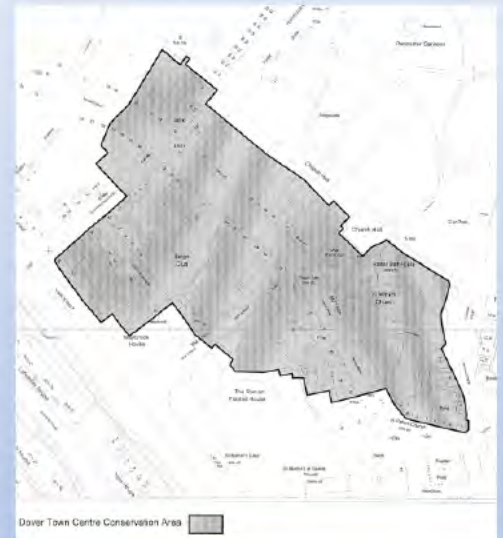
Supplementary Planning Documents:

- Site Specific Flood Risk Assessment
- Biodiversity Net Gain
- Design Codes
- Local Heritage List
- Developer Contributions



Neighbourhood Plans:

- NEW Ringwould with Kingsdown
- REVIEWS Ash, Worth



Conservation Area Appraisals and Management Plans:

- Dover Town

Planning Policy Update – other work

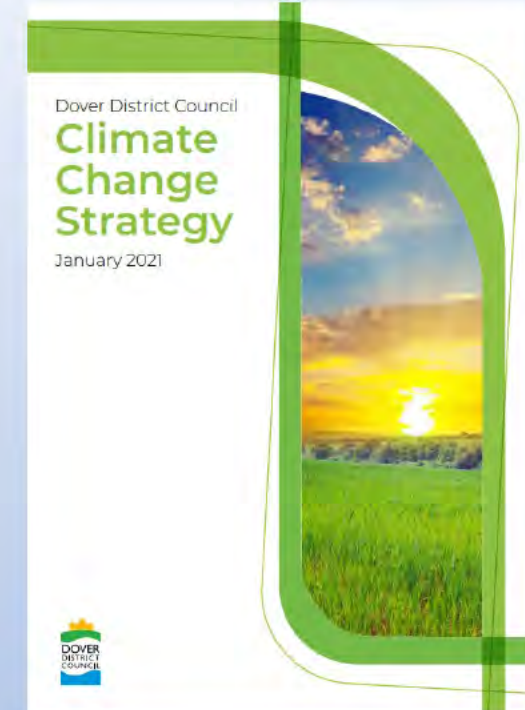


Annual Updates:

- Authority Monitoring Report
- Brownfield Register
- Self Build Register



[Development Newsletter](#)



Climate Change Action Plan Update

Housing Delivery and Local Plan Site Allocations

Key Stats from 24/25

- 621 completions
 - 80% on Major sites
 - 44% Allocations
 - 115 at Whitfield UE
 - 154 Aylesham
 - 134 Affordable units
- HDT result will remain over 100% as completions were over 700 in 23/24

Land Supply

- SM changes didn't apply to DDC
- 611 annual target with 5% buffer added (NPPF)
- 5-year need is 3,208
- End of 2024 period (updated with LP sites in 2025)
- 5-year supply was 6.4 years (4,132)
- 4,330 Total Extant in May 2025
- Around 600 U/C
- Land Supply position expected to remain 5+ years for 2025-2030

Housing Delivery and Local Plan Site allocations

Allocation Progress

67 LP allocations for housing (5,571 units)

3 strategic sites account for over half of this supply (Whitfield, Aylesham, Elvington/Eythorne)

15 of those sites have consent (673 units)

Larger LP sites with consent:

- o SAP9 Barwick Rd Dover (120)
- o SAP10 Buckland Paper Mill (135)
- o SAP14 Cross Rd Deal (140)
- o SAP41 Wingham (71)
- o SAP44 Capel-le-Ferne (90)

98 units are under construction in May 2025

14 sites with applications awaiting determination (1,945 units)

This includes strategic allocations at Phase 2 Whitfield (around 700) and Aylesham (around 800)

AMR, Newsletter and Land supply document will include all site details

Developer Contributions and Infrastructure funding

3 bespoke DDC obligations – required from single dwellings

Infrastructure Delivery

Policy CC8

- Tree Planting – 2 new trees per dwelling or 1 new tree for every 500sqm commercial floorspace
- Trees should be native Kent species, of local provenance from a bio-secure source, and should be standard size in specification as a minimum. Details needed of how they will be maintained.
- Payment can be made in lieu if evidenced it cannot be achieved on-site - £2,400 per tree
- Planted and maintained by DDC in accordance with GI strategy



Dover District Green Infrastructure Strategy

Improving the network of green and blue spaces across Dover district

Final (May 2024)



Legend:

- Sandwich Bay Estate
- 9km Zone of Influence
- Thanet Coast and Sandwich Bay Ramsar
- Allocations

Map Labels: Dover Boundary, Thanet Coast and Sandwich Bay Special Protection Area, Thanet Coast and Sandwich Bay Ramsar, Dover, Sandwich, Deal, Sandwich Bay Estate, 9km Zone of Influence, Allocations.

Scale: 0 1 2 3 4 Kilometers

Contains Natural England Open Source Data

- Thanet Coast and Sandwich Bay SPA Mitigation
- 9km Zone of Influence
- Applies to all new dwellings
- Replacement dwellings with increase in bedrooms
- Overnight stay tourism development

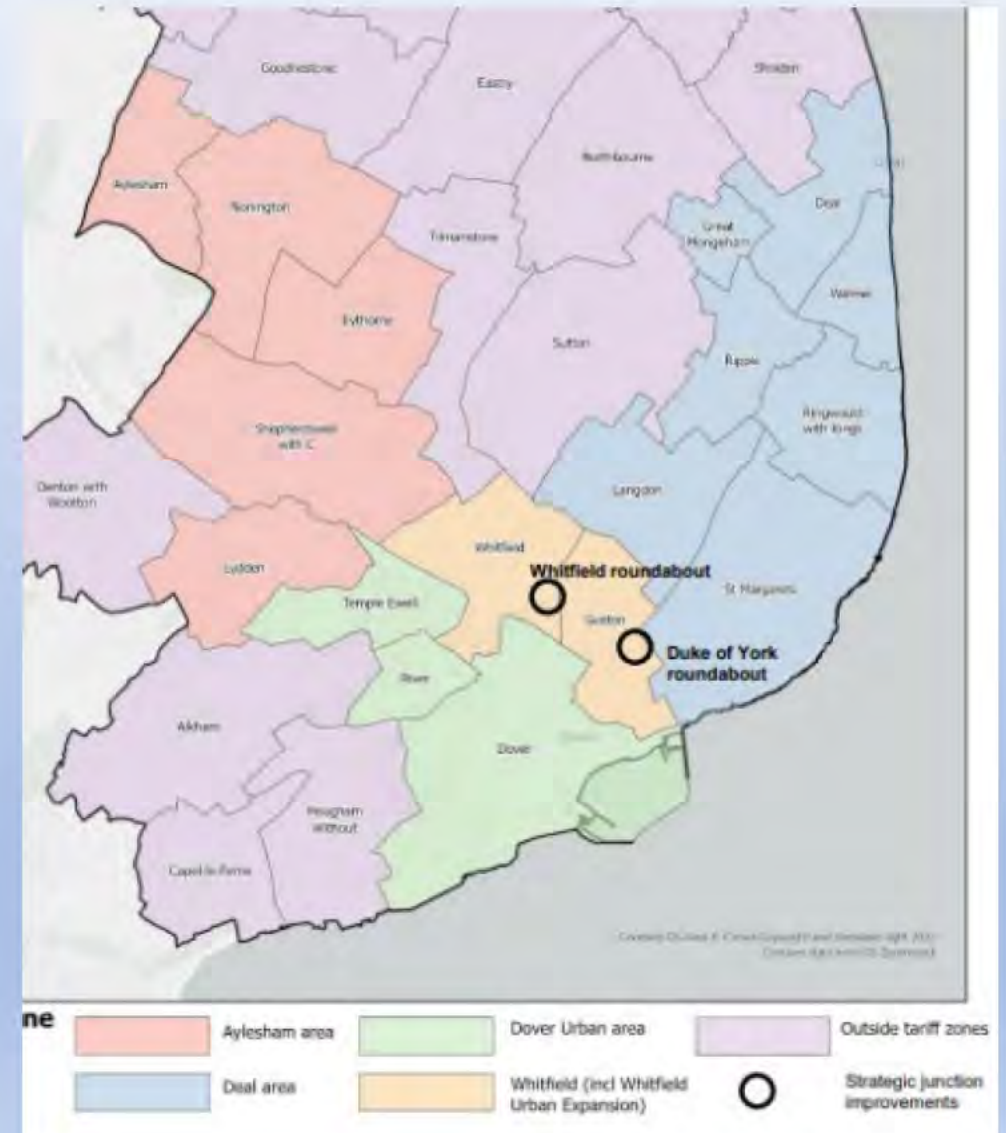
Infrastructure Delivery

Developer Contributions and Infrastructure funding

Policy SP12

- Strategic Transport Infrastructure Tariff
- To fund Whitfield and Duke of York Roundabout upgrades
- 4 zones (red, green, blue, yellow)
- Tariff rate depends on zone
- Applies to all new dwellings (if CoU then existing use will be considered)
- Will also apply to other types of development – case by case basis

[Infrastructure Delivery](#)



Developer Contributions and Infrastructure funding

NEW ONLINE PAYMENT FORMS

- Online payments now accepted for developer contributions that may be required for sites of 1 dwelling or more - To streamline process
- To be used on sites where it would not normally require a S106 or Unilateral Undertaking
- Reduce admin and related costs for developers (legal and monitoring fees) - there is a £20 Admin charge
- Online payment can be made for:
 - Policy NE3 – Thanet Coast and Sandwich Bay SPA Mitigation
 - Policy SP12 – Strategic Transport Infrastructure
 - Policy CC8 – Tree Planting
- To be paid prior to decision, where Officer has advised application is to be granted

[Home](#) > [Planning](#) > [Planning Policy](#) > Infrastructure Delivery and S106 Obligations

Infrastructure Delivery

Infrastructure Delivery

S106 Planning Map

Infrastructure Delivery Plan

Infrastructure Funding Statement

Section 106 Agreements

FAQ's and Guidance.

Discharging S106 Planning Obligations

Thanet Coast and Sandwich Bay Mitigation Strategy

Information and guidance on residential development in this area.

[Online payment form](#)

Strategic Transport Infrastructure

Dover Strategic Highway Contributions Tariff

[Online payment form](#)

Tree Planting and Protection

Off-Site Tree planting Contributions

[Online payment form](#)

Paying the contributions without a S106 or Unilateral Undertaking Agreement

Online payments for the Strategic Highways Contribution includes tariff calculation plus an admin fee of £20.00

To complete this payment, you'll need:

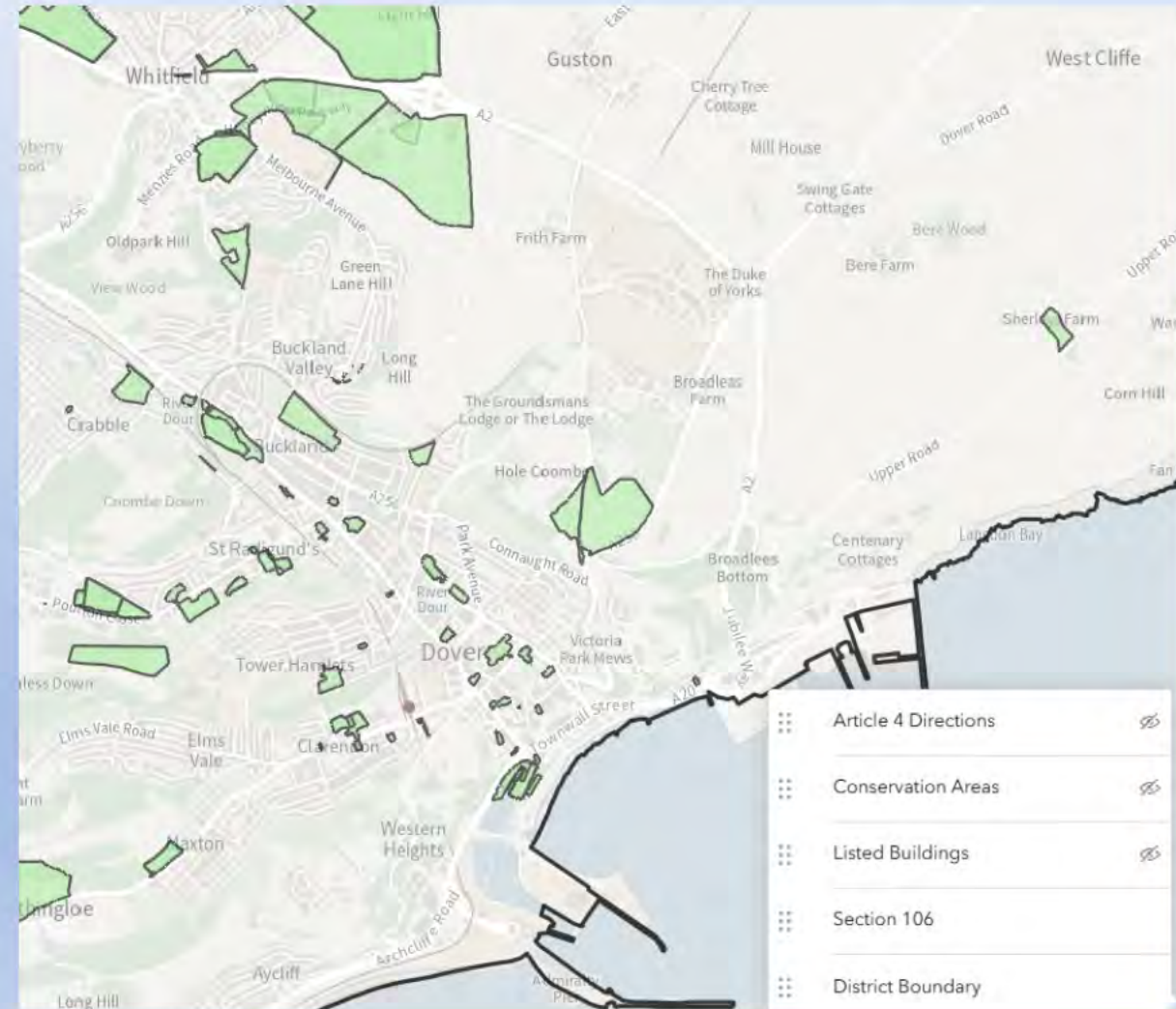
- » Confirmation from your Case Officer to pay your contribution online
- » The planning application reference number
- » The property or site address of the planning application
- » A description of the development
- » To accept the terms of the Strategic Highways Contribution agreement
- » A credit or debit card and the cardholders details.

[Make Payment Online Now](#)

Developer Contributions and Infrastructure funding

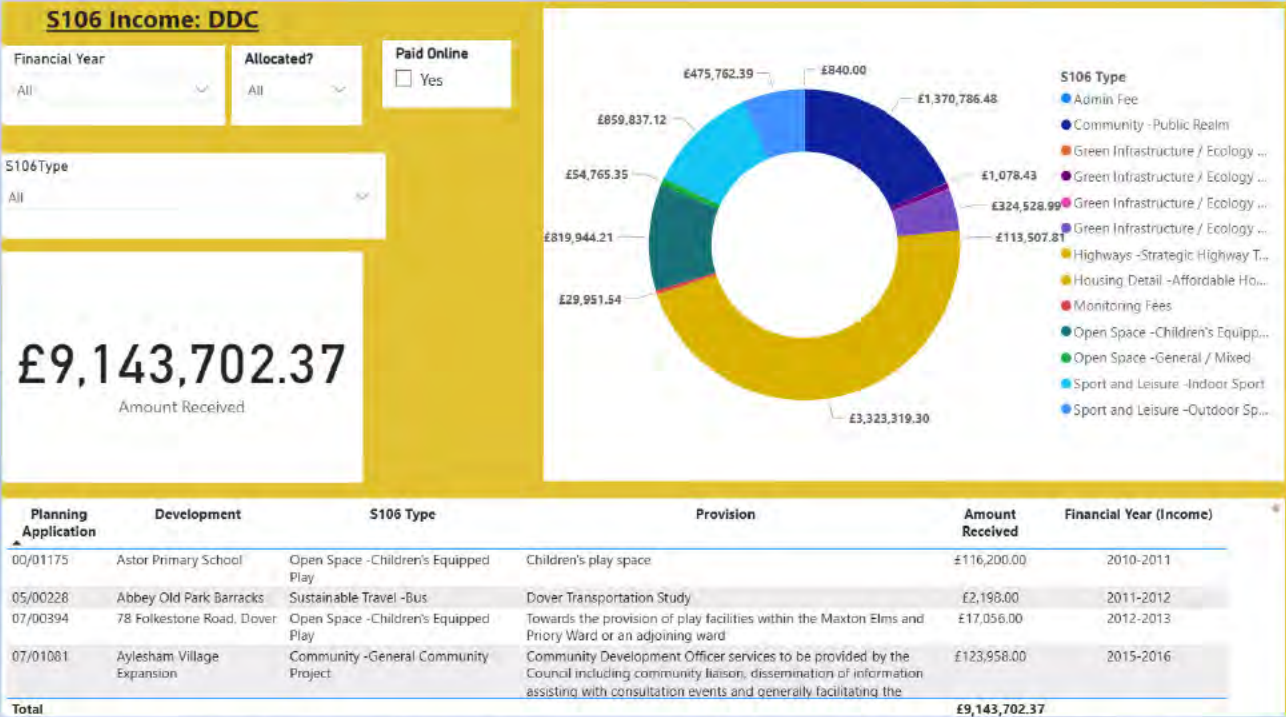
NEW ONLINE FORM - Discharge of S106 Obligations

- Coming Soon
- Online form for both financial and non-financial
- All relevant teams notified
- Non-financial – case file set up for officer
- Financial - S106 officer can calculate indexation and fees and then send invoice to correct address
- Monitoring fees will be calculated for all
- Decision notice Issued and S106 map updated
- Land Registry update process is faster



Developer Contributions and Infrastructure funding

- Infrastructure Delivery Plan Update
- Infrastructure Funding Statement
 - Report to Power Bi Dashboard



Please note this is sample data to give an example of what the dashboard could look like.

KCC Guidance Updates

New Parking Standards (Adopted)

- Should be used in Dover in accordance with Policy TI3

Transport Assessment and Travel Plan Guidance

- Follows new NPPF 'Decide and Provide' vision-led approach
- Greater choice of transport modes assessed from outset
- Informal and being piloted - being used in KCC pre-apps etc.
- Requesting feedback and will be reviewed
- To be adopted following formal consultation

Both part of the Kent Design Guide

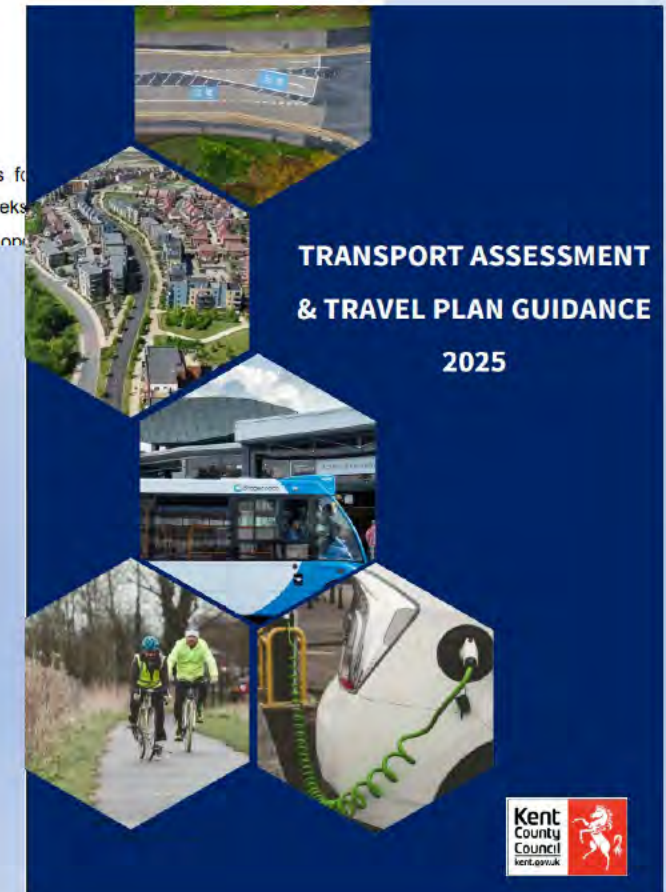


Kent County Council's Parking Standards

1. Introduction

Background

1. This guidance sets out the parking standards for... considers parking for all types of vehicles and seeks... appropriate parking provision... ensure the safe and...



- Planning & Development Manager

- Updates on staffing and planning committee
- Household applications and extensions of time
- Pre-app
- Planning enforcement
- PPAs

[Planning](#)

[REDACTED] - Planning & Development Manager

Staffing

- Towards the end of last year we had [REDACTED], [REDACTED] and [REDACTED] join the team.
- We are now currently fully staffed.
- We have 3 team leaders heading up a householder/ minors teams, minor/ majors team and a strategic projects team

Planning committee

- There have been some recent changes to the planning committee make up
- New chair (Cllr Jeff Loffman)
- Changes in Cllrs serving committee and the political make up now 4 labour inc chair, 5 conservatives, and 1 independent

- Planning & Development Manager

Householder apps and extensions of time

- Since the start of February this year we have been determining householder applications as submitted unless only minor alterations required
- This has been really successful, our 'other' stats have increased drastically in the last quarter – 77% for Q1 2025/26 compared to 46% in the previous quarter (this includes adverts, LDCs etc)
- Of the 113 householder apps - 104 approved - 9 refused
- This combined with being fully staffed has led to our lowest backlog for as long as we remember!

- Planning & Development Manager

Pre-app

- Since our last meeting, we have trialled a couple of 'quick turnaround' pre-apps where responses are focussed on specific questions asked by yourselves and responses shorter. These have worked pretty well. We will be looking into rolling this out further
- If any of you would like to take part in a test case ahead of this being rolled out further, please let me know

- Planning & Development Manager

Planning enforcement

- It has been over a year now since the enforcement manager left and the enforcement team was 'disbanded'
- We have implemented multiple minor changes over the past year (largely internal) to improve the service we provide such as - managing expectations within letters to complainants, prioritising and triaging cases before setting them up
- We were also audited last year and pretty much finished working through the list of recommendations. Mostly internal changes.
- We have lots more in the pipe line including trying to be more open and transparent where possible - reporting service of notices, appeals relating to enf to planning committee - new webpage providing updates on live enforcement notices, appeals and prosecutions

- Planning & Development Manager

PPAs

- We continue to offer a very good PPA service!
- Currently this is largely being offered in house due to being fully staffed, however, there remains the option of a hybrid approach
- Working really well and feedback is very positive
- Within PPA we also offer Member briefings where appropriate

Planning reform and consultations

- **Planning and Infrastructure Bill** is at Lords Committee stage
- **Consultations:**
 - Implementing measures to improve Build Out transparency: Technical consultation
 - Reform of planning committees: technical consultation
 - Planning Reform Working Paper: Reforming Site Thresholds
 - Planning Reform Working Paper: Speeding Up Build Out
 - Improving the implementation of Biodiversity Net Gain for minor, medium and brownfield development
- **Building Safety Levy** guidance – the levy is a tax on new residential buildings to be collected by local authorities. The guidance explains how the levy will work and what those paying and collecting the levy will need to do. The draft regs were laid in Parliament in July and are subject to parliamentary approval
- **Simplified planning appeal procedures** - under the new process the majority of written representation appeals would be based only on the evidence put before the local planning authority during the application process.



Feedback and questions