

# Authority Monitoring Report





Dover District  
**Local Plan**

# Development Plan & Community Engagement



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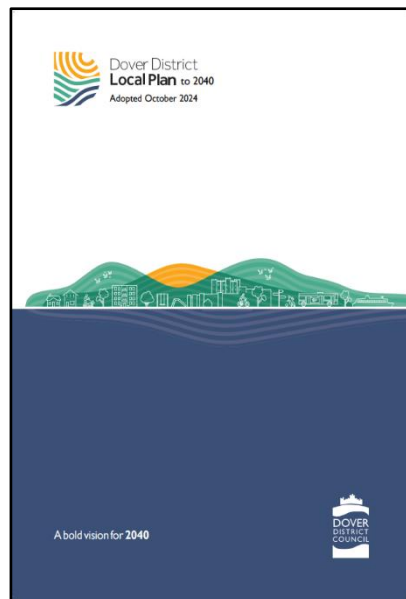
- *Adopted Development Plan*
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# Dover Development Plan

## Current Adopted Development Plan

The main development plan document; the [Dover District Local Plan to 2040](#) was adopted on 16 October 2024. It sets out the strategic priorities, policies and plans to guide future development, addressing topics such as climate change, place making, housing, employment, transport, infrastructure, the environment and heritage.

However, all the documents below create the adopted 'Development Plan' for the Dover district and are used to assess planning applications:



- **Dover District Local Plan to 2040** (2024)
- **Worth Neighbourhood Plan** (2015)
- **Ash Neighbourhood Plan** (2021)
- **Kent Minerals and Waste Local Plan** (2024-39) (Kent County Council)
- **Kent Mineral Sites Plan** (2020) (Kent County Council)

These documents can all be viewed as PDFs on [District Council website](#) and visually using the Interactive [Policies Map](#).

## Neighbourhood Plans

Neighbourhood Plans are produced by a Qualifying Body (usually a Town/Parish Council). They may set out their vision for the future and provide general planning policies and proposals which build upon the Local Plan.

As of July 2025, there are 9 Neighbourhood Area Designations which are at different stages of the neighbourhood planning process. Currently there are 2 'made' (adopted) Neighbourhood Plans; **Ash and Worth**.

Langdon Parish's Neighbourhood Plan has recently been through examination by an independent Examiner, and it has been determined that it will proceed to local referendum on 19<sup>th</sup> February 2026. Further information can be found on our [Neighbourhood Planning website page](#).

Ringwould with Kingsdown Parish Council are in the early stages of preparing a neighbourhood plan, and consultation is planned for early 2026.

Worth Parish Council have commenced a Review of their adopted Neighbourhood Plan.

Information about the status of all the Neighbourhood Plans can be found on our [Neighbourhood Planning website page](#).

If you are a Town or Parish Council or community group considering undertaking a Neighbourhood Plan for your area, further information can be found on our [website](#) and in our [2025 Statement of Community Involvement](#).

## Supplementary Planning Documents and Other Planning Guidance

Supplementary Planning Documents (SPDs) and guidance documents are intended to provide detailed guidance on how planning policies will be implemented. They can either be topic or area related. Some of the key documents for Dover district are listed below:

- [Thanet Coast and Sandwich Bay SPA Mitigation Strategy](#)
- [Delivering Affordable Housing through the Planning System SPD \(September 2007\)](#)
- [Affordable Housing SPD Addendum \(July 2011\)](#)
- [Security Measures for Retail and Commercial Premises \(January 2002\)](#)
- [Affordable Housing Rural Exception Sites \(January 2002\)](#)

A full list of planning guidance for the district can be found on our website: [Planning guidance documents](#)

The Planning Department is currently preparing multiple Supplementary Planning Documents and updates to guidance to support delivery of the Local Plan, as set out in the update on the next page of this report.

## Conservation Area Character Appraisals

In addition to the above guidance documents, the following Conservation Area appraisals have been adopted:

- Dover Town Centre (adopted in February 1988)
- Waterloo Crescent, Dover (adopted in May 2017)
- Dour Street, Dover Conservation Area Character Appraisal (adopted in September 2023)
- Kingsdown (adopted in October 2015)
- Nelson Street, Deal (adopted in January 2017)
- Upper Deal (adopted in December 2019)
- Deal South Barracks (adopted in March 2018)
- Victoria Rd and Wellington Rd, Deal (adopted in December 2019)
- St Margarets Bay (adopted in March 2023)
- Church area and Mongeham Road, Great Mongeham (adopted October 2025)

The council is endeavouring to either work with local community groups or consultants to produce appraisals for the remaining areas.

Some of our conservation areas have Article 4 Directions. This is a planning tool which limits permitted development rights for dwelling houses to ensure that any changes are managed with the character or appearance of the conservation area in mind.

More information about Conservation Area Appraisals and Article 4 directions can be found on our [Conservation Areas page](#).

## Local Development Scheme Update

Local Planning Authorities (LPAs) are required to prepare and maintain a Local Development Scheme (LDS). This is a project plan that sets out the timetable for the production of new or revised Planning Documents which will form part of the Council's Local Development Plan and guidance.

The current [Local Development Scheme](#) was adopted in March 2025. It contains a timetable in Appendix 1 for production of all documents referenced in the LDS.

This AMR report updates on progress of the Council's planning document preparation and timetables, compared to those set out in the LDS. These updates are as follows:

- **Design Code SPD** Stages 1 & 2 of this wider East Kent Project have been progressing, and early community engagement have taken place. Finalisation of background evidence documents is expected in Q1 of 2026, slightly behind the LDS timetable, but preparation of Stage 3 – production of part of the Design Code itself - is on schedule to commence in Q1 of 2026.
- **Affordable Housing SPD** Preparation of this SPD is behind schedule, but preparation work and stakeholder engagement has commenced. It is now expected that public engagement will be held on a draft SPD in Q1 of 2026, with adoption in Q2.

- **Developer Contributions SPD** Preparation of this SPD has not yet commenced, and is now expected in Q2 of 2026, with adoption by the end of 2026.
- **Local Heritage List SPD** Preparation of this SPD has not yet commenced; a new timetable is yet to be produced.
- **Dover Archaeology SPD** (*note the title has been amended since LDS*) This SPD has been out for full public consultation in accordance with the timetable and is due for adoption by the Council in January 2026.
- **Biodiversity Net Gain SPD** Preparation of this SPD has not yet commenced; a new timetable is yet to be produced.
- **Site Specific Flood Risk Assessments SPD** Preparation of this SPD has commenced and is currently at the stage of stakeholder engagement and is planned for adoption in Q1 in accordance with the LDS timetable.
- **Infrastructure Delivery Plan** Early preparation has commenced, and stakeholder engagement is planned for early 2026.
- **Statement of Community Involvement** The 2025 SCI was adopted in Q3 of 2025, as timetabled in the LDS.

**The Council intends to review the document status and timetables set out in the current LDS during 2026, taking into account National Planning Policy Framework proposed updates and Local Plan reforms.**

## Duty to Cooperate

The duty to co-operate (DtC) places a legal duty on councils to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation relating to strategic cross-boundary matters.

The Council co-operated with other authorities in Kent and key stakeholders in planning for the district's future through the Local Plan. This involved a number of meetings over the monitoring period which are shown in the [Duty to Cooperate Statement](#). Please also review [the Local Plan examination library](#) which contains further DtC information.

There is also a requirement for the preparation of Statements of Common Ground (SOCG) as part of the plan-making process. A SOCG is a written statement comprising factual information regarding cross-boundary impacts of a Development Plan's proposals and any necessary mitigation.

As part of the preparation of the Local Plan, the Council prepared SOCGs with relevant stakeholders (e.g., neighbouring local planning authorities) which are available on the website here: [Examination Documents](#).

These are the latest DtC documents, as following the adoption of the Local Plan in Oct 2024 the Council has not commenced its next period of plan making therefore no formal DtC has taken place on our plan making. However, DDC continues to engage with Local Authority neighbours through regular meetings and events with regards to their ongoing plan-making and other strategic matters.

## Public/Community Engagement

The Council has a legal duty to consult residents and businesses at different stages planning document preparation. The Statement of Community Involvement (SCI) sets out how the Council aims to facilitate this. A revised [Statement of Community Involvement](#) (SCI) was adopted in 2025.

### 2024/2025 Consultation events

Table 1 lists public consultation events held on planning documents during the 2024/25 monitoring period:

Table 1 – Consultations in the Monitoring Year 2024/2025

Consultation Event	Date
Sustainability Appraisal - Main Modifications (April 2024) and ED53: Habitats Regulation Assessment (April 2024)	11 April 2024 – 24 May 2024
Main Modifications to the Local Plan	11 April 2024 – 24 May 2024

Details for these consultations can be found here: [Consultation Home - Keystone \(objective.co.uk\)](#).

We received 11 comments on [Sustainability Appraisal](#) and 172 comments on the [Main Modifications](#).

**For information on future planning document consultations, you can register [here](#) on our dedicated portal or sign up to the Council's '[Keep me posted](#)'**