



Dover District Council

# Planning & Development Newsletter

**March 2025**

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# Introduction

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

These newsletters will provide an insight into planning news, live consultations, and updates on major development sites across the district with information on planning application decisions and site progress.

As the first edition, this issue contains updates on a range of applications from throughout 2024, and early 2025.

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# News

## New Local Plan to 2040 adopted

**The new Dover District Local Plan was formally adopted on 16th October 2024.**



It sets out a clear and ambitious policy platform to guide future development to 2040. It is used to determine planning applications in the District and replaces the Core Strategy (2010), Land Allocations Local Plan (2015) and 'saved' policies in the Adopted Local Plan (2002).

A copy of the new Local Plan, along with supporting documentation and other useful information about the plan and the Examination process can be downloaded from our website here: [Dover District Local Plan](#)

The Local Plan will now be the main policy guidance for determining planning applications, along with national policy and other local guidance.

*Within the settlements of Ash and Worth, the Local Plan is effective alongside their respective adopted Neighbourhood Plans.*

### Supplementary Planning Guidance

The council's website contains a range of other planning guidance documents, including guidance on affordable housing, design, heritage, landscape and environmental considerations. The council is intending to publish new and amended SPDs. See the new Local Development Scheme (LDS) 2025 for more information: [Local Development Scheme](#)

### New Parking Standards

Kent County Council have recently adopted new Parking Standards Guidance, which will be used when considering applications in Dover. [Available here.](#)

### Langdon Neighbourhood Plan Consultation

The Parish Council has consulted on the draft (Regulation 14) Neighbourhood Plan for its parish. The consultation closed on 17th February 2025.

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



# Council Projects

The Council is involved in many key projects within the District. Further details are updated on our [website](#) and [press releases](#) are regularly issued. Some key projects are listed below.

## Dover Fastrack

Dover Fastrack is now open and will be an all-electric rapid bus transit system connecting Whitfield with Dover town centre and Dover Priory railway station. Dover Fastrack supports the sustainable development of new housing in Whitfield and at the former Connaught Barracks site, along with commercial development on the White Cliffs Business Park in Whitfield.



Figure 1 - Fastrack CGI Express Route Bridge Over the A2



## Bench Street & Dover Beacon

The Beacon is the redevelopment of a site in Bench Street, Dover. The Dover Beacon project will deliver over £90 million of economic benefit and includes:

- An education campus providing training opportunities in creative and digital industries
- A business centre, providing flexible, affordable office space for start-ups and small to medium sized enterprise
- A creative centre, and café with improved public realm and expansion in partnership with Dover Town Council of the Dover bike hire scheme
- The Bench development has recently started its construction



Image Credit: Lee Evans Partnership

## Maison Dieu, Dover

A stunning transformation: The Maison Dieu (Dover Town Hall) is a scheduled monument, and a Grade I listed building in the heart of Dover. It is nearing completion of a £10.5 million restoration and will reopen in May 2025. The Maison Dieu will host weddings, ticketed events, conferences and community events.

The restoration, with support from the National Lottery Heritage Fund, the Wolfson Foundation, Dover Town Council and the Dover Society has improved access to the building with a new accessible street-level entrance and lift. The restoration will welcome a new audience to this 800-year-old building.



*Image Credit: Matt Emmett*

For more information please email [maison.dieu@dover.gov.uk](mailto:maison.dieu@dover.gov.uk)



# Strategic Site Updates

This section includes updates on major, strategic sites allocated in the Development Plan for significant growth. You can find more information on planning applications [here](#).

## Whitfield Urban Expansion SAP1:

- The Whitfield Urban Expansion has been identified for development since 2010, and overall the site will deliver approximately 6,350 homes with a number of supporting services and infrastructure
- Two outline planning permissions were granted under Phase 1/1A, totalling 1,350 units and an application for 133 units on Singledge Lane has been completed
- To date, there are 589 houses built across the development site
- Two applications for Phase 2 are currently under consideration for over 700 homes (DOV/23/01458 and 23/00830), plus the final segment of Phase 1, for 328 units (DOV/25/00172)
- Dover Fastrack bus service became operational in November 2024. Read more in our AMR [here](#)



## Aylesham Garden Village:

- Aylesham Garden Village has been developed over several decades. 1,360 homes were granted planning permission as part of the village expansion under planning reference DOV/19/00821
- 1,065 of these new homes have been built, and the remaining are under construction
- Phase 3 Parcel 1 North of Dorman Avenue North for 39 dwellings was given resolution to grant at Planning Committee in December (DOV/23/00951)
- A further site has been allocated in the new Local Plan for around 640 homes plus employment and community facilities (Policy SAP24)
- Masterplanning led by the developer is underway on SAP24, with public engagement being held. A planning application has been received and is under consideration (DOV/25/00133)



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



# Planning Applications Updates

This section contains information on a selection of some of the larger development proposals across the district moving through the planning system. This includes planning applications being considered, granted planning permissions or sites being constructed in the district over the past year. It is a snapshot, and does not contain all planning applications. You can find more information on planning applications [here](#).

*Please note that the sites which are Local Plan site allocations have their SAP site reference in their title.*

## Dover Area:

### Connaught Barracks, Dover

The Connaught Barracks site is being redeveloped and currently there are 40 completions and a further 24 dwellings under construction. A further outline planning permission for the site was granted in September 2021 for up to 300 homes, together with provision for parking, internal roads, footways and cycleways, open space, landscaping and surface water drainage features. Implementation of the proposals on the site has been divided into several phases and includes the provision of a 50-space visitor car park and Fort Burgoyne arrival space.



*Image Credit: WYG, 2021*

### Military Road

DOV/23/00076

This site plans to provide 8 homes consisting of 6 x 1 bed flats 2 x 2 bed flats, one of which will be wheelchair accessible. The new homes will be let at social rent. Construction is due to commence on site in 2025. Homes England grant funding has been awarded for this site.



*Military Road, Dover*

### Poulton Close

DOV/20/01258

This site is owned by the Council and is being developed for new Council housing. A planning application has been approved for 24 studio, one bedroom, two bedroom and three-bedroom apartments including some that are designed for people with mobility requirements.

The new homes will be let as social rent and will provide interim housing for local people facing homelessness. The project forms part of the Council's commitment to develop its own interim housing to reduce the reliance on B&B accommodation.

## SAP9 – Barwick Road Industrial Estate

DOV/22/01305

Permission granted for 120 dwellings including 81 three and four bed houses and four three- and four-storey buildings containing 39 flats, relocation of vehicle access and the creation of vehicle access, parking, landscaping and infrastructure.

## Deal Area:

### Land SW of Sholden Drive, Sholden

DOV/22/01409

This Reserved Matters application for 64 dwellings was granted following consideration by planning committee in October 2024.

This application forms the second part of the outline permission for 110 dwellings (21/00402), with the other for 46 dwellings granted permission in February 2024 (23/01078).



### Stalco Engineering, Great Mongeham

DOV/18/00764



The site for 35 dwellings is currently under construction. DDC will be acquiring the 10 affordable homes on the site, which comprise a mix of 7 homes at affordable rent and 3 shared ownership homes.

### SAP14 – Land at Cross Road, Deal

DOV/21/01822

Outline application granted permission for 140 homes in September 2024, including affordable housing, public open space and appropriate landscaping and vehicular access.



## Sandwich Area:

### Discovery Park

DOV/23/01351

Reserved Matters application for 112 dwellings was given resolution to grant at Planning Committee in November.

## Rural Areas:

### Easole Street, Nonington

DOV/21/01615

This application was granted full planning permission in January 2024 and will deliver 27 new homes. Four of these are affordable rent flats, 2 x 1 bedroom and 2 x 2 bedroom. In addition, there are 2 x 2 bedroom houses, which will be sold on a shared ownership arrangement, and 2 x First Homes. Completion of the scheme is anticipated by Autumn 2025.



Front Elevation

*Easole Street, Nonington*

Further details of the shared ownership process can be found on the Dover District Council [webpage](#).

### SAP33 – Land adjacent to Cross Farm, Eastry

DOV/24/00866

Full application received for 5 homes including conversion and extension of the existing barn. The application is currently under consideration.

### SAP34 – Ringwould Road, Kingsdown

DOV/25/00112

An application was received in February 2025 for 70 dwellings and is currently under consideration.

### SAP36 – St. Andrew's Gardens, Shepherdswell

DOV/22/01207 and DOV/23/00235

Two applications have been received; the first is an outline for 39 units, including 12 two-bed Affordable Housing units which went to committee in February 2024 and has a resolution to grant. The second is a full application for 9 units which is currently under consideration. Together these total 48 units.

## **SAP40 – New Townsend Farm, St. Margaret's-at-Cliffe**

DOV/24/00006

Outline permission has been granted for 15 homes, including three affordable rent and two shared-ownership units.

## **SAP41 – Footpath Field, Wingham**

DOV/23/00976

Full permission granted in July 2024 for 71 dwellings including affordable housing, along with details of infrastructure, drainage, public open space and landscaping.

## **Land North of Gobery Hill, Wingham**

DOV/24/00580

This planning application for the erection of 17 dwellings was deferred at planning committee in October 2024 for a site visit to seek a traffic safety audit.

It is expected to return to Planning Committee in April 2025



## **SAP44 – Land East of Great Cauldham Farm, Capel-le-Ferne**

DOV/24/00257

Outline application for 90 homes went to committee in November 2024 and has a resolution to grant. Under the submitted proposals, the development would provide 27 affordable housing units – 14 social rent, 6 affordable homes, and 7 starter homes.

## **SAP45 – Land Opposite 32 – 38 Cauldham Lane, Capel-le-Ferne**

DOV/24/00797

Following outline consent in 2023, a Reserved Matters application for 16 homes was granted permission at Planning Committee in December 2024.



## **SAP46 – Langdon Court Bungalow, East Langdon**

DOV/23/00370

A resolution to grant outline consent for 40 dwellings was given in January 2024. This development provides 16 affordable housing units.



## Land at The Street, East Langdon

DOV/23/01236

This outline application for 8 dwellings was approved at planning committee in October, with an additional condition to meet M4(2) standards for accessible and adaptable dwellings.



## SAP47 – Lydden Court Farm, Lydden

DOV/23/01061

An outline application for 23 units was given a resolution to grant at planning committee in January 2025, with clarification sought regarding the provision of M4(3) (wheelchair accessible) dwellings as part of the Section 106 Agreement.

## SAP48 - Stourmouth Road, Preston

DOV/24/01331

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

## SAP49 – Land to East of Bisley Nursery, Worth

DOV/23/00769

An outline application for 30 homes was refused in late 2023, on the grounds that it would intrude into and cause ecological damage to surrounding open countryside without further mitigation. The applicant appealed, but this was dismissed by the Planning Inspectorate.

## SAP51 – Land Opposite the Conifers, Coldred

DOV/21/00882

An outline application for 5 self-build and custom build homes was given a resolution to grant in March 2023.

## SAP53 – Land at Ringwould Alpines, Ringwould

DOV/24/00165

An outline application for 9 dwellings has been received and is under consideration.

## SAP55 – Beacon Lane, Woodnesborough

DOV/23/00521

A full application for 8 homes was granted consent in August 2024.



# Employment Development

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 policies aim to provide a range of developments at various sites across the district and will include retail, office use, development and storage distribution.



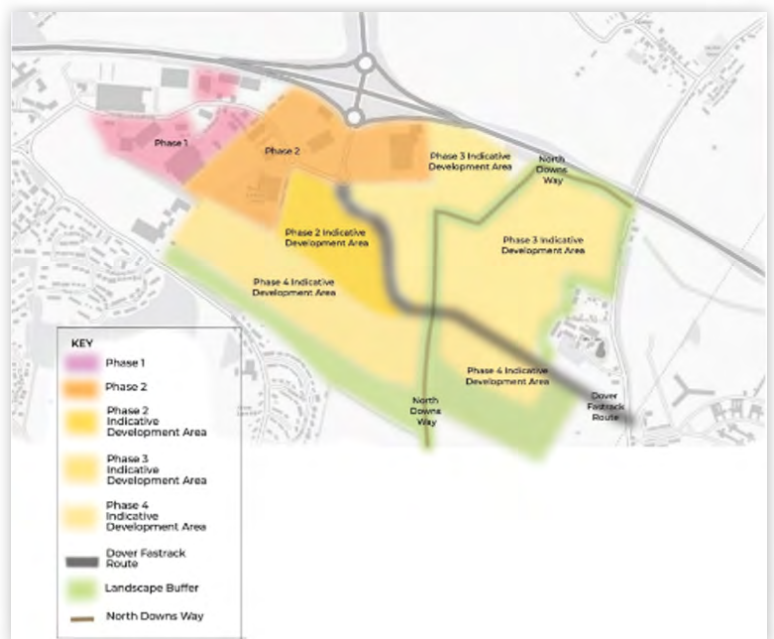
The plan forecasts a need for a minimum of 117,290sqm of employment floorspace by 2040, and is on track to meet this target. In the previous year, 3284sqm was delivered, with more to come on key sites such as Sandwich Discovery Park, White Cliffs Business Park and Statenborough Farm, Eastry.

The Local Plan target of 117,290sqm assumes that additional floorspace beyond allocated sites will be provided through windfall development. This will help progress towards the target and smooth out any supply chain-related delays or unanticipated losses through changes of use.

## White Cliffs Business Park

The White Cliffs Business Park has been a longstanding employment site, allocated for additional growth. It has been built out in phases over the past 30 years, with a mixture of employment and retail uses, with the most recent completed development being 22 business units in Phase 2.

The recently adopted Local Plan identifies additional land for Phase 4 of the site.



# Other News

## Brownfield Register

The department has recently updated the Brownfield Register for the District, in accordance with national government guidelines, and furthering the aim to focus new development on underutilised areas of previously developed land (PDL).

Our Brownfield Register, alongside a map of sites and instructions on how to request to add a site can be found [here](#).

## Self-Build Register

The Council is committed to supporting increased access to housing throughout the district. This includes those wishing to build their own homes as either self-build or custom housebuilding projects.

The department has recently updated its self-build and custom build register. The register enables the Council to develop a strategy to ensure sufficient serviced plots are granted sufficient planning permissions to meet the demand identified by the register.

Those wishing to apply to join the register can read the guidance from the link below. Applications to join carry a £30 application fee (if the application is deemed eligible) and a £15 annual renewal fee.

Read more about our Self-Build and Custom Build guidance and the relevant regulations [here](#).

## First Habitat Bank Secured

The implementation of Biodiversity Net Gain (BNG) policies has led to a requirement for new Habitat Banks across the country which enable the purchase of off-site biodiversity units by developers.

The first Habitat Bank in the district has recently been secured at Chalksole Farm. It is registered on the Natural England National Sites Register.

More information about the Habitat Bank is available [here](#).



## 3G Pitch at Whitfield

People living in Dover are set to benefit from fresh investment into local grassroots sports facilities thanks to a £942,281 grant from the Premier League, The FA and Government's Football Foundation.

Planning permission for the creation of an all-weather 3G Artificial Grass Pitch (AGP) with floodlighting and an access footpath has been given and will be located within the grounds of Dover Christ Church Academy (DCCA). The refurbishment of two netball courts with floodlighting at the school was also given the go-ahead.



The £1.2m project is being jointly funded by the Football Foundation, Dover District Council, Turner Schools and local clubs including Dover Rangers, Whitfield Juniors FC and Dover Athletic Youth FC.

The Development uses £178,000 of Section 106 money, and is scheduled to commence in Spring 2025.

## Planning Fees

Changes to planning application fees across England take effect from 1 April 2025. These changes stem from the National Planning Policy Framework consultation held last year, which proposed updates to planning application fees nationwide.

Based on Government's consultation response on fees, there are a set of targeted increases to better reflect the cost to local authorities of determining householder and prior approval applications, as well as to the cost of applications that seek to discharge, vary, or remove conditions on planning consents. For example, householder applications for alterations/extensions will roughly double, from £258 to £528.

For a full breakdown of fee changes, and further information, see the Planning Portal website [here](#).



# Glossary

## Pre-app

'Pre-Application'; A consultation between council and applicant prior to an application being formally submitted, in order to get advice and clarification on details.

[Click find out more.](#)

## Neighbourhood Plan

A development plan adopted by some smaller settlements in the District, giving them the power to shape local development based on their local needs.

Once adopted, they take precedence over the Local Plan, but cannot overrule them on strategic matters. (Currently only Ash and Worth have adopted Neighbourhood plans within the district).

[Click to find out more.](#)

## Fastrack

A dedicated zero-emission, express bus network linking Whitfield to Dover Priory Rail Station.

[Click to find out more.](#)

## Outline Application

An application which establishes whether development on a site is acceptable in principle, without the need to submit full details such as layout, parking, drainage etc.

Before development can commence, a Reserved Matters application is required to provide full details.

[Click to find out more.](#)

## Reserved Matters Application

An application submitted after an Outline application has been approved, providing further details on layout, type and amount of buildings and dwellings.

These may also include things such as site assessments from Ecologists, KCC Highways advice and Flood Risk Assessments.

[Click the link to find out more.](#)



## Section 106

A legal agreement signed by all parties to a development which secures Planning Obligations (also known as Developer Contributions) – monies or infrastructure provided by the developer towards infrastructure and services that may be impacted by the development, such as public transport, affordable housing and road improvements.

These may be payable upfront prior to commencement, or can be paid in stages, based on specified 'trigger points' at different phases of the development.

[Click to find out more.](#)

## Resolution to Grant

A planning permission granted either by a planning committee but is waiting for further details to be agreed prior to the decision being issued, this is usually in relation to planning obligations (Developer contributions) to be secured through the S106 process.

## Previously Developed Land

Also known as 'brownfield land', these are sites which are, or were previously, occupied by a permanent structure.

This definition was amended in the 2024 revision of the National Planning Policy Framework to include areas of hardstanding, but exclude buildings used for agricultural purposes.

[Click to find out more.](#)

## Supplementary Planning Document

A document which provides more detail to how policies in the Local Plan should be used. These can include issue-based documents, design guidance and masterplans.



## Further Links

- [Dover District Local Plan to 2040](#)
- Interactive Map where you can view all the Local Plan allocations and the designations across the district – [Policies Map](#)
- [Planned council developments](#)
- Search Planning Applications - [Simple Search](#)
- [News and consultations](#)
- Get email alerts! - [Dover District Council](#)
- For more detailed information on our monitoring of Local Plan Policies, you can download our Authority Monitoring Report (AMR) [here](#).

## Get in touch

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