



Dover District Council

Planning & Development Newsletter

April 2026

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Introduction

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

These newsletters provide residents and stakeholders an update on key developments and new planning applications in the district. There are also updates on upcoming consultations, new local planning information and national planning news.



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

Information on allocated sites has been moved to our new **Site Allocations Storymap**. This interactive online map shows the location and current progress of each allocated site in the district's Development Plan.

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

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



Major Council Projects

Deal Leisure Centre ('Tides')

Construction began on 10 March 2026 for the new Deal Leisure Centre, following the completion of demolition works in February 2026.

A 'ground-breaking' ceremony was held to mark this milestone. This will provide a range of facilities including a six lane 25m pool, gym, health and fitness studios, family friendly inflatable fun pool sessions, toddler splash pad, and café. The project is also delivering enhanced accessibility for users with a new platform lift and changing places facility. Completion of the project is anticipated towards the end of 2027.

For more information, please see the [Deal Leisure Centre website](#).



Figure 1 - Ground breaking 10 March 2026, with Cllr Lynne Wright, representatives from Alliance Leisure and Pellikaan



Figure 2 - Indicative image of new Leisure Centre courtesy of GT3 Architects

Dover Fastrack

Five new electric buses began running on the Dover Fastrack route on 23 February 2026. They will help reduce carbon emissions and improve air quality in the Town Centre while providing a quick route between Whitfield and Dover Priory railway station.

The route's timetable has been designed to coordinate with arrivals and departures at Dover Priory, allowing for an efficient, car-free route between the new development and London.

Read more on the [Stagecoach Fastrack website](#).



The Bench

Work on The Bench is proceeding well, with completion of the building anticipated in late spring 2026, before prospective tenants complete their own internal fit out.

This exciting building will offer a new education campus, creative centre and business centre with a publicly accessible café and gallery.



Figure 3 - The Bench viewed from Townwall Street looking North-West

The Maison Dieu

The Maison Dieu has recently won two national awards, and been shortlisted for a further two!

At a ceremony on 28 March 2026 it won the 2026 Civic Trust Award and AABC Conservation Award. The Judges' comment described the Maison Dieu as: "The most wonderful renovation of an ancient building. At every level, this is a hugely successful project." Read more in the full press release here: [The Maison Dieu celebrates two prestigious Awards.](#)

It has also been shortlisted for two categories in the Museum & Heritage Awards – Community Engagement Programme of the Year and Restoration or Conservation Project of the Year! These awards recognise excellence in historic building conservation, and museums and heritage attractions nationwide. We are very proud to have been shortlisted, and would like to thank the entire team who have worked so hard on the project.



Figure 4 - Connaught Hall, Maison Dieu



Site Allocation Storymap

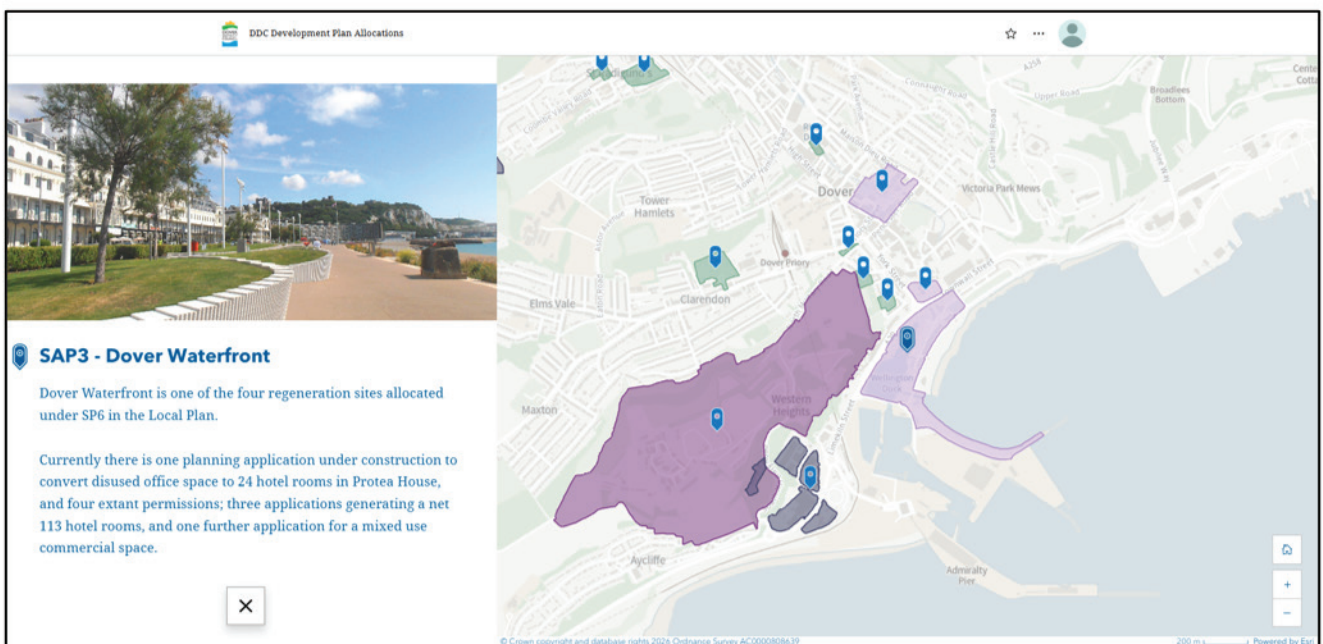
We have produced a new interactive map which shows the location and explains the progress of each site allocated (identified for development) in the Development Plan. It replaces the section of this newsletter which reported on allocated sites.

There are 92 sites allocated in the Dover District Local Plan to 2040, the Ash Neighbourhood Development Plan (2021) and the Worth Neighbourhood Development Plan (2015).

Across the lifetime of the Development Plan, these sites plan to deliver approximately 6000 new homes, 250,000sqm of additional employment floorspace, including office and industrial development, and mixed-use and heritage regeneration opportunities.

The new map shows the location, development status, and indicative or permitted capacity of each site allocation and their progress through the planning system, plus any details of local infrastructure planned alongside the housing sites. This will be kept up to date as they progress through the planning process and sites are built out.

The map can be viewed here: [DDC Development Plan Allocations Storymap.](#)



Planning Application Updates

Sites not allocated for development that come forward through the planning application process are known as 'windfall' sites.

This section contains information on some of the larger or more significant planning applications for windfall development in the district and their stage in the planning process. They may be applications awaiting determination, have been granted consent, or they may have been refused consent.

Land North of Gobery Hill, Wingham

24/00580

This full application for 17 homes was granted in November 2025, after receiving a resolution to grant at planning committee in July 2025, following the resolution of highways issues.



Figure 3 - Gobery Hill proposed street scenes. Image Credit: On Architecture



Goshall Valley, East Street, Ash

23/01363

This application was for the construction of a solar farm adjacent to the Sandwich bypass road. It was refused at planning committee in November on heritage grounds.

Sandfield Farm, 108 Northwall Road, Deal

24/00858

This application is for 43 homes on the Sandfield Farm site. It received a resolution to grant at planning committee in December 2025. The section 106 agreement, which will secure developer obligations towards local infrastructure and Affordable Housing, is currently being finalised. After this is signed, the decision will be formally issued.

The site is adjacent to the allocated site SAP16 – 104 Northwall Road. View SAP16 and our other allocations on the [Development Plan Allocations Storymap](#).

Land West of Roman Road, Dover

26/00087

This outline application for up to 9 homes with associated parking and infrastructure was refused for a number of reasons including severe harm to highway safety and harmful urbanisation of the countryside.

12 King Street, Deal

25/00912

This application is for the conversion of the former Royal Leisure Centre into three commercial units and 15 homes. It was granted in February 2026.

The section 106 agreement for this application secures funds towards the provision of affordable housing elsewhere in the district, upgrades to the Duke of York and/or Whitfield Roundabouts, and outdoor sports projects within Deal.

Land At New Park, Straight Mile, Betteshanger, Northbourne

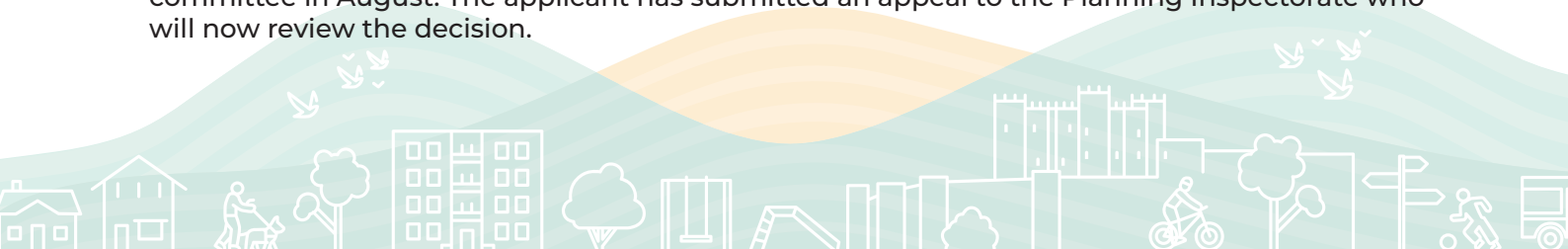
25/00976

This application for 96 holiday lodges and associated amenity buildings, arrival centre and group spaces, use of Northbourne Park Preparatory School for events functions, car parking and associated infrastructure was granted consent at planning committee in March 2026.

Monkton Court Lane, Eythorne

24/00892

This outline application for residential development of up to 24 homes was refused at planning committee in August. The applicant has submitted an appeal to the Planning Inspectorate who will now review the decision.



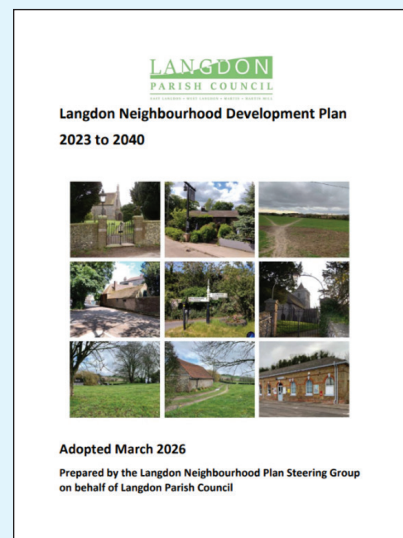
Langdon Neighbourhood Plan Referendum and Adoption

A referendum on Langdon Parish Council's Neighbourhood Development Plan was held on 19 February 2026.

The referendum passed, with 86% of votes in favour of making the Neighbourhood Plan part of the statutory Development Plan for the district.

The result of the referendum can be viewed on the council's [Election Results Page](#). More information on the referendum, and the adoption version of the plan, are available on our [Langdon Neighbourhood Plan Website](#).

The Neighbourhood Plan was then adopted by full council on 4th March, being 'made' part of the development plan. It will now be a material consideration when assessing planning applications within the parish of Langdon, alongside the Local Plan.



Planning Document Updates

This section provides updates on the documents and strategies which are being produced, either solely or jointly, by the Planning Team.

Statement of Community Involvement

The [2025 Statement of Community Involvement](#) was adopted by Full Council in October 2025. It sets out who, when and how the Planning Department will consult within the local community during the planning process.

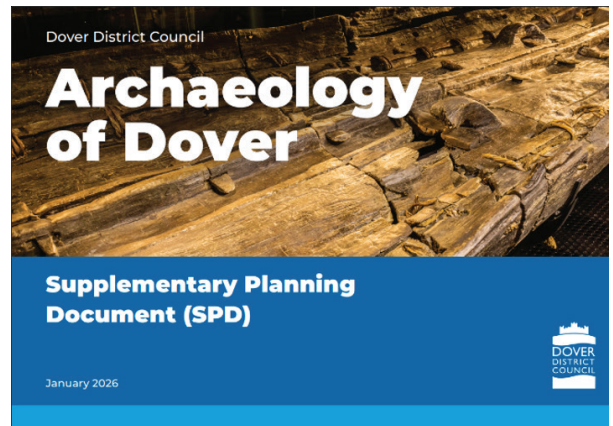
It also sets out best practice information for applicants, and advice for members of the public to make effective comments on planning applications. There is also a section on neighbourhood planning guidance for town and parish councils interested in progressing a Neighbourhood Plan.



Archaeology of Dover Supplementary Planning Document

The 2026 Archaeology of Dover Supplementary Planning Document (SPD) was adopted at full council in January 2026.

It aims to assist applicants with archaeological considerations by providing additional guidance on the potential impacts of development, and how to incorporate appropriate mitigation strategies. This document can be viewed on the [Planning Guidance Webpage](#).



Authority Monitoring Report 2024/25

The [2024/25 Authority Monitoring Report](#) was published in January 2026. It is an annual report, covering the period 1 April 2024 to 31 March 2025. It provides updates on the number of new houses built and permitted, where they are located, and how the council is ensuring these developments are high quality.

It also has sections on economic and transport development in the district, to support sustainable housing growth. Furthermore, the Natural and Historic Environment section demonstrates how we are ensuring development is sensitive to the rich natural and built assets in the district.

Its key findings are:

- 621 new homes were built last year, of which 43% were on allocated sites, and 22% were Affordable Housing
- 3,103sqm of employment floorspace was completed
- 186 tourism units were granted permission.

This report can be read in full on the [Monitoring and Land Supply Webpage](#).



East Kent Design Code

The team is working with four other councils (Canterbury City Council, Thanet District Council, Folkestone & Hythe District Council, Ashford Borough Council) to prepare a Design Code for East Kent.



A Design Code is a set of simple, concise, illustrated design requirements that are visual and numerical, wherever possible, which provide specific, detailed parameters for the design of new development.

As part of the East Kent Project, Design South East independently appointed new Community Panel of residents from our district, who attended two workshops in late 2025 to help develop a vision and identify priorities for the Design Code.

The first two stages of the project – evidence gathering and visioning are almost complete, and Stage 3 – producing area type design codes is due to commence shortly.

More information regarding the aims and different stages of the process is available on the [Planning Department’s Design Code Webpage](#).

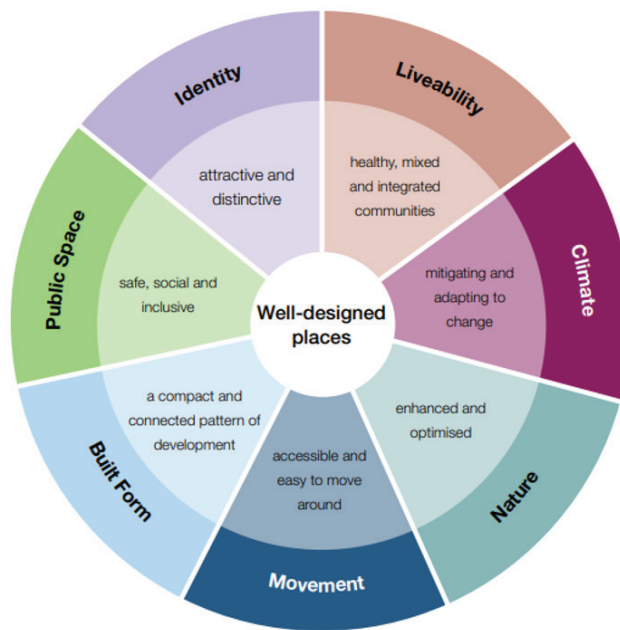


Figure 4 - Seven features of well-designed places. Image Credit: MHCLG (2026)

Planning obligations and Section 106 (S106) agreements

What are they?

Planning obligations are what a developer is required to provide, to support the housing being delivered and mitigate the impacts of the development. A planning obligation will aim to balance the pressure created by the new development with improvements to the surrounding area ensuring that, where possible, the development would make a positive contribution to the local area and community.

Legal agreements (known as Section 106 or S106) are the primary legal mechanism the Council uses to secure the delivery of planning obligations. S106 requirements can be met by on-site delivery of infrastructure or by a financial contribution towards new facilities and services and/or improvements to existing infrastructure. More information about planning obligations and S106 can be found in our [Section 106 Agreements FAQs](#).



S106 planning map

Our [interactive S106 planning map](#) shows the applications with S106 agreements. To view the sites with a S106 agreement, please zoom in on the map, click on the legend in the bottom right hand corner and de-select all layers except Section 106 and District Boundary. To view the S106 agreement, click on a green site, and click “view”.

Reporting on planning obligations

The Infrastructure Funding Statement (IFS) is published annually and provides a summary of Planning Obligations secured by the Council from new developments towards infrastructure, if the funds have been received and how they have been spent.

New web-based dashboards

This year’s IFS is presented as web pages with interactive Power BI dashboards of S106 data and is available on [our Infrastructure Funding Statement 2024-2025](#) webpages.

The dashboards are automatically filtered to the 2024-2025 financial year for this IFS, but it includes data on all historic S106 agreements. It can be filtered to show income and spend data for different years, filtered by parish, type of infrastructure and by planning application reference.

We have also produced a [video guide on how to navigate and use the IFS dashboard](#).

Affordable Housing Supplementary Planning Document – consultation coming soon

A draft Affordable Housing Supplementary Planning Document (SPD) has been prepared and is due to go out for public consultation in April.

The SPD is intended to provide guidance on how Local Plan policy SP5 - Affordable Housing and other related policies, should be implemented in practice, through a series of guidance notes. It also addresses changes to the National Planning Policy Framework (NPPF) in relation to Affordable Housing and how these will be considered alongside the Local Plan policy.

The SPD is planned for adoption before the national deadline of 30 June 2026 as set out in national legislation.



Other News

Planning History Map & Enforcement Register

Our brand-new [Planning History Map](#) is now live and available for the public to explore.

This interactive map brings together every recorded planning application from 1948 to the present day, all plotted clearly and accessible in one place.

Users can now self-serve to view historic planning activity for any property or area, helping them understand what permissions exist and whether Permitted Development rights may apply to their proposals.

We're also in the process of adding associated documents to the map. This is a gradual rollout, but if you need a specific document sooner, just let us know by emailing supportassistants@dover.gov.uk — we'll prioritise publishing it on request.

We have also published a GIS based [Enforcement Register](#). This map provides easy public access to all enforcement notices served within our district. It allows users to:

- View the location and details of enforcement notices
- See what action has been taken
- Download available documents directly from the map

National Planning Policy Framework Consultation

The National Planning Policy Framework (NPPF) is the national planning guidance for England, which is also used to determine planning applications.

The government have recently consulted on some key changes which include:

- Arranging policy into theme-based sections
- Supporting urban and suburban densification, including around train stations
- Addressing climate change more effectively

The consultation was open until 10th March and documents are all available on the [GOV.UK NPPF consultation website](#).

There are also other live consultations on the GOV.UK website, on proposals for Local Government Reorganisation in different counties. These can be viewed on the [Ministry of Housing, Communities and Local Government open consultations website](#).

