

Authority Monitoring Report





Climate Change



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Climate Change

This chapter reports on the monitoring indicators of the Local Plan Policies related to Climate Change. Policy SP1 forms the strategic objective and vision, and policies CC1-8 provide more specific topic guidance:

- **SP1: Planning for Climate Change**
- **CC1: Reducing Carbon Emissions**
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- **CC3: Renewable and Low Carbon Energy Development**
- **CC4: Water Efficiency**
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- **CC7: Coastal Change Management Areas**
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Planning for Climate Change

Dover District Council has declared a climate change emergency and is committed to working towards a carbon neutral district over the lifetime of the Local Plan to 2040. Amendments to the Building Regulations are a significant step to ensuring new residential and commercial development will contribute to the delivery of such objectives. Our [Climate Change Strategy and Action Plan](#) sets out plans for Dover District Council to become a net zero carbon emitter by 2030 at the latest.

Climate Change Statistics

Annual Emissions are published on the [Council's website](#) and reported in the [Council's Performance Report](#).

Public EV Charging Devices in the District

The number of publicly available electric vehicle charging devices in the Dover district has increased since the last monitoring period to 125 (as of April 2025), of these there are 27 that are 50kW and above ([data from Gov.uk](#)).

11 Tesla Supercharger bays (including 1 accessible bay) have recently been installed at St James shopping centre in Dover. Read more here: [EV Charging at St James Dover | St James Dover](#)

This growth is in line with the SP1 Policy target to increase the number of devices.

Our charging points are part of Connected Kerb - details can be found on their website: <https://www.connectedkerb.com/drivers>

Reducing Carbon Emissions

Planning also plays a key role in reducing carbon emissions and mitigating the effects of climate change and the Local Plan policies set out how this can be achieved.

Policy CC1 requires that new buildings must demonstrate how energy efficiency and a reduction in carbon emissions have been incorporated into the proposed building design. In particular, the following measures must be considered:

- a. Use of good fabric standards that reduce heat and energy needs;
- b. The use of on-site renewable and low carbon energy technologies;
- c. Measures (such as the arrangement of rooms, and orientation, size and position of windows) to utilise and control solar gains, including the position and permanence of solar shading features;
- d. Measures to promote natural ventilation.

These are assessed on all relevant planning applications.

Information on other initiatives

[Insulation/heating grants](#) are available for fuel poor/vulnerable households - helping residents achieve affordable warmth whilst at the same time reducing the household's carbon footprint and therefore improving the energy efficiency of the district's housing stock.

[Solar Together Kent](#) is a group-buying scheme that brings households together to get high-quality solar panels at a

competitive price, to help deliver the district's and Kent's vision of carbon net-zero.

Image 1 – Solar Together

Image credit:

www.solartogether.co.uk



Sustainable Design and Construction

Sustainable design and construction can make an important contribution to delivering sustainable development and addressing climate change. Such an approach also results in long-term financial savings to occupiers and benefits to the wider community by reducing carbon and other emissions and conserving water resources.

Through Policy CC2 of the Local Plan the Council will ensure that new buildings coming forward adhere to the principles of sustainable design and construction and that new development is as resilient as possible to the effects of the changing climate conditions.

Specific data collected on the percentage reduction of CO2 emissions and energy efficient measures installed in homes across the district, and Energy Performance Certificates (EPC) on new homes is currently unavailable for this year's AMR. However, for information collected by the government, [EPC's across the district for all dwellings can be found here](#).¹

¹ Table D1 - clicking on the 'D1 by LA' tab and filtering to Dover.

Renewable and Low Carbon Energy Development

Through Policy CC3, new development is encouraged to maximise opportunities for renewable energy by producing, storing and using renewable energy on-site. The Council will also take positive account of, and support development that provides further energy reductions, efficiencies, or delivers retrofitted renewable and low carbon energy measures on or near existing development sites, where measures comply with other policies of the Plan.

The number of applications permitted for the generation of renewable or low carbon energy are set out in Table 1 below:

Table 1 – Applications Granted for renewable/low carbon development in 2024/2025

Application	Location	Development
22/01509	Dover Marina Curve, Phase 1A, Dover Harbour, Dover	Variation of Condition 2 on permission DOV/20/01236 (installation of solar panels to roof of motel and reception buildings)
22/00668	Land North of Guston and the Lane, Guston	The erection of a solar farm with battery storage and associated infrastructure for a period of 40 years
22/00705	Richborough Energy Park (Part of Former Richborough Power Station) Ramsgate Road, Sandwich	Installation of an electrical battery storage facility including the installation of UKPN connection area and equipment, ground raising, landscaping and associated works
21/01045	Land to the South of River Stour, Ramsgate Road, Sandwich	Creation of a ground based photovoltaic solar farm, inverters, sub-stations, security fencing, access, infrastructure and associated works.

Water Efficiency

Policy CC4 requires all new dwellings to be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations, to achieve a maximum use of 110 litres per person per day. The Council will strongly support proposals that seek to reduce daily water consumption even further, using additional measures such as rainwater harvesting.

This requirement only applied under CC4 since adoption of the Local Plan on 16 October 2024. From then, to 31st March 2025, 45 homes were permitted which will meet the Regulation 36(3) standard.

For further information on how we plan to improve water efficiency across the district, please read our [Water Cycle Study](#).

Kent County Council hold a range of documents detailing key facts about Kent's environment and infrastructure. Click [here](#) to find out more.

Flood Risk

As set out in Policy CC5, development on sites at risk of flooding will only be permitted if it would not result in an unacceptable risk of flooding on the site itself or elsewhere, as demonstrated by a site-specific flood risk assessment (FRA).

The FRA should have regard to the NPPF and relevant national and local guidance, including the Council's Site-Specific Guidance for Managing Flood Risk. This guidance is currently being reviewed to respond to the requirements of policies CC5 and CC6 and changes to national guidance.

The [Environment Agency \(EA\)](#) are consulted on relevant planning applications in Flood Zone 2 and 3. Table 2 sets out planning applications received in the monitoring year that had Environment Agency objections, and their current status in the decision making stage. Flood risk (or the absence of sufficient information) has formed part of the reasoning for refusal for two of those applications.

Table 2 – Planning applications received in 2024 /2025 that had Environment Agency objections and their status

Application	Location	Status
24/00520	Deal	Refused
24/00817	Deal	Awaiting Decision
24/00858	Deal	Awaiting Decision
24/00936	Worth	Withdrawn
24/01240	Hacklinge	Refused Outline Permission

Surface Water Management

Policy CC6 of the Local Plan addresses the risk of flooding through surface water runoff and requires all new development to decrease surface water runoff using Sustainable urban Drainage Systems (SuDS). A Sustainable Drainage Strategy should be submitted when SuDS are required. This should contain proportionate information on the proposed sustainable drainage system.

[New National Standards for Sustainable Drainage Systems were published in July 2025](#). Principle 10 of this guidance states that: *'All appropriate planning applications should demonstrate how the national standards have been met in the site design'*.

On major schemes (10 or more homes or over 0.5ha) granted since Local Plan adoption, five of six had specific conditions in their decision notice requiring the submission of a Sustainable Drainage Strategy prior to commencement of development on site.

Coastal Change Management Areas

The local plan designates Coastal Change Management Areas (CCMA) which seek to reduce the risk from coastal change by avoiding inappropriate development on vulnerable coastlines. The area covered can be viewed on the [Policies Map](#).

In these areas, no new permanent development is permitted, although Policy CC7 sets out some guidelines for householder development, such as extensions to new dwellings.

In the 2024/2025 monitoring period three applications were granted planning permission, including two householder extensions (application refs 24/00115 and 24/00761). One new dwelling (22/00143) in Capel Le Ferne was permitted following an amendment to locate the dwelling itself outside the CCMA.

Image 2 – Dover coastline



Image credit: Dover District Council

Tree Planting and Protection

Policy CC8 of the plan requires tree planting on new developments – two for a new house, and one for every 500sqm of commercial floorspace. They should normally be provided on-site but in exceptional cases the council may accept a financial contribution towards tree planting in the district, to be used as set out in a future Tree Strategy.

The policy applied from plan adoption on 16 October 2024. Conditions to secure delivery of new trees in accordance with policy CC8, and how many trees this will deliver (or payments in lieu) will be monitored in next year's AMR.

The policy also protects existing trees, especially those protected by a Tree Preservation Order (TPO). A TPO is an order made by a local planning authority to protect specific trees. Hedgerows in rural areas are also protected if they are considered to be important. Further information can be found on our [website](#).

In the district there are over 600 TPOs in effect.

20 new Tree Preservation Orders (TPOs) were confirmed in 2024/2025. Please see Tree Preservation Orders [map](#) for locations.