



Dover District Council

Planning & Development Newsletter

October 2025

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Introduction

Welcome to the second edition of the Development Newsletter – a bi-annual update from the Planning Team at Dover District Council.

This newsletter provides residents and stakeholders with an insight into the key development sites and planning applications in the district.

It does not include updates on all planning applications – just some of the larger or more important sites.

It also provides information on other planning matters such as enforcement, new documents being produced and consulted on, and other important news for residents and stakeholders.

Throughout this document you will see relevant planning application references (DOV/XX/XXXXX). For more information on specific planning applications, search using these application references on our [Planning Applications Portal](#).

We would also like to hear from you! If you find these newsletters useful, or want to hear more about any of the topics, you can email the department here: **planning.policy@dover.gov.uk**



Key Project Updates

The Council is involved in many key projects within the district. Further information on these can be viewed on our [website](#) and through [press releases](#).

Deal Leisure Centre (Currently known as Tides)

Planning permission has been granted for the erection of a replacement two-storey leisure building (25/00666). This follows an application for the demolition of the former swimming pool building (25/00531).

The new Deal Leisure Centre will deliver a six-lane pool, café, gym, fun inflatable sessions and a toddler splash pad as part of a £20m redevelopment project. The reopening is expected in Summer 2027.

The new temporary entrance is open for customers, offering access to the sports hall, gym and tennis centre while the building work takes place.

Read More: [Deal Leisure Centre](#)



Figure 1 - Deal Leisure Centre Illustrative CGI - Image Credit: GT3 Architects

Dover Beacon



Dover Beacon is the redevelopment of a site on Bench Street, Dover. The building is currently under construction and will be known as The Bench.

The structure was completed in September 2025, and practical completion is expected for May 2026.

Read More:

[Topping out ceremony marks key milestone for multi million pound Bench building in Dover.](#)

Figure 2 - Dover Beacon Illustrative CGI - Image Credit: Lee Evans



Allocated Site Updates

This section provides updates on sites identified for development (also known as ‘allocated’) in the Development Plan. The Development Plan includes the Dover District Local Plan to 2040 (Local Plan), Ash Neighbourhood Plan and Worth Neighbourhood Plan.

These documents can be viewed on our website here: [Adopted Development Plans](#)

Strategic Sites

Below you can find information on two of our larger ‘strategic’ allocations, which have been planned and under construction for several years.

Whitfield Urban Expansion (WUE) – Policy SAP1:

The urban expansion of Whitfield was first identified as a strategic allocation in the Core Strategy 2010 for 5,750 new homes.

The expansion area was re-allocated in the Local Plan for an increase to a total of 6,350 homes (see Policy SAP1).

Since March, planning applications for the remainder of Phase 1 have been submitted totalling approximately 300 units (25/00486; 25/00487; 25/00488; 25/00172). Please note, some of these applications are for the same parcels of land, and all are awaiting determination.



Figure 3 - WUE aerial view

Two applications for Phase 2 parcels received resolutions to grant at Planning Committee in April 2025:

- DOV/23/00830 for up to 309 homes
- DOV/23/01458 for up to 430 homes

Further information on WUE Phase 1 planning applications and delivery of those parcels can be found in our latest Authority Monitoring Report. This is available on our website here: [Monitoring and Land Supply](#)



Aylesham Garden Village:

An application for the Aylesham Village Expansion was permitted in November 2012 for up to 1,210 dwellings. This was increased to 1,360 by a section 73 application granted in 2020. As of 31 March 2025, 1,217 of these new homes have been built.

An outline planning application for 800 homes plus employment and community facilities (DOV/25/00133) is currently being considered. This covers the SAP24 site allocation in the Local Plan. It follows a period of master-planning and public engagement by the applicant.

Details of all active applications for Aylesham Garden Village are listed in the Authority Monitoring Report, published on our website here: [Monitoring and Land Supply](#).

Read More about the Garden Village here: [Aylesham Village](#)



Figure 4 - Aylesham village centre aerial view

Other allocated sites

This section provides updates on non-strategic sites allocated in the Development Plan. This includes the Dover District Local Plan to 2040, Ash Neighbourhood Plan and Worth Neighbourhood Plan.

New applications received on allocated sites:

SAP16 – 104 Northwall Road, Deal

DOV/24/01322

An application for 6 dwellings has been received and is awaiting determination.

SAP16 – 115 Station Road, Deal (former Bridleway Riding School)

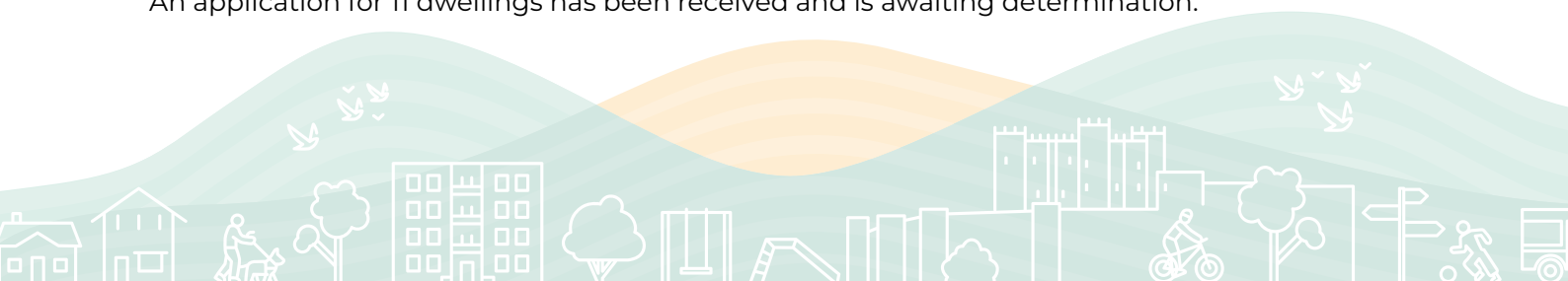
DOV/25/00320

An application for 30 dwellings has been received and is awaiting determination.

SAP16 – Land east of Northbourne Road, Great Mongeham

DOV/25/00736

An application for 11 dwellings has been received and is awaiting determination.



SAP21 – Land adjacent to Sandwich Technology School, Deal Road, Sandwich

DOV/25/00665

An outline application for 45 dwellings, a 60-bed care home and a 0.8ha sports pitch for transfer to the school has been received and is awaiting determination.



*Figure 5 -
SAP21 allocation
illustrative site plan*

SAP22 – Land at Archers Low Farm, St Georges Road, Sandwich

DOV/25/00472

An application for 35 dwellings has been received and is awaiting determination.

SAP32 – Land on the west side of Lower Street, Eastry

DOV/25/00934

An outline application for 100 dwellings, with all matters reserved except for access, has been received and is awaiting determination.

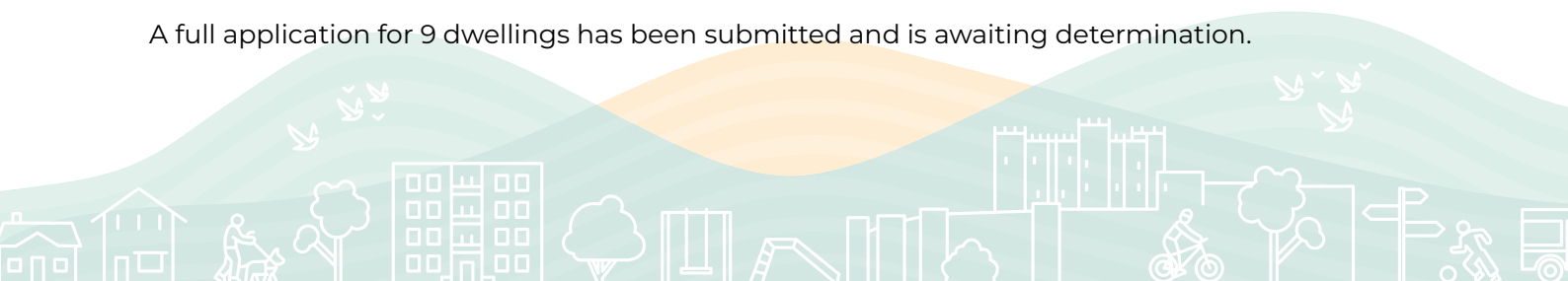


Figure 6 - SAP32 allocation illustrative street scenes

SAP33 – Land Adjacent to Cross Farm, Eastry

DOV/25/00005

A full application for 9 dwellings has been submitted and is awaiting determination.



SAP34 – Land at Woodhill Farm, Ringwould Road, Kingsdown

DOV/25/000112

A full application for 70 dwellings has been submitted and is awaiting determination.

SAP36 – St. Andrew's Gardens, Shepherdswell

DOV/22/01207, DOV/25/00908 and DOV/23/00235

An outline application for 39 units (DOV/22/01207) was granted on 30 June 2025. A reserved matters application for this site (DOV/25/00908) has been submitted and is awaiting determination.

A separate full application for 9 units (DOV/23/00235) is still under consideration.

Together these total 48 units.



Figure 7 - DOV/23/00235 site layout plan

SAP48 – Land north east of Grove Road and 13 Stourmouth Road, Preston

DOV/24/01331 and DOV/25/00105

An application for 8 dwellings has been received and is under consideration for part of the SAP48 allocated site.

An outline application for 53 dwellings was received in December 2024 for another part of the allocated site, with affordable housing and all matters reserved except access. This application is also under consideration.

Updates on applications since the last newsletter:

SAP33 – Eastry Court Farm, Eastry

DOV/24/00866

A full application for 5 homes including conversion and extension of the existing barn was granted in June.

SAP53 – Land at Ringwould Alpines, Ringwould

DOV/24/00165

An outline application for 9 dwellings was given a resolution to grant at planning committee in July.



Planning Application Updates

Sites not allocated in the Local Plan for development which come forward through the planning application process are known as ‘windfall’ sites.

This section contains information on some of the larger or more significant planning applications for windfall development in the district.

Housing

Grove Villa, 28 Mill Road, Deal

DOV/23/01457

A full application for 13 dwellings was granted in June 2025.

44-46 Mill Hill, Deal

DOV/24/01248

This application was for the erection of a detached bungalow and sub-division of the existing property to two residential dwellings.

It was initially refused by officers but was granted with conditions at appeal in June 2025.



Figure 8 - DOV/24/01248 proposed south east elevation

Sandfield Farm, 108 Northwall Road, Deal

DOV/24/00858

This application is for 44 dwellings. It is currently awaiting determination.

Discovery Park, Sandwich

DOV/23/01351

A Reserved Matters application for 112 dwellings was granted in May 2025. Further reserved matters applications have been received and are currently awaiting determination:

- 25/00459 for 356 dwellings, landscaping, open space, sports facilities, commercial uses and associated infrastructure
- 25/00460 for 32 dwellings and associated infrastructure.



Land North of Gobery Hill, Wingham

DOV/24/00580

This planning application for the erection of 17 dwellings was given a resolution to grant at planning committee in July 2025. Work is ongoing to finalise the Section 106 agreement, after which a decision will be formally issued.



Figure 9 - DOV/24/00580 proposed street scene

Elite Wash Centre, Sandwich Road, Hacklinge

DOV/24/01240

This application was for outline permission for the erection of seven custom-build dwellings. It was refused at Planning Committee in August, in accordance with the officer recommendation.

Karma Leisure Ltd, Adrian Street, Dover

DOV/25/00311

This application is for 29 dwellings and a home working hub on the site of the former nightclub. It is currently awaiting determination. The dwellings are proposed to be a mix of one, two and three-bed flats.

Land north of Orchard View and west of Saunders Lane, Ash

DOV/25/01015

This is a reserved matters application for 76 dwellings and is currently awaiting determination. It adds detail to the previous outline application which was granted in September 2022 (DOV/19/01462).

Monkton Court Lane, Eythorne

DOV/24/00892

This application for 24 dwellings was refused at planning committee in August, on the grounds of harm to the character and appearance of the area. In particular, the loss of the best and most versatile agricultural land was considered inappropriate.



Employment

Alongside housing development, the new Local Plan aims to support economic growth. It has five policies aimed exclusively at economic development. Read more in our Local Plan [here](#).

Together, these aim to provide a range of developments at various appropriately chosen sites across the district. They will include sectors like retail, office use, research & development, and storage & distribution.

Land at the corner of Townwall and Woolcomber Street, Dover

DOV/24/00293

This application for the erection of a drive thru restaurant, car parking, car charging bays, substation, landscaping and associated works was granted permission in July.

The development occupies the vacant site of the former leisure centre, demolished in 2020.



Figure 10 - DOV/24/00293 proposed elevations

Land At New Park, Straight Mile, Betteshanger, Northbourne

DOV/25/00976

An application for the construction of 96 holiday lodges and associated facilities has been received. It is currently awaiting determination.

Land north west of Deal Business Park, Southwall Road, Deal

DOV/25/00391

An outline application for the erection of up to 4,200sqm of commercial space with associated parking and infrastructure has been received. It is currently awaiting determination.

Renewable Energy

Land to the south of Thornton Road and east of Thornton Lane, Tilmanstone

DOV/25/00709

This application is for a 49.5MW solar photovoltaic farm and associated battery energy storage system (BESS). It was received in June 2025 and is currently awaiting determination.



Enforcement Updates

Enforcement is an important part of the planning system and is a discretionary function that the council exercises. Effective enforcement is important as it tackles breaches of planning that would otherwise have an unacceptable impact on the amenity of the area. See the council's enforcement plan for more information: [Planning Enforcement](#).

The following enforcement notices have been served by the council so far in 2025:

Verge north of junction of Green Wood slip and Chalksole Green Lane, Alkham

ENF/25/00017

Officers were alerted to works taking place on the land in January 2025, after which a caravan and hardstanding were unlawfully erected onsite. Following an enforcement notice, the caravan has been removed and the land secured with a concrete boulder.

Land south east of Mill Cottage, Mill Road, Staple

ENF/22/00311 and 25/00017/S174

This site, a piece of the former Summerfield Nurseries, was served an enforcement notice in December 2023 for the unlawful storage of caravans. When it became clear the caravans were occupied, this was withdrawn, then in the subsequent time taken to establish the facts onsite, a planning application was received in April 2024. This was refused, and an appeal lodged, during which time enforcement action was put on hold. The appeal was dismissed in March 2025, and an enforcement notice was issued soon after. This notice is currently under appeal.

Uplands Farm, Meggett Lane, Alkham

ENF/25/00141

Officers were informed of unlawful land clearance, excavations and hedgerow removal being undertaken at this site at the end of May 2025. An immediate temporary stop notice was issued in June.

Land south-west of allotments, Folkestone Road, Dover

24/00023/S174

During the construction of the 29 dwellings under planning permissions 15/01032, 18/01377 and 21/01328, the enforcement team received numerous complaints about a vast chalk bank being formed to the rear of the dwellings. A site visit established that this was not in accordance with submitted plans and was therefore unlawful.

A temporary stop notice was issued, followed by an enforcement notice, which was appealed. During the determination of this appeal, the land has been sold and the site taken over by a new developer. The appeal is ongoing and we are awaiting the decision.



Planning obligations and Section 106 (S106) agreements

What are they?

Planning obligations are what a developer is required to provide, to support the housing being delivered and mitigate the impacts of the development.

A planning obligation will aim to balance the pressure created by the new development with improvements to the surrounding area ensuring that, where possible, the development would make a positive contribution to the local area and community.

Legal agreements (known as Section 106 or S106) are the primary legal mechanism the council uses to secure the delivery of planning obligations.

S106 requirements can be met by on-site delivery of infrastructure or by a financial contribution towards new facilities and services and/or improvements to existing infrastructure.

More information about planning obligations and S106 can be found in our [FAQs](#).

New online payment forms - without need for legal agreement

There are three new online payment forms for applicants whose development requires financial contributions towards certain infrastructure or mitigation works in the district, but does not need a S106 or other legal agreement to be signed. This will speed up getting a planning decision.

These forms are available for the following three obligation items, which apply to all new dwellings in certain areas of the district:

- Thanet Coast and Sandwich Bay Mitigation Strategy Payment
- Dover Strategic Highways Contribution Tariff
- Off-Site Tree Planting Contribution Payment

Each form can be found on our Infrastructure Delivery webpages [here](#). Our map setting out the catchment zones for these contributions can be found on our website [here](#).

Your case officer will advise you whether these obligations apply to your application, and how to make payment. Payments must be made before a consent is granted but will remove the need for a legal agreement to be signed.

NEW - Discharging S106 obligations form

Applicants with a S106 agreement already in place can now use the new “Discharging S106 Obligations” notification form on our website [here](#). This form should be used when you are ready to notify the council you have delivered an obligation or wish to make a payment.

This form allows applicants to notify the council of one or multiple obligations, upload submission documents where required, and provide their contact details all in one place. This will speed up the discharging of S106 obligations, and the S106 officer will work directly with your case officer and the land charges teams.



Working with Town and Parish Councils

When a S106 agreement is negotiated, and contributions are agreed, they are usually secured towards projects delivered by the infrastructure provider. This can include Town and Parish Councils, where they might be responsible for local services such as open space or play facilities. In instances where money is collected by the council on behalf of other organisations, the S106 funding is transferred to them once the relevant project has been planned and agreed.

In the past two years we have transferred approximately £20,409.06 of S106 contributions to the Town and Parish Councils who will use it to deliver local infrastructure. These will be spent on infrastructure such as open space, community and sports facilities in local communities, as identified in the S106 legal agreement. A further £28,351.97 is already allocated.

Town and Parish Councils can view all the S106 funds held or secured in our annual [Infrastructure Funding Statement](#) and email the S106 team at developer.obligations@dover.gov.uk for more information on specific funds.



Planning Document Consultations

In the past few months several consultations have been open to the public. More will be available soon. We will publish further updates on our website [here](#).

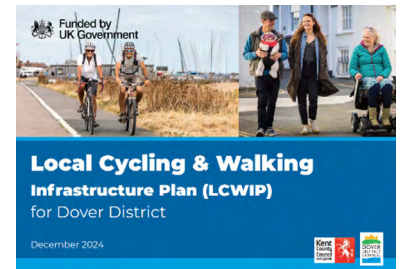
Local Cycling and Walking Infrastructure Plan (LCWIP)

The LCWIP is a plan which seeks to connect people and places across the district with safe and accessible routes. A consultation ran from 15 of April until 27 of May on the draft document.

Feedback from the consultation and external roadshows highlighted support for 20mph zones in town centres to improve cycle and pedestrian safety, and the potential environmental and health benefits of expanding the district's cycle network.

The final LCWIP will be recommended for adoption at Cabinet in November.

More information is available on the LCWIP on our website [here](#).



Great Mongeham Character Area Appraisal and Management Plan

The heritage team led a consultation on this updated appraisal and management plan from 9 June until 21 of July. It included an in-person event held in Great Mongeham. Through collaboration with the Great Mongeham Society, the updated plan includes a boundary review and more clearly describes the features of the conservation area.



The final document, along with extensions to the boundary of the Conservation Areas, was recommended for adoption at Cabinet on 6 October.

More information on Conservation Areas is available on our website [here](#).

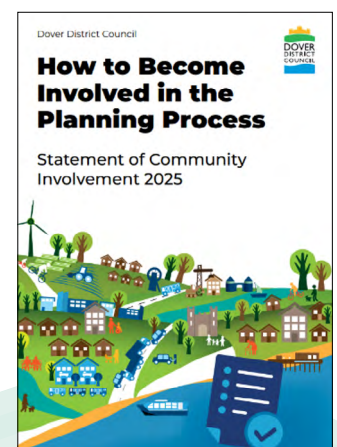
2025 Statement of Community Involvement

The Statement of Community Involvement (SCI) sets out who, when, and how the planning department consults on planning applications, and the different documents it produces.

A public consultation ran from the 16th of July until the 26th of August. Feedback from stakeholders and residents were taken into consideration and some changes were made to the final version.

The final document is recommended for adoption at Cabinet on 6th October.

More information on the Statement of Community Involvement is available on our website [here](#).



Thank you to everyone who submitted comments on these documents.

Upcoming consultations

Archaeology of Dover Supplementary Planning Document (SPD)

Dover District is particularly rich in archaeological remains. A new Supplementary Planning Document (SPD) is being produced to assist applicants seeking to undertake development affecting archaeology by providing additional guidance to decision makers and developers.

This will enable them to identify potential impacts of development schemes on archaeology and incorporate appropriate mitigation. A public consultation on this draft SPD will be launched in November.

Find out more about our future work plan and upcoming consultations in our Local Development Scheme 2025-2029 (LDS), linked on our [website](#).

You can sign up to be notified of consultations on planning policy documents when available through our consultation portal '[Objective](#)', or through '[Keep Me Posted](#)', our direct mailing list.

Design Code

The team is working with other councils across East Kent to prepare a Design Code for the district. A Design Code is a set of simple, concise, illustrated design requirements that are visual and numerical, wherever possible, which provide specific, detailed parameters for the design of new development.

As part of the East Kent Project, Design South East has independently appointed a new Community Panel of residents from our district to support our production of a Design Code. Those selected will attend two workshops, to help develop a vision and identify priorities for the Design Code.

Applications have now closed for this panel, but there may be more in the future.

A public consultation survey will be open for six weeks to get residents' views on the design of new developments and local character. Your input will assist in the development of the future codes. To participate in this survey and find out more, see our [website](#).



Planning News

Authority Monitoring Report (AMR) and 5-year land supply update

We are required to monitor the effectiveness of our plans and strategies and update data on completions of new homes and other types of development. We do this by conducting site surveys at the end of each monitoring period (1 April to 31 March) and publishing the results in the Authority Monitoring Report (AMR).

We recently published our AMR Housing and Placemaking chapters for the 2024/2025 period, which contain information on housing completions, the amount and types of development permitted, and how the Local Plan policies have been implemented.

Accompanying this is a Five-year Housing Land Supply report, which is required to be updated annually and demonstrates the district's anticipated housing supply for the coming five year period.

The report's key findings are that the council can demonstrate 5.8 years of housing supply, which means our Local Plan policies still have full weight in the decision-making process on planning applications.

More information is available in our Five-year Land Supply Report on our [website](#).

Self-Build and Custom Build Register

The council's Housing team is set to release two self-build plots for sale. Both have outline planning permission. The sale of these plots will be offered first to those on our Self-Build Register. Funding for these was secured through the [Brownfield Land Release Fund \(BLRF\)](#).

If you would like to join our register for any future plots available for Self-Build and Custom Build then please register [here](#).

Further information can be found on our [website](#) and in our [Authority Monitoring Report](#).

Langdon Neighbourhood Plan - Examination

Led by the Parish Council, the draft Langdon Neighbourhood Development Plan sets out the community's vision on how the villages and wider parish will develop in the future.

The Parish Council has completed the final stage of public and stakeholder engagement on its Regulation 16 Neighbourhood Plan, which ran from 23 June until 4 August 2025.

An independent examiner (Derek Stebbing BA (Hons) DipED MRTPI) has been appointed to conduct the examination into the Plan. Details of the examination will be published on the [website](#).

Following the examination, the Inspector's report will set out any Main Modifications (recommended amendments to the plan), which will be assessed by both the Parish Council and District Council, before it progresses to a local referendum, and then on to Adoption.

More information is available here: [Neighbourhood Development Plan | Langdon Parish Council](#)

