

Planning and Development Newsletter



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Introduction

Welcome to the fourth 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



Figure 1: The new Deal Leisure Centre swimming pool under construction.



Figure 3: Whitfield Urban Expansion.



Figure 2: Willow Bank, Sandwich

Major Council Projects

The Bench

Contractors have now handed The Bench building over to Dover District Council and new tenants get ready to move in.

Benchworks will deliver a range of flexible workspace within The Bench, supporting local businesses, freelancers and entrepreneurs at different stages of their journey.

A regular blog can be found on our [website](#).

Tenants include **EKC Dover College**, **Screen South**, a cultural development organisation with digital creativity at their core and **Docker Bakery** who will offer a full range of freshly baked sourdough bread, pastries and treats.



Figure 4: The Bench, DDC Library

Site Allocations

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.](#)

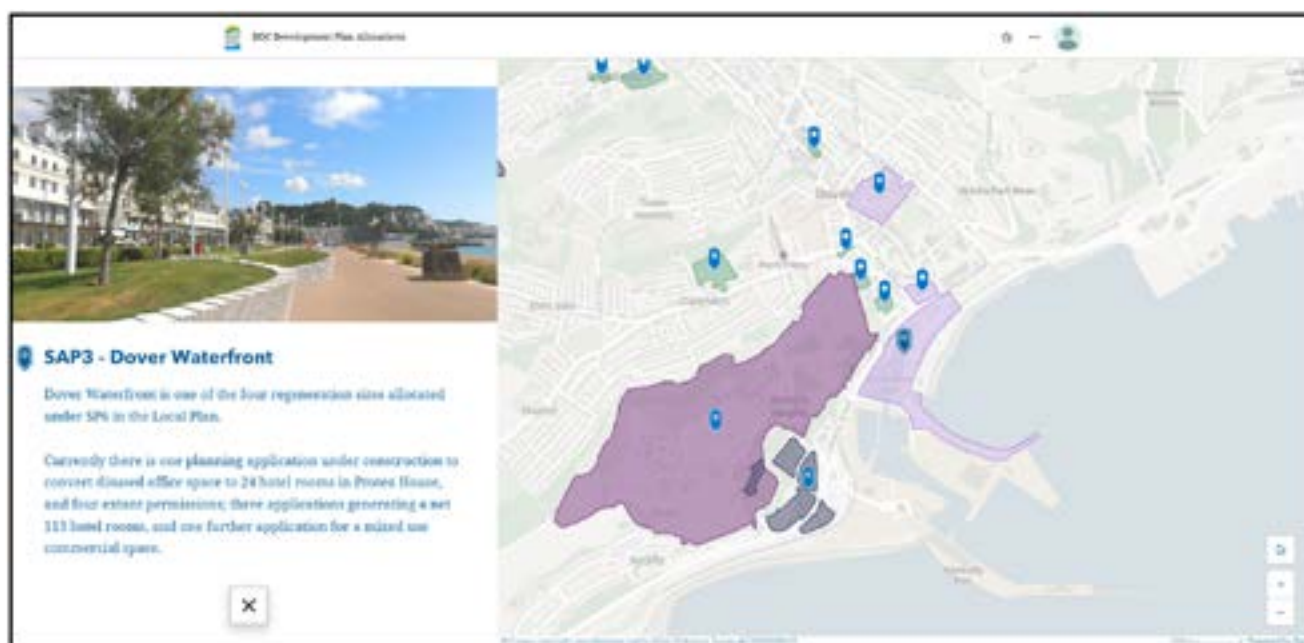


Figure 5



Recent updates to Allocations

SAP3 - Dover Waterfront

25/01224

An application for Site 1C The Electric Hotel, Marina Curve, Dover for a 5 storey hotel (68 bedrooms), covered walkway and associated parking and landscaping has been **approved**. The application site forms part of an allocation for mixed-use development (Local Plan Policy SAP3), with an indicative capacity of 260 dwellings and 10,000 sq.m of commercial floorspace, subject to the outcome of a master planning process. Commercial uses include: retail; restaurants and cafés; assembly and leisure; hotel; offices within Class Eg(i); and residential.



Figure 6: 3D Perspective Views - Lewis and Co Planning

SAP13 - Albany Place Car Park, Albany Place, Dover

26/00730

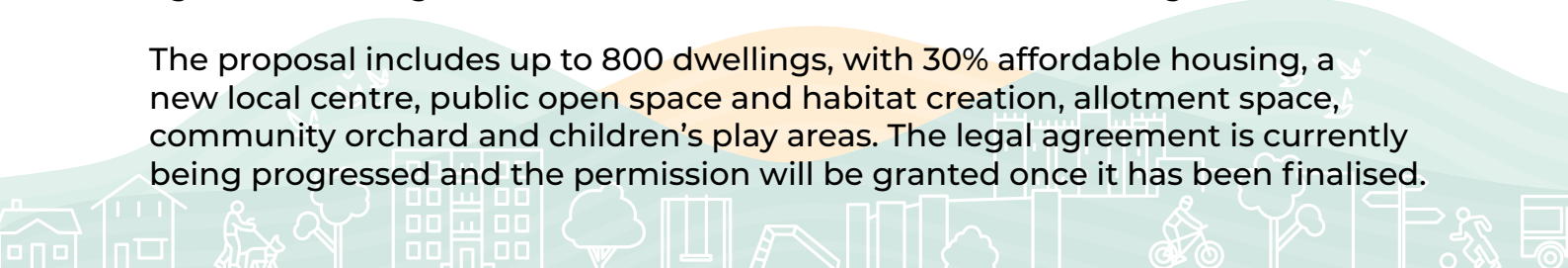
An application for the erection of 20 flats, with associated access, amenity and parking and communal refuse areas, solar panels to roof, hard and soft landscaping (existing car park use to cease) – has been received and under consideration.

SAP24 - Land West of Aylesham Road and South of Spinney Lane, Aylesham

25/00133

In April, Planning Committee resolved to grant outline planning permission for the strategic site allocation in Aylesham, subject to conditions and a legal agreement being entered into, to secure contributions and obligations.

The proposal includes up to 800 dwellings, with 30% affordable housing, a new local centre, public open space and habitat creation, allotment space, community orchard and children's play areas. The legal agreement is currently being progressed and the permission will be granted once it has been finalised.



SAP47 - Lydden Court Farm, Lydden

23/01061

An outline application for the erection of 23 dwellings including affordable housing with associated parking, infrastructure and open space has resolution to grant (Planning Committee 16 January 2025), subject to conditions and a legal agreement to secure developer contributions and affordable housing. The legal agreement is currently being progressed and the permission will be granted once it has been finalised.

SAP2 - Land to South East of Palmerston Road, White Cliffs Business Park, Whitfield

26/00156

The erection of 48 business units, 1 security gatehouse, 1 studio office with associated access and parking, was Approved in August 2026.



Figure 7: Ez-Plans



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.

74-80 High Street and 67 Middle Street, Deal

22/01701 & 22/01702

This full application for 17 flats, five ground floor retail units and solar panels to the roof was given a **resolution to grant** at planning committee in July 2026, subject to the signing of a section 106 agreement. The development makes use of an underused town centre site, maintaining retail on the ground floor while providing housing on the upper floors.

Former Boatyard, 48-50 Strand Street, Sandwich

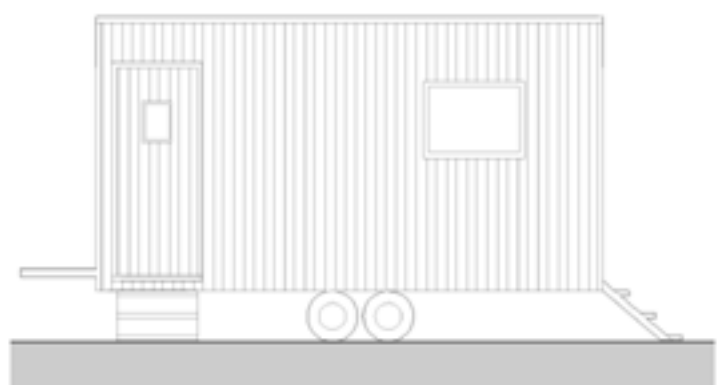
25/00368

This full application for seven units (three houses and four flats), was **refused** at planning committee in June, in accordance with the officer recommendation. This was on the grounds of harm to the conservation area, and insufficient information regarding flood risk, biodiversity, trees and archaeology to meet policy requirements.

Land south of Coastal View Beach Huts, The Promenade, Walmer

26/00080

This full application for installation of a beach sauna unit, changing room, office and storage unit was **granted** planning permission at planning committee in August 2026. A Sea Scrub Sauna will be positioned along the beach in Walmer.



East Elevation 1:50 @ A3

Figure 8: Sea Scrub Sauna Ltd

Monkton Court Lane, Eythorne

24/00892

This outline application for residential development of up to 24 homes was **refused** at planning committee in August 2025. The applicant submitted an appeal to the Planning Inspectorate who reviewed the decision and dismissed the appeal on 30 July 2026.

Land to the south of Thornton Road and east of Thornton Lane, Tilmanstone

25/00709

This proposed solar farm and battery energy storage system was considered at Planning Committee on 17 September 2026, where the committee voted to carry out a site visit. A site visit will be arranged, and the application will return to a future planning committee for consideration.

Sea Link

This is a Nationally Significant Infrastructure Project (NSIP) submitted by National Grid Electricity Transmission for a converter station and equipment near Richborough with an offshore cable from Pegwell Bay to the Suffolk Coast (Friston).

NSIP refers to large-scale infrastructure developments in the UK that are strategically important and handled through a national planning process rather than local planning authorities.

The examination closed in May, and the Inspectors have made their recommendation to the Secretary of State. A decision is expected by 30 October.

Karma Leisure Ltd , Adrian Street, Dover

25/00311

This application was **granted** Planning Permission in March 2026 – for erection of two buildings incorporating 29 no. flats and home working hub (existing building to be demolished)



Planning Updates

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

Affordable Housing Supplementary Planning Document – Now Adopted

The [Affordable Housing Supplementary Planning Document \(SPD\)](#) was adopted by Full Council on 24 June 2026. This SPD provides guidance on how Local Plan policy SP5 - Affordable Housing and other related policies, should be implemented in practice, through a series of guidance notes.

Frequently Asked Questions / Background information is available at: [Affordable housing Supplementary Planning Document FAQs.pdf](#).

Awards!!

Dover District Council (DDC) has won three prestigious awards at the Royal Town Planning Institute (RTPI) South East Awards for Planning Excellence 2026.



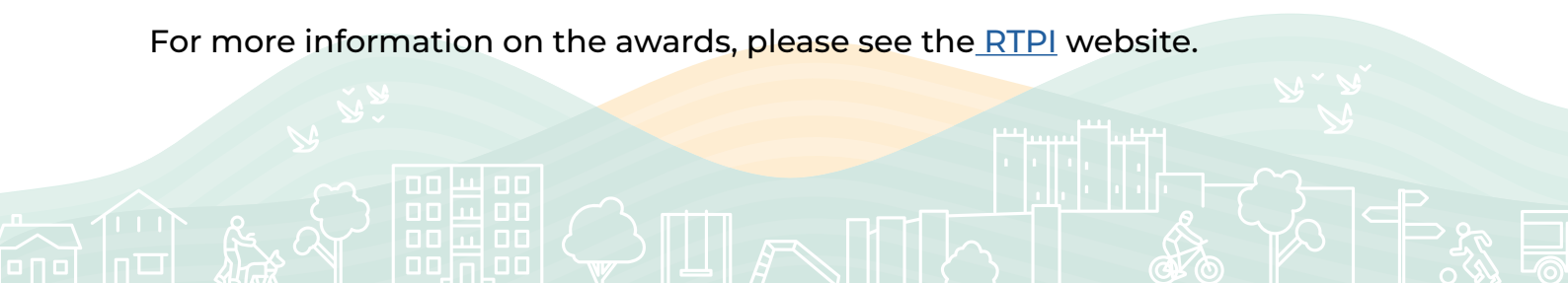
DDC was awarded **Planning Authority of the Year** and was recognised by the judges for delivering an innovative, collaborative and high-performing service.

The Reawakening the Maison Dieu project won **Best Project and Best in Region** and was praised by judges as having gone above and beyond for its active engagement with the local community.

The council will now compete against other regional winners at the RTPI National Awards for Planning Excellence on 3 December 2026.

The RTPI represents a network of more than 27,000 planning professionals committed to creating better places to live and work. The organisation promotes best practice and plays a leading role in shaping planning systems and policies across the UK.

For more information on the awards, please see the [RTPI](#) website.



Dover District Council Planning have received **Highly Commended** in the **South East Energy Efficiency Award** alongside Dartford Borough Council delivering the Warm Homes: Local Grant programme alongside delivery partner Aran Insulation. The scheme provides retrofit and energy efficiency measures to eligible households, helping to reduce energy costs, tackle fuel poverty, and create warmer, healthier homes. During year one, **42 homes** across Dover and Dartford received energy efficiency improvements.

A member of our team was also awarded - **Commended as Emerging Planner of the Year** at the Planning Officer Society awards for her work transforming Section 106 monitoring through the digitisation of the Infrastructure Funding Statement.



NEW National Planning Policy Framework

An update to the National Planning Policy Framework (NPPF) was published on **17 August 2026**. The NPPF sets out the government's policies for plan-making and for making decisions on development proposals in England and how these are expected to be applied.

[National Planning Policy Framework - GOV.UK](https://www.gov.uk/national-planning-policy-framework)



The National Scheme of Delegation (NSD)

Planning committee changes from 31 October 2026

From 31 October 2026, new government regulations will change how planning applications are decided. Under the National Scheme of Delegation, planning committees will focus on the most significant applications, with most other applications determined by planning officers. These changes will apply to any application not determined by 31 October 2026, regardless of when it was submitted. For more information [Planning Committees and the National Scheme of Delegation of Planning Functions: Guidance for local planning authorities in England - GOV.UK](https://www.gov.uk/guidance/planning-committees-and-the-national-scheme-of-delegation-of-planning-functions)

