

Dover District Council

Authority Monitoring Report



PLANNING & DEVELOPMENT 
DOVER DISTRICT COUNCIL



Introduction



In this Section:

- *What is the Authority Monitoring Report (AMR)?*
- *Time period covered by this AMR*
- *Development Plan Targets and Monitoring Indicators*

Introduction

What is the Authority Monitoring Report (AMR)?

Every Local Authority is required by national legislation (listed below) to produce an Authority Monitoring Report annually. This should contain information which monitors implementation of the [Local Development Scheme](#) (LDS), and the effectiveness of policies within the Local Plan.

This AMR has been prepared in accordance with such legislation, and contains other useful information about the district. It demonstrates what development and growth is happening and sets out useful information on planning documents, local information and relevant statistical data.

This AMR does the following:

- Reviews the council's progress in relation to the development plan (the Local Plan and other Development Plan Documents, as set out in the LDS) and reports against its monitoring targets
- Reviews the Council's progress in producing planning policy documents and guidance
- Provides district-wide planning statistics on housing, placemaking, employment and retail, natural and historic environment and climate change, transport and infrastructure
- Reports on public consultations undertaken by the planning department
- Reports on Neighbourhood Planning progress.

The AMR covers the following chapters:

- Introduction
- The development plan
- Housing growth
- Place making
- Economic growth
- Retail and town centres
- Transport
- Natural and historic environment
- Climate change

These chapters will be published separately on our [monitoring and land supply webpage](#) to make it easier to navigate for readers.

We will publish the Introduction and Housing statistics chapters first. This will correspond with the publication of our 5-year housing land supply report and second development newsletter. Both these documents can be viewed on our website [here](#).

Time Period Covered by This AMR

This AMR refers to data collected within the most recent full monitoring year 2024 to 2025, which is from the **1 April 2024 to the 31 March 2025** inclusive.

However, the status and progress of some topics, and in particular the status of policy documents mentioned in this AMR, are relevant at the time each individual chapter was published.

Copies of previous AMRs are available and can be downloaded from [our monitoring and land supply webpage](#).

Development Plan Targets / Monitoring Indicators

To monitor the policies within the development plan (Local Plan) effectively, it contains a number of targets or '[monitoring indicators](#)' which can be used to assess annually whether policy aims are being achieved.

The Dover District Local Plan to 2040 ('Local Plan') introduced many new policies which now apply across the district, and with those policies are new monitoring targets. This AMR builds on the previous edition to reflect the new Local Plan structure, policies and the new monitoring indicators.

The Local Plan was adopted in October 2024, and this report covers the period 1 April 2024 to 31 March 2025. This means the Local Plan was not used to determine all applications within that monitoring year.

As such, not all policies can be effectively monitored yet, as the data and mechanisms that will be used to do so have not yet been finalised, or the data is not yet available. There will be a transition period of several years, during which time processes will be implemented at the planning application stage to enable the effective monitoring of these policies in future AMRs.

Relevant legislation:

- [Section 35 of Planning and Compulsory Purchase Act 2004](#)
- [Regulation 34 Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#)
- [Localism Act 2011](#)



Development Plan & Community Engagement



In this Section:

- *Adopted Development Plan*
- *Neighbourhood Plans*
- *Supplementary Planning Documents and Guidance*
- *Local Development Scheme Timetable update*
- *Duty to Cooperate and Public Engagement*

Dover Development Plan

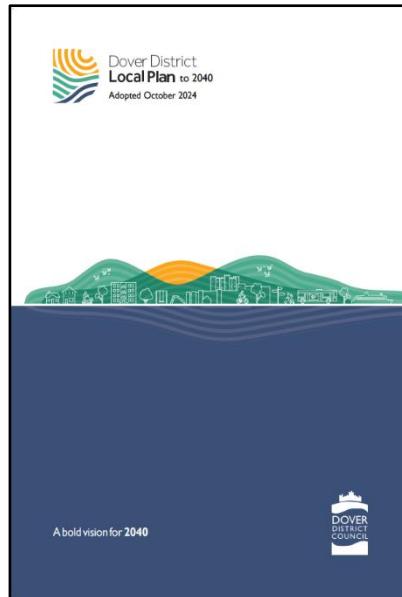
Current Adopted Development Plan

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 19th 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](#)'



Housing Growth



In this Section:

- Key Statistics
- Annual Housing Completions
- Strategic Site Allocation Updates
- Future Housing Delivery / Land Supply
- Type and Mix of Housing
- Affordable Housing Delivery
- Rural Local Needs Housing
- Self-Build and Custom Housebuilding
- Applications for Extensions and HMOs
- Gypsy and Traveller Pitch Need and Supply



Summary

Key Statistics

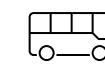
1 April 2024 to 31 March 2025

621 new homes built

- 43% on allocated sites, 57% on windfall sites
- 19% at Whitfield Urban Expansion
- 23% on brownfield land
- 22% of this was affordable housing



- 913 homes granted permission
- 593 under construction
- Overall, 4,275 homes with permission are yet to be completed



Housing Policies

This chapter reports on the monitoring indicators of the following Local Plan Housing Policies:

- **SP3: Housing Growth**
- **SP4: Residential Windfall development**
- **SP5: Affordable Housing**
- **H1: Type and Mix of Housing**
- **H2: Rural Local Needs Housing**
- **H3: Meeting the needs of Gypsies and Travellers**
- **H4: Gypsy and Traveller Windfall Accommodation**
- **H5: Self-Build and Custom Housebuilding**
- **H6: Residential Extensions and Annexes**
- **H7: Houses in Multiple Occupation (HMO)**

Housing Growth

As set out in Strategic Policy SP3, over the plan period up to 2040, the Council has set a target of at least 10,998 net additional new homes across the district, which will be realised through site allocations and windfall applications. It is expected that most of the new housing coming forward will be in Dover urban area and Whitfield Urban Expansion (WUE), where a total of 2,200 new homes has been planned

for up to 2040, with more beyond, totalling around 6,350 homes at WUE once complete.

A further 1,914 homes have been allocated in the larger settlements of Deal, Sandwich and Aylesham. Finally, it is expected that over the course of this plan period 1,094 additional homes will be built in the rural settlements across the district.

What is the difference between site allocations and windfall applications?

A **site allocation** is a site that has been identified and proposed for development in the Local Plan. Each of these sites have been allocated an indicative number of homes. These allocations are split into two sub-groups: **strategic sites** and **non-strategic sites**. Strategic sites are central to the delivery of the Local Plan's strategy and are typically larger in scale than non-strategic.

Windfall sites are those sites which become available for development through the planning application process rather than being allocated through the Local Plan.

Strategic Policy 4 (SP4) of the Local Plan sets out how applications for windfall residential schemes will be assessed, in accordance with the settlement hierarchy which establishes the most sustainable locations for growth and the settlement boundaries (confines).

What is the Settlement Hierarchy?

The Settlement Hierarchy sorts the settlements within the district into Settlement types, which is based on the level of services available in each one. The purpose of the hierarchy is to steer the distribution of housing growth in a way that is sustainable, and this is set out in Policies SP3 and SP4.

For further information on the settlement hierarchy see the [HEB03 Hierarchy and Confines Paper](#), and [HEB03/A Ripple Settlement Hierarchy Scoring Note](#).

Table 1 – Settlement Hierarchy ([Table 3.3](#) of the Local Plan to 2040)

Settlement Type	Settlement
Regional Centre	Dover (inc. Temple Ewell and Whitfield) And Whitfield Urban Expansion (WUE)
District Centre	Deal (inc. Walmer, Sholden)
Rural Service Centre	Sandwich, Aylesham
Local Centres	Ash, Wingham, Eastry, St Margaret's-at-Cliffe, Shepherdswell, Kingsdown, Elvington, Eythorne
Larger Villages	Capel-le-Ferne, Lydden, Preston, Goodnestone, Worth, Guston, Northbourne, Alkham, East Langdon
Smaller Villages	Great Mongeham, Denton, Ripple, Finglesham, Nonington, Tilmanstone, Woodnesborough, Martin Mill, West Hougham, Betteshanger, Chillenden, Coldred, East Studdal, Ringwould, Wingham Green, Barnsole, East Stourmouth, Staple, Wootton, Sutton, Ashley, Martin.

Housing Completions

The table below shows the overall housing completions across the district in the 2024/2025 monitoring year, which totals **621 homes (net)**.

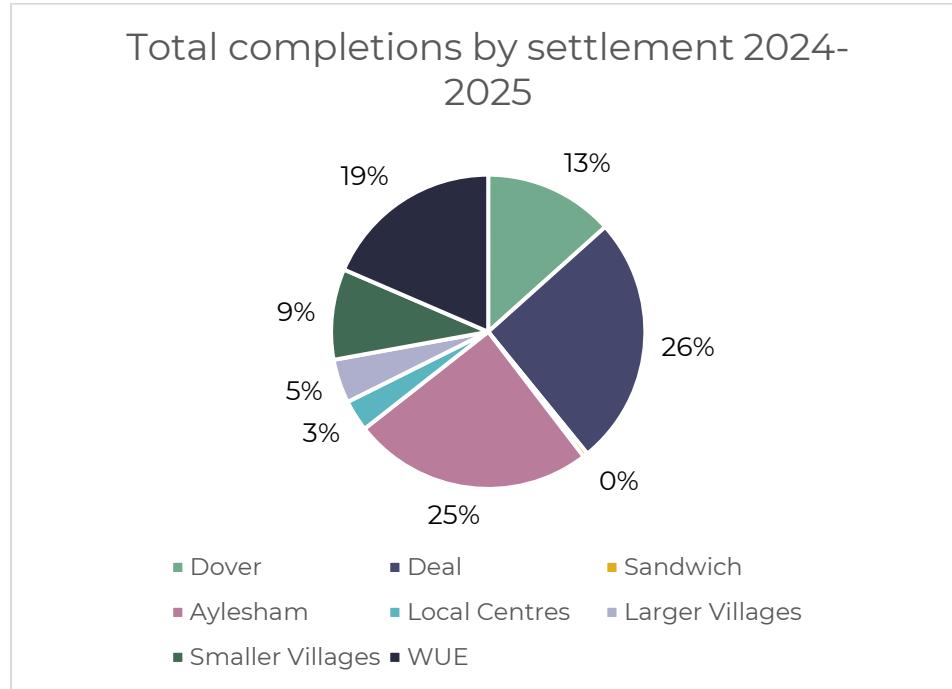
43% of completions took place on site allocations, with 57% from windfall sites. This follows the past trend over the last 10 years and was anticipated as many of these developments were permitted prior to the adoption of the Local Plan in 2024.

Table 2 – Housing Completions 2024/2025 Allocation Vs Windfall

	Allocations	Windfall	Total
Dover	0	83	83
Deal	0	160	160
Sandwich	0	3	3
Aylesham	152	2	154
Local Centres	0	20	20
Larger Villages	0	28	28
Smaller Villages	11	47	58
Whitfield Urban Expansion (WUE)	115	0	115
Total Completions	267	343	621

Overall, the highest number of completions were within the Deal area (inc. Walmer and Sholden). On site allocations, the majority of completions came on the strategic sites of Whitfield Urban Expansion and Aylesham (more information below).

Figure 1 – Total completions by Settlement Hierarchy



Site Allocation Updates

Strategic Allocations

Out of the 66 housing sites that have been allocated in the Local Plan (2024), three are considered strategic, and vital to the strategy and success of the Plan, they are:

- SAP1 - Whitfield Urban Expansion (6,350 homes total)
- SAP24 - Land to the South of Aylesham (640 homes)
- SAP28 - Land between Elvington and Eythorne (300 Homes)

Details of Whitfield Urban Expansion and Aylesham are below, as both were previous allocations and have history of completions and extant consents.

Projected phasing for all other Local Plan allocations have been phased in the Worksheet Tab A5 of Appendix 2 of the [Housing Land Supply](#).

Whitfield Urban Expansion

The Whitfield Urban Expansion (WUE) was previously allocated in the Core Strategy 2010. Following this, two outline planning permissions were granted under Phase 1 and 1A, totalling 1,350 units, comprising:

- Phase 1A - 10/01011: 100 units, a new community hub/District centre and other required infrastructure, the homes were built by 2023.
- Phase 1 - Outline consent 10/01010: for 1,250 homes
- There is consent for 1,023 of these units through Reserved Matters (RM) applications
- There are 452 extant units on these RM applications still to be completed
- There remains 327 units without full consent on the 10/01010 application
- During 2024/2025, 115 new homes have been built across various planning applications in Phase 1

In addition, Phase 4 of WUE at Singledge Lane for 133 homes was completed in 2023.

The total number of houses built across the whole WUE development as of March 2025 is **704**. This is set out in the table below.

Table 3 – Whitfield Urban Expansion Phases 1/1A and 4

	Phase 1/1A	Singledge Lane Phase 4	Total
Number of Units	1,350	133	1,483
Total Completions	571	133	704
Extant with full permission	452	0	452
Extant with outline permission	327	0	327
Total Extant	779	0	779

Aylesham Garden Village

Aylesham Garden Village has been identified as an area for growth for over 30 years. An application for the Aylesham Village Expansion was permitted in November 2012 for up to 1,210 homes. This was increased to 1,360 homes by a section 73 application, granted in 2020.

As of 31 March 2025, 1,217 new homes have been built, 152 of which were built during this monitoring year (24/25) leaving 96 units with extant permission, and 47 from the outline permission yet to be granted Reserved Matters permission.

More information: [Aylesham Garden Village](#)

Table 4 - Aylesham Village Expansion Applications and Completions

Development Status 2024-25				
Application number	Not Started	Under Construction	Completions	Cumulative Completions
20/00416	0	0	32	48
20/01004	0	22	20	75
20/00879	0	16	6	16
21/00758	0	19	21	21
20/01005	0	0	73	73
23/00951	39	0	0	0
Total	39	57	152	233

Future delivery of homes

Sites with planning consent for new homes that are under construction or not yet started are known as 'extant'.

More than half of the current extant supply currently comes from windfall sites, as many applications were permitted prior to adoption of the new Local Plan (2024) which introduces new allocations. During the monitoring period 2024/2025, 926 new homes were permitted, 369 on windfall sites (40%) and 557 homes (60%) on allocated sites showing an expected change to future supply sites.

Table 5 – Extant Housing Consents as of 31st March 2025

	All (Allocations and Windfall sites)		Windfall Sites only	
	Granted in 2024/25	Total Extant	Granted in 2024/25	Total Extant
Dover (excl. WUE)	174	687	54	376
Whitfield Urban Expansion	0	452		
Deal	397	890	257	595
Sandwich	5	751	5	751
Aylesham	39	168	0	25
Local Centre	158	423	13	278
Larger Villages	128	715	23	264
Small Villages	25	141	17	69
Total	926	4227	369	2358

Housing Land Supply

The Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies (Local Plan Policy SP3 – 611 units per annum). It also requires a 5% buffer allowance to be added to the need calculation in accordance with national policy.

Based on the extant planning consents as of 31st March 2025, in addition to housing allocations, the Council can demonstrate **5.8 years' housing supply (2025-2030)**.

For further information please read the latest 5-year Housing Land Supply Report (September 2025) [here](#). This report sets out progress on delivery and potential phasing of all sites, including Local Plan site allocations and planning applications.

Type and Mix of Housing

Policy H1 of the Local Plan aims to provide a range of housing types and sizes in the district to meet the needs of the local community, provide resilience in the housing market, increase choice and widen opportunities for home ownership. It applies to sites of 10 or more homes (known as major sites).

The latest Strategic Housing Market Assessment ([SHMA](#)) sets guidelines for an appropriate type and mix of housing needed within the district. These are 12.2% one bedroom, 20.4% two bedroom, 35.2% three bedroom, and 32.2% four or more bedroom dwellings.

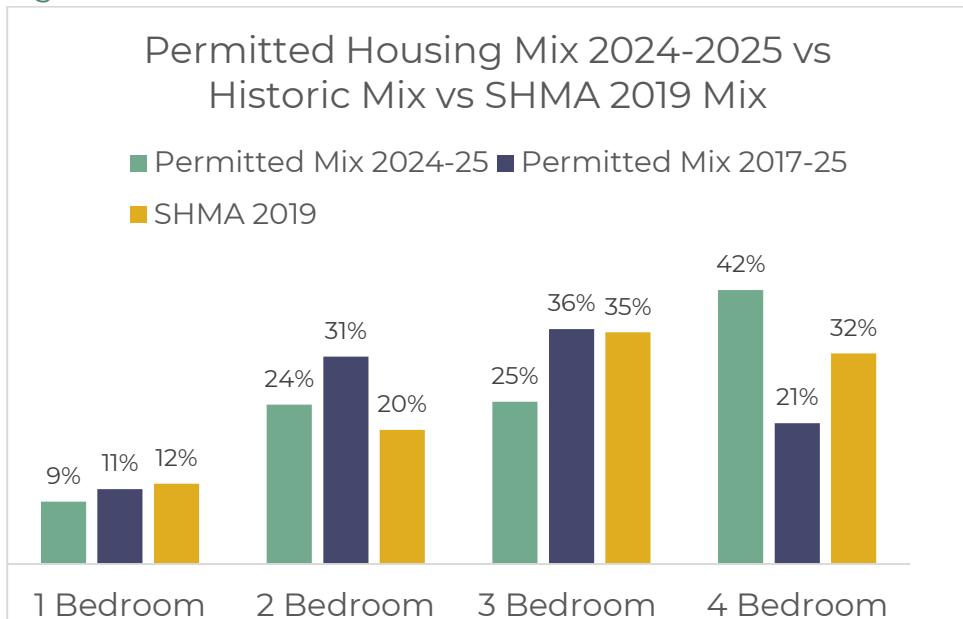
Housing completion data for the period 2024/2025 (Figure 2) demonstrates that the one bedroom and two bedroom targets are most closely met, while there is an undersupply of three bedroom dwellings and an oversupply of four plus bedroom dwellings.

However, annual variations in type and mix are common as different sites across the district come forward at different rates.

An average figure since 2017 demonstrates that the mix identified is broadly close to being met, with more four plus bed dwellings and fewer two bed dwellings needed. This is shown below in figure 2.

Policy H1 will be applied to all major planning applications to ensure the delivery of appropriate dwelling types and sizes in the over the plan period, based on the most recent housing needs data.

Figure 2 – SHMA 2019 Mix vs Actual Permitted Mix 2017 to 2025



Older Persons Housing

The SHMA also prescribes that housing for older people and assisted living care homes are part of the overall housing need in the district.

Table 6 – Summary of older person housing during 2024/25

Application Reference	Site Address	No. Units	Development Status 24-25
19/01546	2 Wellington Parade, Walmer	Loss of 1 home (17 beds)	Complete
24/01117	Grove Villa, 28 Mill Road, Deal	Loss of 4 homes	Not Started
18/00079	Site at Buckland Mill, Crabble Hill, Dover	Gain of 80 beds	Under construction

22/00817	Land at Church Field Farm, The Street, Sholden	Gain of 64 beds	Not started
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During 2024/25 the district saw a loss of one care home, containing 17 beds (19/01546), and permission granted for the demolition of four more vacant former care homes (24/01117). 114 new places for elderly care (C2) have previously been granted permission.

Affordable Housing

Affordable Housing can be provided by the Council or registered social landlords. New Affordable Housing can either be delivered through the construction of new properties (either as part of a development or a standalone development) or through the purchasing of open market properties for use as affordable housing.

Affordable Housing Tenure Explained

The following tenures are required by Local Plan Policy SP5 – Affordable Housing:

- **First Homes** - this is a government-backed scheme designed to help more first-time buyers purchase their first home.
- **Affordable/Social Rent** – these are homes that are provided to specific eligible households whose needs are not met by the open market
- **Shared Ownership** – This gives first time buyers, and

those who do not currently own a home the opportunity to purchase a share in a new build or resales property

There are other types of Affordable Housing tenures which may also be considered in the district, where there is evidence of need of that tenure. For more information on all the types of 'affordable housing' tenures, please see [NPPF Annex 2](#).

Policy SP5 of the Local Plan requires planning applications over 10 dwellings or 0.5ha (or over six dwellings in a Designated Rural Areas) to deliver a minimum of 30% of units as 'Affordable Housing'. Dover Urban Area is exempt from this requirement due to viability pressures.

The adopted [Policies Map](#) sets out the boundaries of Dover Urban Area and Designated Rural Areas.

Planning applications that meet the size and location requirements of Policy SP5 must provide the 30% on-site Affordable Housing with a tenure split of 55% affordable/social rent 25%; First Homes (at 30% discount rate) and 20% other affordable home ownership products such as Shared Ownership.

All proposals are expected to meet their full affordable housing provision on-site. However, the policy does allow for some flexibility where evidence is provided of different needs. Therefore, sometimes the exact mix may not be met, or the council may accept a financial contribution towards offsite Affordable Housing provision in lieu of on-site provision.

The Council is currently developing an Affordable Housing Supplementary Planning Document (SPD) to support the implementation of Policy SP5.

It is important to note that for monitoring purposes the now superseded Policy DM5 of the Core Strategy (2010) required residential developments of 15 or more dwellings to provide 30% of the total homes as affordable homes and for developments of between 5 and 14 dwellings to contribute financially towards the provision of affordable housing. Some of the sites being 'completed' now may have been permitted under this superseded policy.

However, although the Local Plan was not adopted until October 2024, emerging Policy SP5 had weight during the early stages of local plan production and therefore may have been used to determine Affordable Housing requirements before adoption in 2024. Therefore, monitoring planning decisions for compliance with affordable housing policy is more complex for the 2024/25 monitoring period, as more than one policy would have been a material consideration.

Applications granted permission during 2024-2025 monitoring period with Affordable Housing

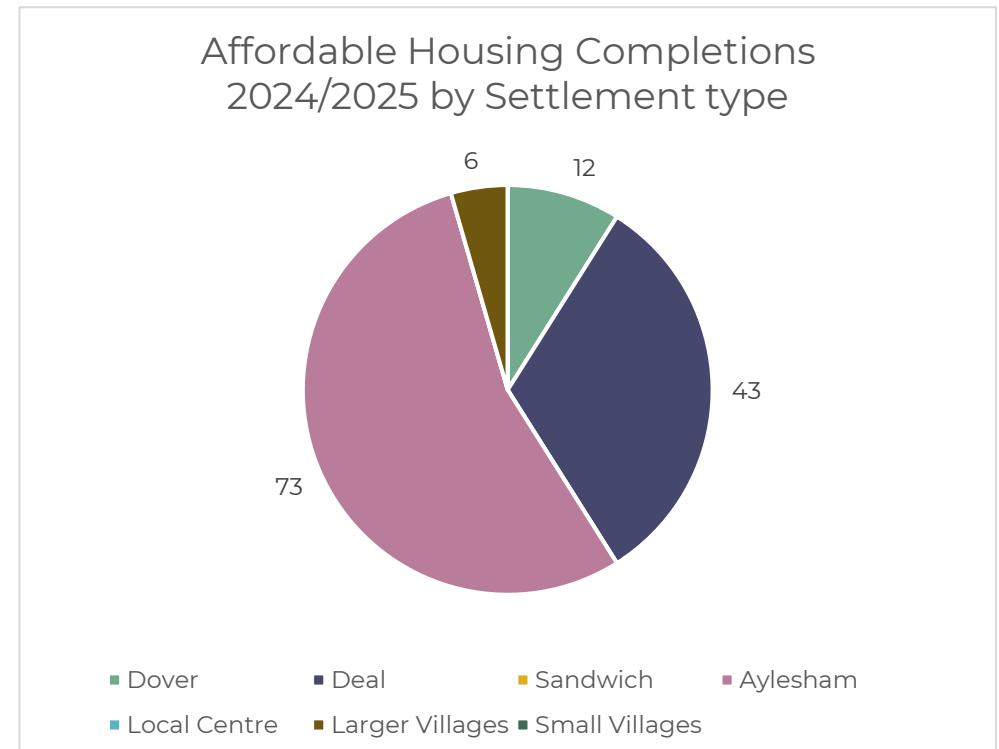
Ten applications granted in 2024/2025 met the threshold under SP5 for affordable housing. Of these, nine provided a fully compliant housing mix. The non-compliant application is one phase of a larger site in Sholden, and provided less affordable housing than required on this parcel (25%)(application reference 22/01409). However, overall the site under the original outline application (21/00402) will deliver 33% Affordable Housing.

Together, these 10 schemes will deliver 196 units of Affordable Housing.

Completions of Affordable Housing

During the monitoring period 2024/25, out of the 621 completions across the district, **134 were Affordable Housing units**, with the largest number being built at sites within the Aylesham Garden Village. One site completed this year in Aylesham for 48 units was exclusively Affordable Housing (20/00416), contributing positively to this total.

Figure 3 – Affordable Housing Completions 2024/2025 by Settlement type

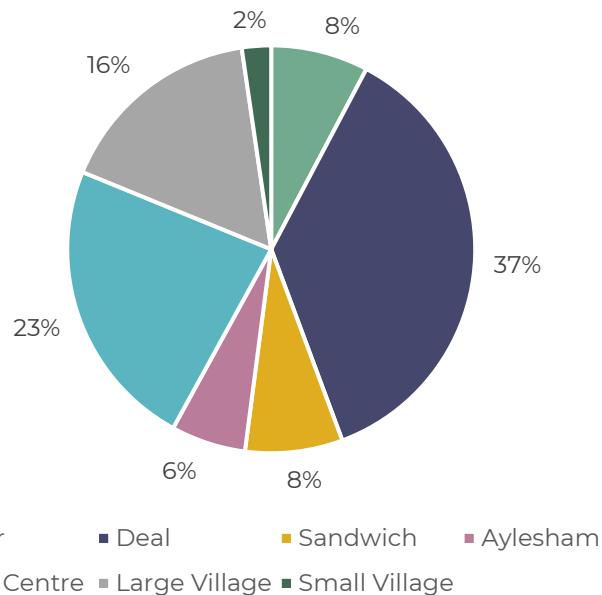


Extant Affordable Housing

The majority of the extant Affordable Housing across the district will be delivered in Local centres (Ash - 38, Eastry – 115, St Margaret's – 5 and Wingham - 22), and Deal. The high numbers in Eastry are mainly from application 14/00240, where the whole site is comprised of shared ownership dwellings.

Figure 4 – Extant Affordable Housing 2024-2025 by Settlement type

Extant Affordable Housing by Settlement



Rural Local Needs Housing

The purpose of Local Plan Policy H2 is to support the delivery of rural local needs homes to enable people to remain in a village where they live or work and not be forced to relocate due to high house prices or rents.

This policy allows for this type of housing to be permitted where normal market housing would not be considered acceptable.

The need for such schemes will arise from circumstances unique to a parish. It will therefore be the responsibility of the Parish Council, or relevant local community organisation, to identify the extent and type of need for such housing (which may include the need of adjacent parishes) for those with genuine and proven local connections. It is expected that the Parish Council will play an integral role in the development of such schemes, including involvement with the administration of a Local Housing Needs Survey.

Permitted and Completed Rural Local Needs by tenure and location

During the 2024 to 2025 monitoring period, no applications were approved or completed for rural local needs housing under Policy H2.

New Housing Development on Brownfield Land

National policy requires that authorities make best use of previously developed land (brownfield land). Of the 66 sites allocated for housing under SP3 in the Plan, 45 are greenfield and 26 are brownfield sites. In terms of the overall number of new homes on these sites, 76.7% greenfield sites, and 23.3% are on brownfield sites.

With regards to housing completions for 2024 to 2025, **23% of all new dwellings were built on previously developed land (brownfield)** and 77% built on greenfield sites. This is a decrease from the previous year (43%), due to more greenfield allocated sites at Whitfield, Deal and Aylesham being built out. This is shown in the chart on the right.

National legislation requires local authorities to prepare, maintain and publish a register of brownfield land. The register identifies previously developed sites in the district that we have assessed as being suitable for housing.

The [Brownfield Register](#) was updated in January 2025 and is used to monitor the Government's commitment to the delivery of brownfield sites. Information can also be viewed via the [Brownfield Register Map](#).

Figure 5 – Completions on Brownfield and Greenfield Land

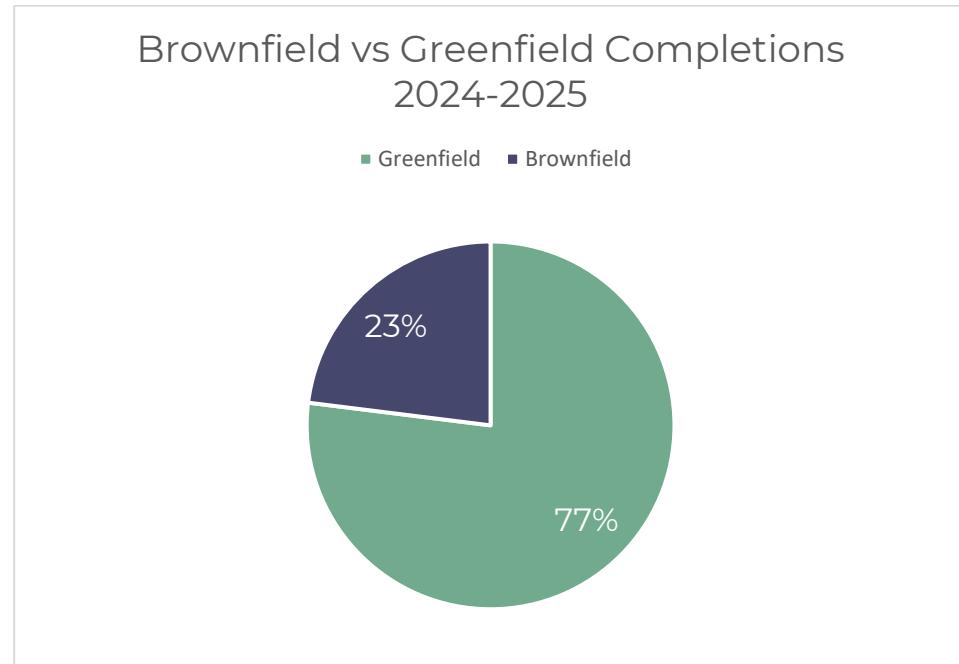


Table 7 – Completions on Greenfield and Brownfield Land by Settlement

	Greenfield	Brownfield	Total
Dover	7	76	83
Deal	140	20	160
Sandwich	1	2	3
Aylesham	153	1	154
Local Centres	7	13	20
Larger Villages	23	5	28
Smaller Villages	32	26	58
Whitfield Urban Expansion	115	0	115
Total Completions	478	143	621

Self-Build and Custom Housebuilding

The Self Build and Custom Housebuilding Act 2015 requires relevant authorities to keep a register of individuals and associations who are seeking to acquire serviced plots of land for self-build and custom housebuilding.

The Self-Build Register is used to inform the Council of the needs within the district and is split into two parts: Part One and Part Two. Those with a local connection to the Dover District, and with the ability to evidence their financial capacity to carry out a Self-Build project will be eligible to join Part One of the Register.

The Council's obligations regarding Self-Build are related to the amount of people on Part One of the Self-Build register, in accordance with the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016). Those without a local connection to the Dover District, or who cannot provide evidence of their financial ability to carry out a self-build project can be placed on Part Two of the register.

More information can be found on our [Brownfield - Self Build and Custom Build Registers webpage](#).

The council has set up a register to determine the demand for sites from those interested in undertaking self-build and custom housebuilding projects.

If you would like to register for any future plots available for [Self Build and Custom Build then please complete](#)

[registration](#). Further information can be found on our [Self Build and Custom Build website page](#).

Table 8 – Self-Build and Custom Housebuilding Register

Registrations	Part 1	Part 2	Total
30 th October 2021 (register with tests)	N/A	4	7
30 th October 2022 (register with tests)	N/A	5	2
30th October 2023 (register with tests)	N/A	6	1
30 th October 2024 (register with tests)	N/A	7	1
30 th October 2025 (register with tests)	N/A	2	2

Policy H5

The adopted Local Plan contains Policy H5 - Self-Build and Custom Housebuilding. This policy is to support Self-build and Custom housebuilding schemes on housing sites allocated in the Local Plan and on non-allocated windfall developments. This is to meet the needs of the self-build register as well as to provide a sustainable and diverse mix of dwellings within the district across the plan period to 2040.

Number of Self-Build and Custom Build dwellings approved and completed during 2024 to 2025

In the Monitoring year 2024 to 2025, there were **two** self-build dwellings completed. In addition, seven planning applications were granted for 10 self-build plots as shown in Table 9.

Table 9 – Planning Permission Granted, Self-build plots 2024-2025

Application number	Site Address	No. Units	Development Status 24-25
24/00605	Drellingore Barns, Stombers Lane, Drellingore	1	Not Started
24/00649	196-197 London Road	2	Not Started
24/00758	The Bungalow Willow Woods Road Little Mongeham	1	Not Started
24/00652	62 Canterbury Road	2	Not Started
24/01279	Sentosa Chapel Lane	1	Not Started
24/00953	82 Dover Road	2	Not Started
24/00054	Land rear of Sideways Downs Road, East Studdal	1	Not Started

There are currently **37** self-build dwellings with extant permission, including 12 at the Bettleshanger Sustainable Parks site (22/01379).

Three of which are under construction with the remaining not started.

For previous year-specific data and application details see the relevant years' Authority Monitoring Reports [here](#).

Number of plots returned unsold over monitoring period

No self-build plots were returned in the financial year 2024 to 2025.

Brownfield Land Release Fund

The Council's housing department is set to release two self-build plots for sale. These were secured funding through the [Brownfield Land Release Fund \(BLRF\)](#). The BLRF is part of the National Home Building Fund and supports the release of Local Authority-owned brownfield land for housing, the fund also seeks to support self and custom build projects on both brownfield and greenfield sites.

1. Former Garage Block Adjacent to No. 65 St Davids Avenue, Old Folkestone Road, Dover, CT17 9HB – 23/00345
2. Garage Block Next To 40 Old Folkestone Road, Dover, CT17 9HB – 23/00346

The applications are available to view on the website at the following address: www.dover.gov.uk/planning

Extensions and Houses of Multiple Occupation (HMOs)

Applications determined for extensions and annexes (permitted and refused)

Policy H6 aims to facilitate the enlargement of dwellings through the provision of residential extensions and annexes so that existing housing stock is suitable to meet the needs of current and future residents, and to reduce the need for residents to relocate to larger dwellings.

29 applications were received for new residential annexes in the monitoring year 2024/25. Of these, 26 were approved and 3 were refused.

Number and location of HMOs permitted

Policy H7 of the Local Plan seeks to manage the impacts of Houses of Multiple Occupation (HMOs) on local communities and their facilities, to ensure such intensive development is sustainable.

Table 10 (see below) shows that all seven extant permissions for HMOs are in the town of Dover, and have been approved in accordance with policy, as it was determined that they would not result in any of the following:

- An adverse impact on the living conditions of existing adjoining residents.
- An unacceptable impact on highway safety, caused by insufficient on-site parking provision thereby resulting in an unacceptable increase in on street parking.

- An adverse impact on the visual amenity and character of the area, including that from inappropriate or insufficient arrangements for refuse and cycle storage.

Table 10 – Extant permissions for HMOs 2024 to 2025

Application number	Date Granted	Site Address	Occupants	Development Status 24-25
21/01558	13/06/2022	26 Coombe Valley Road	11	Under Construction
22/00182	13/07/2022	19 De Burgh Street	6	Under Construction
22/00904	26/10/2022	16 Park Avenue	15	Not Started
23/01245	15/02/2024	28 Clarendon Road	7	Not Started
23/01282	16/04/2024	26-27 Tower Hamlets Street	14	Under Construction
24/00951	20/11/2024	148 Snargate Street	8	Not Started
24/00327	17/03/2025	20 Castle Street	9	Not Started

All seven of these applications, including the two granted in the 2024/25 monitoring year, have planning conditions applied to their grant of consent restricting the occupancy of to the number on the planning permission, as required by Policy H7.

Gypsy and Traveller Accommodation

Councils have a requirement to meet the housing needs of all communities, including the Gypsy and Traveller community. Local Plan Policy SP3 sets out the need requirements and how the council is meeting those.

Policy H3 of the Local Plan identifies three Gypsy and Traveller sites which have been identified as suitable for Intensification (additional pitches on an existing site). Policy H4 is the policy for 'windfall sites' which are sites not allocated in the Local Plan. The policy sets out 11 criteria to be met, relating to issues such as landscape, amenity and access to services, in order for these sites to be considered acceptable.

New pitches permitted on sites identified for intensification

No planning applications have been permitted for additional pitches on the identified Local Plan sites in Policy H3.

New pitches permitted on windfall sites

Below is the status of all permissions for new pitches in the monitoring year 2024/25.

Table 11 – Summary of Gypsy and Traveller pitches

Application number	Site Address	Pitches	Development Status 24-25
21/00967	Land South of Ferne Lane and East of Warren Lane, Alkham	3	Complete
22/00717	Falconsview Meadows, Barville Road, Tilmanstone	4	Complete
22/01011	Sherleys Farm, Upper Road, St Margarets at Cliffe	3	Complete
23/00015	Cobb's Yard, Longmete Road, Preston	3 (2 additional)	Under Construction

Council's Supply of Gypsy and Traveller Pitches

The cultural need for Gypsy and Traveller pitches identified in the Gypsy and Traveller Needs Assessment 2018 (figure updated in 2020) was for 26 pitches between 2020 and 2040. This need has been met and there is now a surplus of 20 pitches. The surplus includes vacant 'turnover' pitches occupied between April 2020 and July 2025 (pitches vacant at the start of the plan period), and planning permission granted for 38 new pitches between April 2020 and July 2025.

In July 2025 there was an extant pitch supply of 9 pitches. This is the number of pitches with planning permission that were not occupied in July 2025.

There is therefore a supply of Gypsy and traveller sites that significantly exceed 5 years.

Table 12 – Gypsy and Traveller Land Supply

Pitch need (cultural)	26 pitches
Pitch Occupations (1 April 2020 to 30 July 2025):	8 pitches
Turnover pitches:	
<ul style="list-style-type: none"> 4 pitches - subdivision of Plot 3; Ham Lane, Eastry. 2 pitches at: Plot 1B (now 1b and 1c), Land at Hay Hill, Ham, Eastry 1 pitch at: Hollyoak, Marshborough Road, Marshborough, Nr Ash. 1 pitch at: Cobbs Yard, Longmete Road, Preston. 	
Planning consents:	29 pitches
<ul style="list-style-type: none"> 1 pitch - retrospective planning Midgard Guston Road East Langdon – 20/00838. 6 pitches - Strawberry Place Hay Hill Ham CT14 0ED 20/00921 3 pitches - Meadows Caravan Site Alkham Valley Road Alkham CT15 7EW 21/00614 1 pitch partial retrospective allowed on appeal Halfacres 17/00271 8 pitches – Land east of Eastling Down Farm Cottages, Waldershare 21/00731 2 pitches – Sherleys Farm, Upper Road, St Margarets at Cliffe 22/01011 3 pitches – 1, 2 and 3 Oak Tree Farm, Land South of Ferne Lane and East of Warren Lane 21/00967 4 pitches – Falconsview Meadows, Barville Road, Tilmanstone – 22/00717 1 pitch – Cobbs Yard, Longmete Road, Preston – 23/00015 	
Balance of need (which is a surplus)	+11 pitches
Extant pitch supply (July 2025)	
Planning applications:	

<ul style="list-style-type: none"> 7 pitches - Meadows Caravan Site Alkham Valley Road Alkham CT15 7EW - 21/00614 1 pitch – Cobbs Yard, Longmete Road, Preston – 23/00015 1 pitch – Sherleys Farm, Upper Road, St Margarets at Cliffe 22/01011 	
Total extant pitches	9 pitches
Balance of need (which is a surplus)	+20 pitches



Climate Change



In this Section:

- *Reducing Carbon Emissions*
- *Sustainable Design and Construction*
- *Low Carbon Energy Development*
- *Water Efficiency*
- *Flood Risk and Surface Water*
- *Coastal Change Management Areas*
- *Tree Planting and Protection*

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**
- **CC2: Sustainable Design and Construction**
- **CC3: Renewable and Low Carbon Energy Development**
- **CC4: Water Efficiency**
- **CC5: Flood Risk**
- **CC6: Surface Water Management**
- **CC7: Coastal Change Management Areas**
- **CC8: Tree Planting and Protection**

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.



Place Making & Health



In this Section:

- *Planning for Healthy and Inclusive Communities*
- *Design Quality of Development*
- *Residential Space Standards*
- *Open Spaces, Sport and Community facilities*

Place Making and Health

This chapter reports on the monitoring indicators of the following Local Plan Healthy Communities and Place Making Policies:

- **SP2: Planning for Healthy and Inclusive Communities**
- **PM1: Achieving High Quality Design, Place Making and provision of Design Codes**
- **PM2: Quality of Residential Accommodation**
- **PM3: Providing Open Space**
- **PM4: Sports Provision**
- **PM5: Protection of Open Space, Sports Facilities and Local Green Space**
- **PM6: Community Facilities and Services**

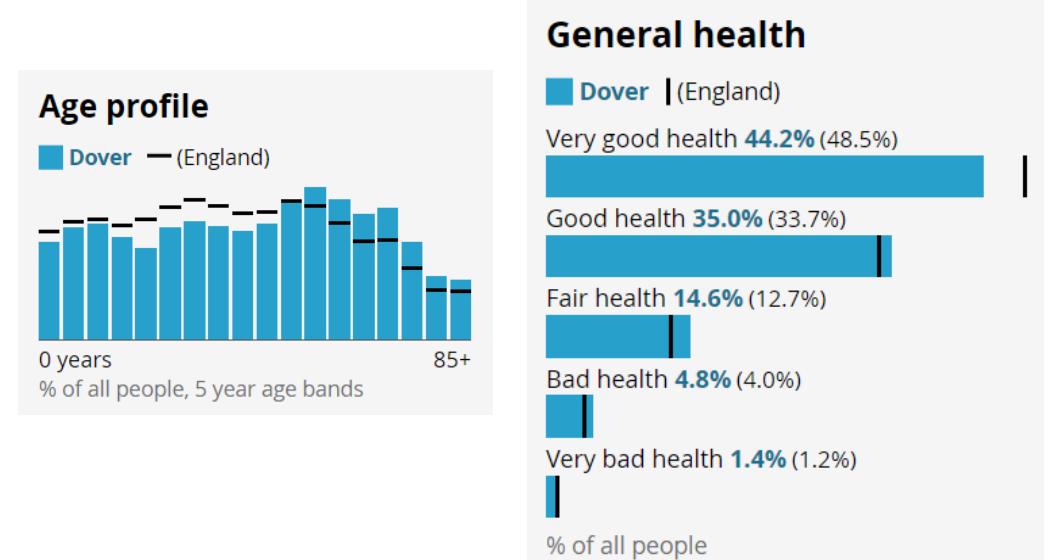
Planning for Healthy and Inclusive Communities

This section highlights data relevant to policies SP2, PM1 and PM2 using the most recent census (2021) and local authority data (2024/2025).

Some charts and graphs showing the census data are shown in Figure 1 (below)¹. These demonstrate a mixed picture of health in the district.

- Overall life expectancy at birth grew during the period 2002 to 2022
- The district has one of the highest upper middle-age populations In Kent
- The district's 'General Health' measures lower than the national average, and a higher percentage of residents live with a disability as described by the Equality Act (2010).
- Deprivation has increased slightly. Much of the deprivation in the district is concentrated in pockets within urban centres.

Figure 1 – Demographic Data showing the Age Profile and General Health, within Dover district



¹ The full data can be found in the [appendices to the Local Plan](#), and the [Office for National Statistics website](#).

Design quality of new development

Policies SP2, PM1 and PM2 of the Local Plan seek to address some of the challenges of health and deprivation highlighted above through improving design standards of new homes and places.

Percentage change in crime levels

Crime levels in the district have risen slightly in its urban centres of Dover, Deal and Sandwich, and are largely stable in its rural centres. This comes from Kent Police data on the preceding single year and three-year period to date as of September 2025. More information can be found on the [Kent Police Website](#).

Effective place making and improvements in housing quality using Policies PM1 and PM2 can help correct this trend, by improving the quality housing, increasing natural surveillance to promote safety in the built environment, and building valued community assets and facilities to reduce anti-social behaviour and vandalism.

Design Code Production

Policy PM1 sets out a number of design criteria which must be taken into account when considering all new proposals in the district. This includes consideration of public and private spaces and how inclusive, safe and accessible they are, taking into account local character and provision of open

spaces and nature for sport, play and recreation, utilising public transport. This is applied to all new developments.

The council has also committed to creating a 'Design Code' for areas within the district. A Design Code is a planning document that sets out specific design requirements for new development and will assist the aims of policies SP2, PM1 and PM2. More information about this project and its progress can be found on our [Dover Design Code Project website](#).

Policy PM1 also sets out requirements for where major schemes will be referred to a Design Review Panel. More information is available on our [Design and Design Review webpage](#).

The following applications held in-person Design Review Panels at pre-application stage between April 2024 and March 2025:

- Discovery Park, Ramsgate Road, Sandwich CT13 9ND – Residential phase Reserved Matters applications² (25/00459 and 25/00460)
- Land West of Aylesham Road and South of Spinney Lane, Aylesham (25/00133)
- Land South of Whistlers Forstal, Coombe Lane, Ash (25/00645)

² These applications also held online follow-up meetings

Quality of Residential Accommodation

The evidence that good quality housing is critical to health and wellbeing is well established, and the Covid-19 pandemic highlighted the importance of adequate space in homes and gardens. Improved housing can increase life expectancy, prevent disease and poverty and improve quality of life.

Furthermore, given that people are living longer and the proportion of older people in the population is increasing, the need to provide flexible accommodation over time is critical.

To improve the quality of new homes in the district, Policy PM2 requires all new residential development to have suitable living conditions, with regards to factors including the size and layout of internal spaces, light and ventilation, and to ensure there is sufficient housing stock that meets the needs of residents with accessibility needs.

The policy requires all new homes built to meet the **Nationally Described Space Standards** (this sets out minimum room sizes and other factors such as storage) and the homes must be built in accordance with **Building**

Regulation part M4(2). This means that all the homes are 'Accessible and Adaptable' which includes step free access to the home and parking areas, ground floor WCs and wider doorways, and enables future adaptions to be made for accessibility and functionality if required.

On sites of 20 or more homes, in addition to the M4(2) units, 5% of all homes must meet the **Building Regulation M4(3)** –

'Wheelchair User Homes'. These homes will be provided in the Affordable Housing element of the development rather than the market homes, to accord with national guidance.

The policy applied to planning consents from adoption of the Local Plan in late October 2024, and those secured from that date up to 31st March 2025 are reported below.

- Forty-six M4(2) standard homes were secured by condition
- Three M4(3) standard homes were secured

Density of new housing

Another requirement of Policy PM1 is in relation to built form and the density of new residential development. It encourages appropriate densities of between 30 to 50 dwellings per hectare, and higher density is encouraged around sustainable and accessible locations.

The average density of new residential development in the district is measured by dividing the net units by the net site area (discounting communal use areas like schools, amenity greenspaces and distributor/arterial roads).

Table 1 – Average density of extant development sites

Category	Density (dpha)
All extant sites >50 dwellings (all of district)	38.1
Smaller Villages & Hamlets	21.3
Larger Villages	17.4
Local Service Centres	22.8
Rural Service Centres	42.2
District Centres	36.1
Secondary Regional Centre	62.7

The above table shows average density on all extant sites of over 50 dwellings (yet to be built) across the district which is within the range set by PM1. The table also includes the average density figures for all extant permissions in each tier of settlement in our Settlement Hierarchy, regardless of site size.

Broadly, they demonstrate that new development in the district is less dense in rural settings (Smaller Villages, Larger Villages and Local Centres), and denser in the larger rural, district and regional centres where service provision can support this level of development.

This is in accordance with the aim of PM1 to encourage higher density around sustainable locations and ensure that new development is sensitive to the character and built form of existing development.

Open Space, Sports and Community Facilities

Policies PM3, PM4, PM5 and PM6 of the Local Plan require sites for new homes, mainly on major sites of 10 or more units, to be supported by local infrastructure, such as open space, play, sports and community facilities.

These are secured through the developer contributions process (S106 legal agreements) and for most large sites, delivery of open space such as Children's Equipped Play Space, Accessible Greenspace and/or Allotments is required on-site.

However, there may be circumstances where the council seeks financial contributions towards an existing facility or service in the area, such as for a nearby play area, sports ground or community centre. All information on financial contributions secured through this process from new developments and how it will be spent, can be found in the most recent [Infrastructure Funding Statement](#).

With regards to the loss of existing provision, the policies resist any loss of these services unless evidence is provided. Data from planning applications on these types of spaces and gains and losses will be included in next year's AMR.



Economic Growth



In this Section:

- *Economic Growth Strategy*
- *Progress in Delivery of Local Plan Employment Allocations and Sites*
- *Employment Development Gains and Losses*
- *Tourism Accommodation and Attractions*

Economic Growth

This chapter reports on the monitoring indicators for the following Local Plan Economic Growth Policies:

- **SP6 – Economic Growth**
- **E1 – New Employment Development**
- **E2 – Loss or Redeployment of Employment Sites and Premises**
- **E3 – Businesses operating from a residential property**
- **E4 – Tourist Accommodation and Attractions**

Policy SP6

Economic growth will be supported in the district, in line with the 2021 Economic Growth Strategy as set out in Local Plan Strategic Policy SP6, as follows:

1. The delivery of a minimum of 117,290sqm of new employment floorspace ([Use Classes](#) E(g)i-iii, B2 and B8) (31.1ha in land terms) over the Plan period. This will be achieved through the following strategy:
 - *The allocation of the following sites for business and employment purposes:*
 - i) White Cliffs Business Park, Whitfield (Site Allocation SAP2)
 - ii) Dover Waterfront (SAP3)
 - iii) Aylesham Development Area (SAP25)
 - iv) Statenborough Farm, Eastry (SAP31)

- *Supporting the ongoing redevelopment at Discovery Park, Sandwich*
- *Promoting new urban and rural employment opportunities in accordance with Policy E1*

2. The allocation of Fort Burgoyne (Policy SAP5) for a mix of uses, and supporting the redevelopment and reuse of the following heritage regeneration opportunity sites to secure their future:
 - *The former Snowdown Colliery, Aylesham (Policy HRS2)*
 - *Western Heights, Dover (Policy HRS1)*
3. The retention of existing industrial/ commercial/ business land, premises and estates, in accordance with Policy E2.
4. The maximisation of town centre employment opportunities in accordance with the strategic approach to the Town Centres set out in Local Plan Strategic Policies SP7, SP8, SP9 and SP10.
5. Supporting the expansion of port facilities at Dover's Western Docks through the Harbour Revision Order.
6. Supporting tourism development to extend or upgrade the range of tourist facilities, particularly those that attract the staying visitor, increase the attraction of tourists to the area and extend the season in accordance with Policy E4.

Employment Development Statistics for 2024/25

Employment floorspace changes by Use Class

Policy E1 supports new employment proposals in suitable and sustainable locations. Policy E2 protects the most sustainable employment sites so sufficient land is retained to meet employment needs and allow existing businesses to change and grow.

Based on the Council's monitoring of commercial planning applications, 23,183sqm (gross) of new employment floorspace was completed between April 2020 and March 2023.

Table 1 shows that 3,103 sqm (net) of employment floorspace was completed in 2024/2025, bringing the total completed during the first 4 years of the plan period to 26,286sqm.

Table 1 – Employment Floorspace (sqm) granted, completed or extant in 2024/25 by use class

Key Employment Growth Data

- ✓ Most employment floorspace completed during 2024/2025 was for industrial storage (Use Class B8). This is in line with employment need requirements, set out in the explanatory text to Policy SP6.
- ✓ The largest single increase in employment floorspace was 1,950 sqm of B8 storage completed in Ash (application 21/01779)
- ✓ The largest single loss of employment floorspace came from 760 sqm of storage space in Dover (22/00830), though this will generate 167sqm of Sui Generis use as a drive-thru coffee shop
- ✓ Although there have been lower completions in employment space this year, the extant supply remains high at over 37,000 sqm across the four floorspace use classes.
- ✓ The district is on track to deliver 117,290sqm of new employment floorspace by 2040.

Use Class	Granted in 24/25			Completed in 24/25			Extant at 31 March 2025		
	Gain	Loss	Net	Gain	Loss	Net	Gain	Loss	Net
B1a/E(g)(i) (Office)	1021	250	771	819	102	717	11440	3131	8309
B1c/E(g)(iii) (Light Industrial)	0	0	0	0	0	0	12186	269	11917
B2 (General Industry)	0	54	-54	0	246	-246	1449	337	1112
B8 (Storage)	808	0	808	4233	1601	2632	16660	390	16270
Total	1829	304	1525	5052	1949	3103	41735	4127	37608

Progress in Delivery of Employment Allocations

As set out in Policy SP6 Part 1, the delivery of a minimum of 117,290 sqm (gross) of new employment floorspace¹ over the Plan period will be achieved through new development on allocated employment sites, at Discovery Park and on urban and rural sites in accordance with Policy E1.

Table 2 shows the majority of the floorspace completed in 2024/2025 were on allocated employment sites and one redevelopment at site at Discovery Park.

There is ongoing uncertainty regarding the availability of Phase 3 of White Cliffs Business Park for new employment development. The site was proposed to be an Inland Border facility and is owned by the Department for Transport whose intentions are likely to include some form of employment generating use to be developed during the Plan period.

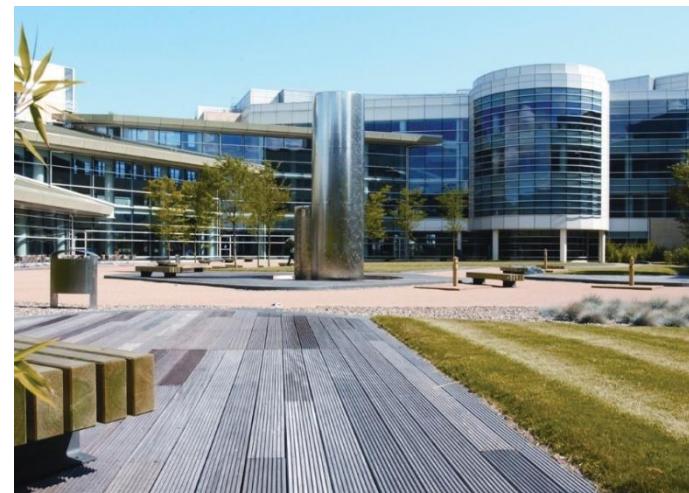
Phase 4 of White Cliffs Business Park has been allocated to ensure there is not a shortage of suitable employment land if Phase 3 does not come forward.

Table 2 – Completed and extant development on Local Plan Employment Allocations (2024-25)

Location	Indicative capacity (sqm)	Floorspace completions (sqm)	Extant floorspace (sqm)
Discovery Park, Sandwich	50,000	0	11,119
White Cliffs Business Park Phase 2	12,000	2,496	22,497
White Cliffs Business Park Phase 3	80,000	0	0
White Cliffs Business Park Phase 4	40,000	0	0
Dover Waterfront	10,000	0	448
Aylesham Development Area	8,500	0	0
Statenborough Farm, Eastry	2,000	0	0
Total completions & extant	-	2,496	34,064

Image 1 – Discovery Park CGI

Image credit: Dover District Council



¹ For the purposes of Strategic Policy SP6 (1), 'employment floorspace' includes offices, research and development, light and general industry and storage and/or distribution uses.

Economic activity

For district wide data (when compared to Kent, South East and the UK) on the following topics, please refer to [Economy and employment data - Kent County Council](#).

- Working age population
- Total jobs and job density
- Economic activity rate
- Resident Occupation Group
- Earnings by residence and workplace
- Level of unemployment
- Level of qualification attainment

These data demonstrate that the district has a higher rate of economic inactivity than the national average, owing to a higher proportion of both retirees, and working aged people unemployed.

Nonetheless, the local economy is strong and growing. It is diversified, with no sector accounting for more than 20% of total employment. The district also has a higher rate of self-employment and tourism-related employment than average.

As well as building on this strength, the Local Plan aims to increase opportunities in sectors such as research and development, logistics, and administration, while resisting loss in other sectors such as retail, construction and heavy industry.

Businesses operating from a residential property

Whilst Policy E3 has no target applied, its aim is to support suitable opportunities within the district for new and flexible working practices. As the Local Plan was adopted part way through the monitoring year, the monitoring of applications determined using Policy E3 will be available in next year's report.

Tourism Accommodation and Attractions

Policy E4 aims to increase the number of overnight staying visitors within the district. Improvements to infrastructure and facilitation of new hotels, restaurants and attractions will help achieve this goal. The tourism industry is a significant contributor to the local economy, and this proactive approach to encourage the expansion of existing tourism infrastructure will continue to grow this sector, boosting the economy and creating jobs.

A range of accommodation, both serviced (hotels, B&Bs) and self-catered (holiday lets, glamping etc.), is needed to meet the district's tourism requirements. Visitor accommodation has been predominantly self-catered, and the Plan seeks to enable the growth of serviced hotels and B&Bs, as well as the continued expansion and diversification in the self-catered market.

Major tourism proposals should be located within areas of the district that can be accessed by a range of transport options, whilst acknowledging that many rural areas are an attraction in themselves to visitors. The Plan seeks a balance between the two and to ensure that development is

appropriate to its location, is sustainable, and will not damage the character of the environment which attracts tourists in the first place.

The policy also seeks to protect existing tourist accommodation. As such, accommodation of over 10 bedrooms can only be lost where it is demonstrated that it is no longer suitable or commercially viable.

Gains and losses of tourism by area of district in 2024/2025

- ❖ 10 planning applications were recorded as completed, of those, 6 were 'holiday lets'.
- ❖ 1 planning application saw the loss of tourism, as a 11-bed guest house returned to two private dwellings. The loss of overnight accommodation for tourism has seen the return of the buildings to their original use class as dwellings, which is a positive change and delivers much needed housing across the district. Through the application process it was proven that the Guest House was no longer commercially viable and became a vacant building, therefore compliant with Policy E4.

New applications granted for tourism by area of district in 2024/2025

Information about applications granted under Policy E4 in the monitoring year is in Table 3 and shows the net gain for tourism uses is expected to continue to increase.

Table 3 – Tourism Applications Granted During 2024/2025

Application	Location	Tourism Type	Gain/Loss
22/01450	Ash	Camping/Glamping	Gain: 5 tents, 30 pitches
23/00762	Ash	Camping/Glamping	Gain: 20 pitches
23/00695	Northbourne	Camping/Glamping	Gain: 4 mobile units
21/01307	Walmer	Holiday Let	Loss: to residential
23/00780	Preston	Holiday Let	Gain: New build
22/00931	Ripple	Holiday Let	Gain: New build
23/01035	Dover	Holiday Let	Gain: From agricultural building
23/00803	Nonington	Holiday Let	Gain: Conversion from garage
23/00480	Woodnesborough	Holiday Let	Gain: Conversion from garage
23/00993	Sholden	Holiday Let	Gain: New build
24/00102	Dover	C1 (Hotel, B&B)	Loss: to 2 residential
24/00624	Worth	C1 (Hotel, B&B)	Gain: 2 additional rooms
23/01454	Preston	C1 (Hotel, B&B)	Gain: BB 4 rooms
23/01095	Sholden	C1 (Hotel, B&B)	Gain: 120 rooms
24/00827	Sandwich	C1 (Hotel, B&B)	Gain: 9 rooms
23/00751	Northbourne	C1 (Hotel, B&B)	Gain: 4 additional rooms



Retail & Town Centres



In this Section:

- *Town Centres and Primary Shopping Areas – Losses and Gains of Retail Space*
- *Town Centre Vacancy Rates*
- *Dover Town Centre Strategy*
- *Local Shops and Design of Shop Fronts*

Retail and Town Centres

This chapter reports on the monitoring indicators for the following Local Plan retail and town centre policies:

- **SP7 – Retail and Town Centres**
- **SP8 – Dover Town Centre**
- **SP9 – Deal Town Centre**
- **SP10 – Sandwich Town Centre**
- **R1 – Primary Shopping Areas**
- **R2 – Sequential Test and Impact Assessment**
- **R3 – Local Shops**

The policies have been applied to planning applications from the adoption of the Local Plan on 19th October 2024 up to 31st March 2025 only and not the full monitoring period year.

Retail Needs

An assessment of the district's future retail and other town centre needs was completed in 2021. No capacity for new convenience shopping (e.g. food and drink) was identified for Dover or local and village centres, with very limited need in Deal and Sandwich. No need for new comparison floorspace (e.g. clothes and furniture) was forecast but there is capacity for around 22 food and beverage outlets across the district to 2040.

Primary Shopping Areas

The town centre boundaries and primary shopping areas for Dover, Deal and Sandwich were reviewed and amended in the Local Plan and can be viewed on the [policies map](#).

The Plan includes policies to focus new retail and main town centre use developments into these areas (Policy R1 – Primary Shopping Areas) and require applications for out-of-town locations to demonstrate that no suitable sites are available in the primary shopping areas, then town centre and edge-of-centre locations. Proposals may also be required to demonstrate that they would not have a significant impact on the relevant town centre (Policy R2 - Sequential Test and Impact Assessment).

Permitted and completed floorspace within the Primary Shopping Areas and Town Centre Boundaries of Dover, Deal and Sandwich

All buildings and land in the UK are categorised and assigned a Use Class to determine how you can plan and develop them. Use Class E includes retail units such as shops, cafés, restaurants, and financial services. For a full breakdown of use classes, please see the [Use Class Order](#).

Total floorspace gains and losses in town centres and primary shopping areas can be viewed in [Table 4](#) at the end of this report, which shows completed, permitted and extant applications in town centres within the district, as at 31st March 2025.

The data in this table shows that completed applications in 2024/25 generated a net loss of 224sqm of floorspace. However, applications permitted this year will generate a net gain of 2809sqm of floorspace.

Residential development within the Town Centre Boundaries of Dover, Deal and Sandwich

New homes within town centres can bring underused upper floors of buildings back into productive use. Changes in the use of upper floors to residential and new build residential schemes increase levels of footfall and 'natural surveillance' in town centres, including levels of evening activity in combination with pubs, restaurants, hotels and cinemas.

Whilst seeking to increase the number of dwellings in town centres it is important to ensure that ground floor units in Primary Shopping Areas are not lost to residential use to avoid fragmenting main retail areas.

The data in Table 4 shows that no changes of use from commercial to residential were completed in 2024/25. Of the 9 residential units permitted in town centres or primary shopping areas in this time, only one (24/00068) would result in the loss of ground floor retail use.

This was considered acceptable in principle for bringing a long-vacant unit into use and being at the very edge of the primary shopping area, thereby not causing significant harm to the vitality and viability of the town centre, in accordance with the aims of Policy R1.

Retail and other main town centre uses permitted outside Town Centre Boundaries

Two schemes were permitted in the monitoring year. The first comprised a replacement farm shop on the edge of Sandwich and the second was the conversion of a pub in Dover to a local shop in accordance with Local Plan Policy R3 – Local Shops.

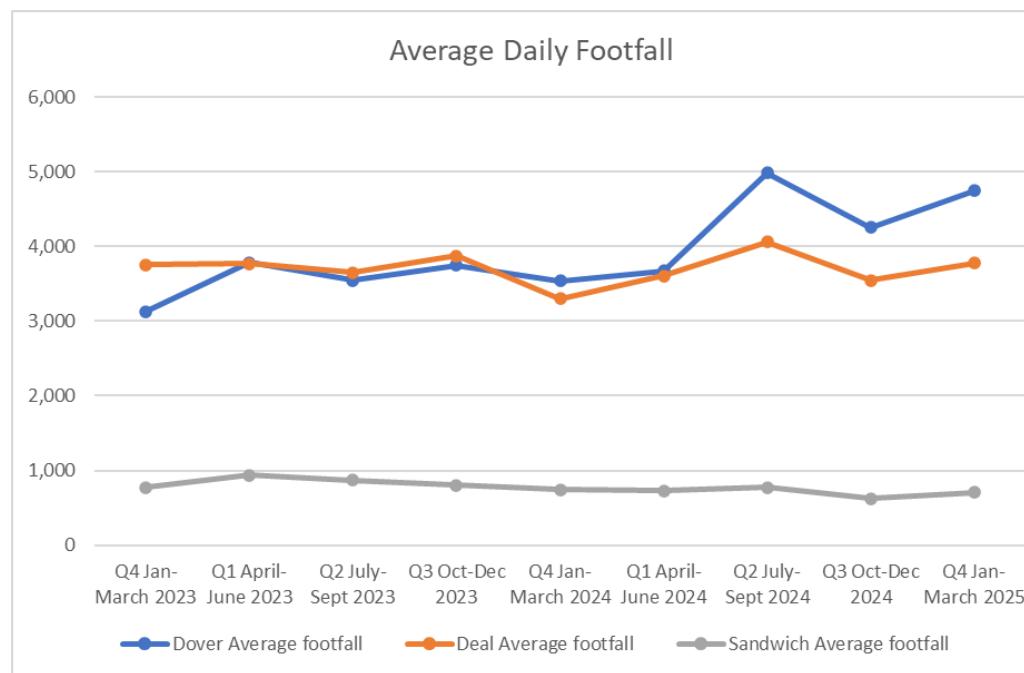
Table 1 – Schemes outside of town centre boundaries, losses and gains in 2024/2025

Town	Address	Planning App/ Description	Loss	Gain
Sandwich	Deal Road	24/00759 Replacement farm shop and new café.	163 sqm shop E(a)	72 sqm shop E(a)
			0	63 sqm café E(b)
Dover	The Diamond PH, Heathfield Avenue	Change of ground floor from public house Sui generis to 'local shop'.	80 sqm pub Sui Generis	80 sqm local shop E

Vacancy rates and footfall within Town Centres

Vacancy rates within each town centre are monitored by the Council on a quarterly basis. The data shows the total number of vacant units, although different units will have been vacated and occupied during the year. Results for April 2023 to March 2024 are set out in Table 1 as a baseline for monitoring the town centre policies. Minor corrections have been made to the figures for Deal and Sandwich since the last AMR, although the difference between the number of empty shops from Q1 to Q4 remained the same.

The results for April 2024 to March 2025 have been added Figure 1 below and show that vacancies in all 3 town centres had increased by the end of the year.



The Council is using a footfall monitoring system that counts phone 'pings' anonymously, enabling the average daily footfall in town centres to be recorded as a second measure of activity levels.

Table 2 – Vacant Town Centre Units April 2023 to March 2025

Empty Shops April 2023 to March 2024					
Town	Q1	Q2	Q3	Q4	Difference Q1 to Q4
Dover	26	32	27	26	0
Deal	8	10	10	8	0
Sandwich	5	6	6	6	+1

Empty Shops April 2024 to March 2025					
Town	Q1	Q2	Q3	Q4	Difference Q1 to Q4
Dover	30	33	31	34	+4
Deal	8	11	10	10	+2
Sandwich	1	2	2	3	+3

Dover Town Centre Strategy

Progress in the delivery of the Dover Town Centre strategy plan, regeneration projects and opportunity areas

The Dover Town Centre strategy identifies opportunity sites for mixed-use development in and adjoining the town centre which will contribute to its overall level of vibrancy.

The Dover Beacon project will be a new building, to be known as 'The Bench' with space for education, offices, a studio, gallery and a café, together with improvements to adjoining streets and the pedestrian underpass. The scheme aims to deliver £90m in economic benefits to the town centre and surrounding area. Planning permission for the £21m scheme was granted in August 2024 (24/00181).

Image 1 – Dover Beacon Illustrative CGI



Image Credit: Lee Evans Partnership

The scheme is currently under construction with completion expected in spring 2026.

A video of the internal and external layouts can be found on [YouTube](#).

The £11m project to restore the **Maison Dieu** Grade 1 listed building, at the corner of High Street and Ladywell within the town centre, continued through 2024/2025. The scheme, which includes the creation of a holiday let within the former Mayor's Parlour, rooms to hire for events and a cafe in the former gaol, was opened to the public in May 2025.

Image 2 – Maison Dieu, Connaught Hall



Image credit: Maison Dieu

Local Shops

Policy R3 aims to protect individual convenience shops outside designated centres, given the vital role they play in meeting day-to-day needs of residents.

The policy also supports proposals for new local shops under 280 sqm (gross).

One scheme for a new shop was completed in 2024/2025:

- Application 24/00161 at The Diamond PH, Heathfield Avenue, Dover - Change of ground floor from public house to shop.

Image 3 – Dover Town



Image credit: Dover District Council

Shop Fronts

Policy R4 requires a high standard of design for new and altered shop fronts so that they make a positive contribution to the street scene and local area.

In future AMRs the annual number of planning applications and appeals (permitted and refused) which reference Policy R4 will be used to monitor its effectiveness.

Image 4 - Aerial image of Dover town from Dover Castle



Image credit: Dover District Council

Table 4 – Applications completed, permitted and extant in Town Centres within the district, as at 31st March 2025

Application Reference	Address	Description	Town Centre	Use class	Gain (sqm)	Loss (sqm)
COMPLETED IN 2024/2025						
24/01264*	9 Church Street	Change of use to taxi booking office (Sui Generis)	Dover	E(a)	0	79
				Sui Generis	79	0
23/00207	18 Castle Street, Dover	Conversion to 5 self contained flats (Class C3)	Dover	E(c)	0	224
				TOTAL	79	303
				NET		224
PERMITTED IN 2024/2025						
23/01319	21 Market Street	Change of use and conversion of part ground floor into residential flats with associated works	Sandwich	E(c)	0	270
24/00493	17-23 Queen Street	Prior approval for the change of use from offices to 4 flats	Deal	E(g)(i)	0	250
24/00068	6 St Peter's Street	Change of use of existing flat and shop to a single dwelling (Use Class C3) with the erection for a single storey rear extension, replacement windows and door, and insertion of flue	Sandwich	E(a)	0	31
24/00586	142A High Street	Change of use of first floor to residential accommodation	Dover	E(a)	0	60
24/00181	The Beacon Project, Bench Street	Full application for the erection of an up to four storeys in height buildings for uses including education, offices, studio, gallery and café (Use Classes E(g)(i),E(b) and F1)	Dover	E(g)(i)	787	0
				E(b)	137	0
				F1	2081	0
				F2	272	0
				Sui Generis	597	0
24/01043	71 High Street	Prior Approval for Change of use to residential (C3) to form 3 flats	Deal	E(c)	0	150
24/01264*	9 Church Street	Change of use to taxi booking office (Sui Generis)	Dover	E(a)	0	79
				Sui Generis	79	0
24/00818	Electric House 43 Castle Street	Change of use of lower and upper floors to residential (C3), erection of first floor decking with external staircase and balustrade and alteration to windows and doors	Dover	E(a)	0	69

Application Reference	Address	Description	Town Centre	Use class	Gain (sqm)	Loss (sqm)
24/00327	20 Castle Street	Change of use from commercial to HMO, with 9 person occupancy	Dover	E(g)	0	235
				TOTAL	3953	1144
				NET	2809	
OTHER EXTANT	(extant permissions granted on or before 31st March 2024)					
23/00037	Rush House Queen Street Deal	Erection of an outbuilding for use as an office, 1800mm fence/gate to create a garden/amenity space, insertion of French doors to side elevation	Deal	E(g)(i)	38	0
21/01601	Garage The Old Coach House, Sondres Road, Deal	Erection of a three storey dwelling (single storey storage building to be partially demolished)	Deal	B8	0	40
20/00750	11 Park Street, Deal	Change of use and conversion to a single dwellinghouse (C3 Use)	Deal	E(c)	0	143
20/01230	4-6 Park Street, Deal	Part change of use from Professional Services (Use Class A2) to Residential (Use Class C3) and erection of two-storey rear extension. Insertion of 2no. rear windows into second floor of non-domestic building	Deal	E(c)	0	110
20/00536	Dover Town Hall, High Street	Change of use of Mayor's Parlour to holiday let and Old Gaol to commercial let Mixed Use A3 (restaurant/cafe) and A4 (Drinking Established), reinstatement of Weathervane to clock tower turret and vent hood to Council chamber roof, formation of opening to roof for lift overrun, new entrance to Connaught Hall, relocation of chimney stack, replace 2no. windows with doorways, reinstatement of Burges's link and erection external stairway in Courtyard, re-modern of Ante room roof to Sessions House and other roof alterations, erection of new chimney stack for kitchen extraction, new door to blocked-up opening to Stone hall turret, new vents, grilles and louvre's to Ladywell facade, new and replacement rainwater and drainage goods, new roof lantern, erection of fixed access ladder and relocation of external electric box (demolition of 20th century	Dover	F2	208	
				E(b)		208

Application Reference	Address	Description	Town Centre	Use class	Gain (sqm)	Loss (sqm)
		extension of Mayor's Parlour and removal of external access ladders and gantries)				
21/01453	Electric House, 43 Castle Street, Dover	"Change of use of lower and upper ground floors to residential, replacement front basement window, replacement rear door window, drain pipe and 2 no. extract fan vents, all windows to refurbished and re-painted"	Dover	E(a)		110
22/00386	19 Castle Street, Dover	Change of use from offices (E(c)(ii)) to a single residential dwelling (C3)	Dover	E(c)(iii)	0	209
22/01368	Third & Fourth Floors, 1 Cannon Street, Dover	Prior approval for the change of use and conversion of third and fourth floors into two studio flats	Dover	E(g)(i)	0	78
18/00014	28 Castle Street, Dover	COU & conversion to 4 self-contained flats	Dover	E(g)(i)	0	200
18/01322	The former Magistrates Court, Penchester Road, Dover	COU and conversion to 46 self contained flats, to include the erection of a roof extension to incorporate a 3rd and 4th floor and 4 storey side extension	Dover	F1	0	2334
18/00221	62 Castle Street	Erection of a six storey building, comprising flexible Class A1, A2, A3 & A4 uses (ground floor) and flexible Class A1, A2, A3 & A4 uses and B1 (1st Floor) and the formation of 28no flats (2nd - 5th floor); Separate Commercial and residential access; Associated commercial bin storage; Secure residential bin and cycle storage; Gated rear service yard; 4no parking spaces; Communal roof garden at third floor level and associated works.	Dover	E(a)	910	0
21/00303	15 Bench Street, Dover	Change of use and conversion of shop and HMO into 8no. self contained flats, cycle store, insertion of 2no. additional rooflights, insertion of window to side elevation, 3no. balconies with balustrades to rear elevation and alterations to doors and windows	Dover	E(a)	0	80
22/00488	30-32 Castle Street, Dover	Change of use from dental practice E(e) to 2no. dwellings (C3)	Dover	E(e)	0	344
21/00821	10 Priory Street, Dover	Prior approval for change of Use from Shop (Class A1) to a Dwellinghouse (use class C3)	Dover	E(a)	0	66

Application Reference	Address	Description	Town Centre	Use class	Gain (sqm)	Loss (sqm)
22/00847	42 King Street, Sandwich	Change of use to dwellinghouse, erection of a single storey rear extension, replacement from window, door, and rainwater goods (existing rear extension to be demolished)	Sandwich	E(e)	0	67
18/01184	1 Harnet House, Harnet Street	COU to 2 self-contained flats	Sandwich	E(g)(i)	0	149
21/01201	10 Cattle Market, Sandwich	Change of use and conversion 2no. dwellings, retail shop or office. Erection of a first floor rear extension, alterations to windows, rear parapet wall to be lowered, and restoration/painting to elevations (part rear elevations, roof lanterns, window bars and first floor rear windows to be removed)	Sandwich	E(a)	180	0
21/01199	12 Market Street, Sandwich	Part change of use to residential (Class C3) formation of associated parking, insertion of rear steps, alterations to windows and doors (rear stairs to be demolished)	Sandwich	E(c)	0	66
22/01611	47-49 Queen Street, Deal	Change of use and conversion to ground floor flat, alterations to doors and windows, floor level, steps, to basement flat, insertion of a glass screen, formation of 2no. new entrances. change of use of no.49 to office and garage space	Deal	Sui Generis	0	86
				E(c)	0	38
23/00356	15 Worthington Street, Dover	Change of use of ground floor to residential, 1st floor balcony to rear elevation and replacement windows/doors and associated external works (extensions demolished)	Dover	E(a)	0	75
22/01584	1 Potter Street, Sandwich	Change of use and conversion into 2 no. dwelling houses	Sandwich	E(c)	0	267
23/00879	20 Biggin Street	Conversion of upper floors to one dwelling and alterations to shopfront	Dover	E(a)	0	120
23/01009	35 High Street	Conversion of first floor and attic space to residential (Use Class C3) with erection of second floor rear extension, alterations to roof, alterations to shop front, alterations to roof and replacement windows	Deal	E(a)	0	51
23/00147	Hughenden House, Maison Dieu Veterinary	Change of use of ground floor of Hughenden House and courtyard building to form 2 x 2 bedroom self contained flats including extensions and parking	Deal	Sui Generis	0	130

Application Reference	Address	Description	Town Centre	Use class	Gain (sqm)	Loss (sqm)
	Centre, 7 Sondres Road					
24/00001	21 Castle Street	Change of use from office to dwelling	Dover	E(g)(i)	0	209
22/01345	12 King Street	Erection of a four storey building incorporating 3no. Retail units (Use Class E) and 16no. Self-contained flats (existing building to be demolished)	Deal	E	267	0
				F2	0	700
24/00047	4 Broad Street	Change of use from Class E(c)(i) to E(e) dental practice and insertion of window	Deal	E(c)	417	0
				E(e)	0	417
				TOTAL	2020	6297
				NET		4277

*NB: This application appears in both the completed and permitted list as it was completed in the same year it was granted permission



Transport & Infrastructure



In this Section:

- *The Delivery of Infrastructure*
- *Strategic Transport Improvements*
- *Delivery of Sustainable Travel Improvements*
- *Overnight Lorry Parking*

Transport and Infrastructure

This chapter reports on the monitoring indicators of the following Local Plan Transport and Infrastructure Policies:

- **SP11 – Infrastructure and Developer Contributions**
- **SP12 – Strategic Transport Infrastructure**
- **TI1 – Sustainable Travel**
- **TI2 – Transport Statements, Assessments and Travel Plans**
- **TI3 – Parking Provision**
- **TI4 – Overnight Lorry Parking Facilities**

The Delivery of Infrastructure Projects

Through Strategic Policy 11 (SP11) new and improved infrastructure is secured and delivered through the planning system.

This is done as part of a planning application consent, usually for housing developments, to mitigate the impact of a development proposal on local services. New or upgraded services can be provided on-site or by way financial contributions towards existing services.

This system is known as 'planning obligations', or 'developer contributions'. Planning obligations in this district are secured through Section 106 (S106) legal agreements.

Recording delivery of infrastructure

An Infrastructure Funding Statement (IFS) is produced annually and sets out all the planning obligations (S106) funds that have been secured, received, spent and held each financial year across our district.

Summary of the planning obligations in the monitoring year 2024-2025:

- Over £4 million was secured through newly signed S106 agreements
- £934,623.16 was received for things such as:
 - Affordable Housing - £159,317
 - Health and Social Care (NHS) - £103,958
- £1,262,743.61 was spent, of this:
 - Over £1.16 million was transferred internally to DDC Teams to go towards DDC-operated functions and services (such as affordable housing, sports and play areas)
 - Over £60 thousand was transferred to KCC to go towards their services such as education
 - Over £19 thousand was transferred to Parish Councils towards Open Space projects

This year's IFS is presented as web pages with interactive Power BI dashboards of financial S106 data rather than as a static PDF document. The webpages follow the same structure as previous statements. For further information please visit our website to read our [Infrastructure Funding Statement](#).

Planning Infrastructure Projects

The [Infrastructure Delivery Plan \(IDP\)](#), sets out the following:

- Current Infrastructure and its capacity
- Planned Infrastructure and Strategies
- Future Infrastructure needs and
- The timing, costs, funding and delivery partners

This enables DDC to determine which projects and services are required to have funding directed to them when S106 agreements are being created. [Detailed FAQs on this topic are also available on our website](#).

The Council will continue to work with relevant service providers to ensure that infrastructure is delivered in the right place, at the right time, to meet the needs of the district and support new development. As a 'living' document, the IDP will be updated in 2026, following consultation with all relevant stakeholders and service providers.

Strategic Transport Improvements

Strategic Policy 12 (SP12) sets out a number of strategic highway improvements that are critical to the growth of the district, and progress towards these will be monitored through this AMR.

- a) A2 Access Project and Whitfield and Duke of York Roundabout improvements
- b) A257/A258 Junction improvements
- c) Supporting HS1 and station improvements
- d) Dover Fastrack

a) Whitfield and Duke of York Roundabouts (A2)

Upgrades to both roundabouts are required, which have designs which have been agreed with National Highways (NH) and Kent County Council Highways (KCC).

For new development sited within relevant zones of the district the council is collecting proportionate financial contributions towards these planned improvements/upgrades.

More information is available on our [Strategic Transport Infrastructure page of our website](#).

b) A257/A258 Junction Improvements

Details about this project can be found on pages 22-24 of the IDP. There are no updates in this monitoring year.

c) HS1 and Station Improvements

Details about this project can be found on pages 31 and 32 of the IDP. There are no updates in this monitoring year.

d) Dover Fastrack

Dover Fastrack became operational in its first phase in November 2024. The route is planned to be extended as more development comes forward at the Whitfield Urban Expansion.

To read more on this please visit [Dover Fastrack - Kent County Council](#).

Sustainable Travel improvements

Cycling and Walking

In 2024 Dover District Council (DDC) secured funding from Active Travel England (ATE), in partnership with Kent County Council (KCC), to commission a Local Cycling and Walking Infrastructure Plan (LCWIP) for Dover district. The scope of this LCWIP was the creation of a coherent plan that identifies cycling and walking infrastructure improvements for future investment across the entire district.

The LCWIP aims to improve safe active travel options for all residents and tourists between key trip origin and destination points including public transport networks and provides links to existing cycling routes such as the National Cycle Network and those proposed in the Kent Cycling and Walking Infrastructure Plan (KCWIP). The LCWIP was developed by Sustrans (now Walk, Wheel, Cycle Trust) and after public consultation, it was adopted by the in November 2025.

- For more information on Cycle routes across Dover, please see the [Walk, Wheel, Cycle Trust](#) (was Sustrans)
- For more information on Public Rights of Way (PRoW), please visit KCC's website, to view the PRoW Map and search for Dover.

[Kent County Council's Parking Standards Guidance](#) requires one cycle parking space be provided per bedroom.

Local Plan policy T11 requires new development in the district to "make provision for secure cycle parking and storage" having regard to this KCC guidance.

40% of applications for housing development permitted in the district in the monitoring year included a planning condition to secure the delivery of cycle parking which meets the standards. *Note that the Local Plan was not adopted until midway through the monitoring year.*

Application 24/01050 "Land South West Of Sholden Drive Sandwich Road" secured improvements to the public right of way on and adjacent to the site by planning condition, facilitating journeys by active travel modes.

Image 1 – Cycling and walking route in Samphire Hoe



Image credit: James Traynor (DDC)

Transport Assessments/Statements and Travel Plans

Policy T12 – Transport Statements, Assessments and Travel Plans allow for the indicator to be monitored to determine the number of applications approved with Transport Assessments/Statements and Travel Plans. KCC are consulted on these documents as part of the planning application process as the Local Highway Authority.

Number of applications granted against KCC Highways Advice

During the 2024/2025 monitoring year no applications have been granted against KCC Highways advice.

Parking Provision

Policy T13 aims to deliver sufficient parking provision on new developments to meet the needs of residents, following [Kent County Council's Parking Standards Guidance](#) (which was updated in 2025).

Since Local Plan Adoption on October 16th 2024, no applications were granted which were not compliant with Policy T13 with regards to required parking.

Lorry Parking

Number and location of new lorry parking facilities in the district

Policy T14 of the Local Plan supports provision of new overnight lorry parking facilities in certain circumstances. There are currently [10 authorised overnight parking areas in the DDC](#) area.

No new applications for overnight lorry parking have been received in the monitoring period.



Natural & Historic Environment



In this Section:

- *Designated Environmental Sites*
- *Biodiversity Net Gain*
- *National Landscapes*
- *Air Quality*
- *Quality of River Dour*
- *Historic Environment*

Natural Environment

This chapter reports on the monitoring indicators of the Natural Environment Policies from the Local Plan:

- **SP13 – Protecting the districts Hierarchy of Designated Environmental Sites and Biodiversity Assets Environmental Sites**
- **SP14 – Enhancing Green Infrastructure and Biodiversity**
- **NE1 - Biodiversity Net Gain (BNG)**
- **NE2 – Landscape Character and the National Landscapes**
- **NE3 – Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy**
- **NE4 – Air Quality**

Designated Environmental Sites

Strategic Policy SP13 aims to conserve and enhance the district's important natural landscapes and water environments, to ensure these assets can continue to be experienced and valued by residents and visitors and are protected from inappropriate development.

Part of the district is covered by Kent Downs National Landscape. There are also nationally registered Heritage Coasts. See our [Green Infrastructure Strategy](#) for more information.

There are five internationally designated environmental sites within the district which this policy aims to protect. They include Special Protection Areas (SPAs), which focus on avian species, and Special Areas of Conservation (SACs) which protect other flora and fauna:

- Dover to Kingsdown Cliffs SAC
- Lydden and Temple Ewell Downs SAC
- Thanet Coast and Sandwich Bay SPA
- Thanet Coast and Sandwich Bay Ramsar Site
- Sandwich Bay SAC

Sites of Special Scientific Interest (SSSIs)

A Site of Special Scientific Interest (SSSI) is land designated as an SSSI under the Wildlife and Countryside Act (1981). Most of the district's SSSI units are in 'favourable' or 'unfavourable recovering' condition, demonstrating good conservation of these assets. Exceptions are at:

- Alkham, Lydden and Swingfield Woods SSSI – unfavourable declining due to high levels of sycamore, one unit;
- Dover to Kingsdown Cliffs SSSI - unfavourable no change due to lack of grazing management, three units;
- Sandwich Bay to Hacklinge Marshes SSSI – unfavourable / no change due to inappropriate ditch management (five units) and one unfavourable declining unit.

Local Wildlife Sites & Ancient Woodland

Local Wildlife sites are locally chosen sites identified as scientifically important wildlife and biodiversity corridors.

Ancient woods are areas of woodland that have existed in perpetuity since at least AD 1600.

No planning permissions were granted in the district in 2024/25 which would cause loss of, or detrimental impact to, any designated Local Wildlife Sites or Ancient Woodland, which are protected by SP13.

Thanet Coast & Sandwich Bay SPA Mitigation and Monitoring Strategy

This SPA is nationally and internationally designated due to its nature conservation importance for migratory birds, such as over-wintering turnstones, European Golden Plovers and breeding Little Terns. Evidence shows that recreational activity can cause harmful disturbance to these species.

The Local Plan includes Policy NE3 to address this issue and requires financial contributions to be paid from new residential development which is inside a 9km zone of influence (ZOI) towards the mitigation and monitoring strategy. View the strategy here: [Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy \(SAMMS\)](#)

Prior to Policy NE3 being implemented, the council's strategy for the SPA mitigation applied to major

development proposals across the district. Therefore, the data for the monitoring year 2024/2025 partly reflects the previous strategy which would have been applied to the relevant applications before Local Plan adoption.

Development proposals contributing to SPA Mitigation and Monitoring Strategy (SAMMS)

During 2024/2025 seven applications secured contributions towards the SAMMS under NE3, through either a legal agreement (UU/S106), or through our new [online developer contributions payment forms](#).

Biodiversity Net Gain

Development proposals, habitat creation, restoration, and management

From 12th February 2024, Biodiversity net gain (BNG) became mandatory for major development made under the Town and Country Planning Act (TCPA) 1990, subject to the [exemptions or transitional provisions to BNG set out in government guidance](#).

Eligible developments must meet the mandatory requirement of a minimum 10% biodiversity net gain over the pre-development biodiversity value of the site. This mandatory requirement is included in Policy NE1 of the Local Plan. The minimum information which must be submitted is set out in [The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#) and [Planning Practice Guidance on Biodiversity Net Gain](#).

- For more information about Kent's ecosystem, plants and wildlife please refer to KCC's [Kent Environment Strategy](#)
- For more information on The Council's Green Infrastructure Strategy, please visit our [website](#).

The [Kent and Medway Local Nature Recovery Strategy](#) was published by KCC in November 2025. This strategy identifies priorities for nature and the recommended actions to deliver them. It also maps where the actions should be targeted to deliver the greatest outcomes for habitats and species. The strategy can be viewed on the '[Making Space for Nature](#)' website. The statutory biodiversity metric tool for BNG includes a strategic significance (SS) multiplier to incentivise targeted habitat creation and enhancement in areas identified as "mapped measures", within a local nature recovery strategy (LNRS).

Additional reporting on BNG (Local Plan Policy NE1) and how it is being implemented though planning applications and monitored long term will be included in future AMRs. From March 2026, the council will be publishing a Biodiversity Duty Report.

Kent Downs National Landscape (formerly Area of Outstanding Natural Beauty)



Image 1 – Policies Map area showing National Landscape Designation

Image 1 shows the area the National Landscape designation covers in the district (green area outlined in blue).

Policy NE2 of the Local Plan sets out specific requirements for developments within the National Landscape designation. Major development proposals will only be permitted in exceptional circumstances, as set out by National Policy.

Planning applications granted and completed within the National Landscape

In National Policy, Major applications are defined as housing sites containing 10 or more dwellings, or of a size greater than 0.5 hectares, or non-residential sites providing additional floorspace of 1,000m² or more, or a site of 1 hectare or more. However, in terms of an assessment of major development in the context of the National Landscape requirements, this may be different to the definition above and can include any scale of site which may impact on the designation.

In 2024/25 one planning application was permitted in the National Landscape for 15 homes in St Margaret's at Cliffe – this site was allocated in the Local Plan (Policy SAP40) at which time it was determined it was not major development, and no objection was received from the Kent Downs National Landscape Unit.

Air Quality

The council are part of the Kent Air Quality Partnership, which was established in 1992 to work towards improving the quality of Kent's air. The Partnership is made up of representatives from each district's transport, planning and environment departments, Kent County Council, the Environment Agency, National Power and other stakeholders related to air quality issues.

The Council adopted the [Air Quality Action Plan \(2024-2028\)](#) in 2024. Further information can be found at the links below:

- [DDC Air Quality Monitoring Website](#)
- [Home - Defra, UK](#)
- [Air quality - Kent County Council](#)

Development proposals that might lead to a significant deterioration in air quality or national air quality objectives being exceeded, must carry out an Air Quality Assessment. This can either be alone, or in combination with other committed development, carried out in accordance with the relevant guidance and utilising the DEFRA Emissions Factor Toolkit. Detailed requirements are set out in Policy NE4 of the Local Plan.

Table C.1 (below) is taken from the [Dover District Council 2025 Air Quality Annual Status Report](#) and lists two applications that qualify for an Air Quality Assessment:

Table C.1 - Planning Applications within Dover District Council (2024)

Reference	Location	Details	Status	Comments
24/00293	Land At The Corner Of Townwall Street And Woolcomber Street Dover CT16 1QF	Erection of a drive thru restaurant, car parking, car charging bays, substation, landscaping and associated works, including Customer Order Displays (COD) and a height restrictor	Status: Awaiting decision Application received May-24	Air quality assessment has been submitted
24/00181	The Beacon Project Bench Street Dover Kent	Full application for the erection of an up to four storeys in height building for uses including education, offices, studio, gallery and cafe (Use Classes E(g)(i), E(b) and F1)	Grant Planning Permission Aug-24	Air quality assessment has been submitted

The River Dour

Policy NE6 of the Local Plan sets out specific requirements for applications within the area of the River Dour Corridor to consider the important ecosystem of the chalk stream. This is to ensure there are no adverse impacts on water quality.

No applications in the monitoring period were assessed under Policy NE6.

Image 2 – The River Dour



Image credit: White Cliffs Countryside Partnership

Image 3 – The River Dour



Image credit: White Cliffs Countryside Partnership

Historic Environment

The Local Plan includes the following policies on the historic environment:

- **SP15 – Protecting the district's Historic Environment**
- **HE1 – Designated and non-Designated Heritage Assets**
- **HE2 – Conservation Areas**
- **HE3 – Archaeology**
- **HE4 – Historic Parks and Gardens**

Dover has a rich historic environment and contains:

- 1,926 listed buildings
- 57 Conservation Areas
- 50 Scheduled Monuments
- 6 Historic Parks and Gardens
- 1 protected wreck site
- 14,000 entries on the Kent Historic Environment Record

The [Heritage Strategy](#) for the district sets out more information.

The main aims of the policies in the Local Plan are to conserve and enhance the heritage assets in the district, in order to protect their significance and ensure they can be appreciated and enjoyed by current and future residents.

All planning applications which have the potential to impact on heritage assets and the historic environment are required to submit Heritage Statements to support their proposals.

During the 2024/2025 monitoring year, the council had two decisions appealed which were refused for being contrary to these heritage policies.

Both appeals were dismissed, demonstrating the efficacy of policies HE1-HE4.

Image 4 – St Anthony's Church, Alkham



Image credit: Dover District Council