



# Authority Monitoring Report 2023 - 2028

October 2023



Dover District **Local Plan**  
Supporting document



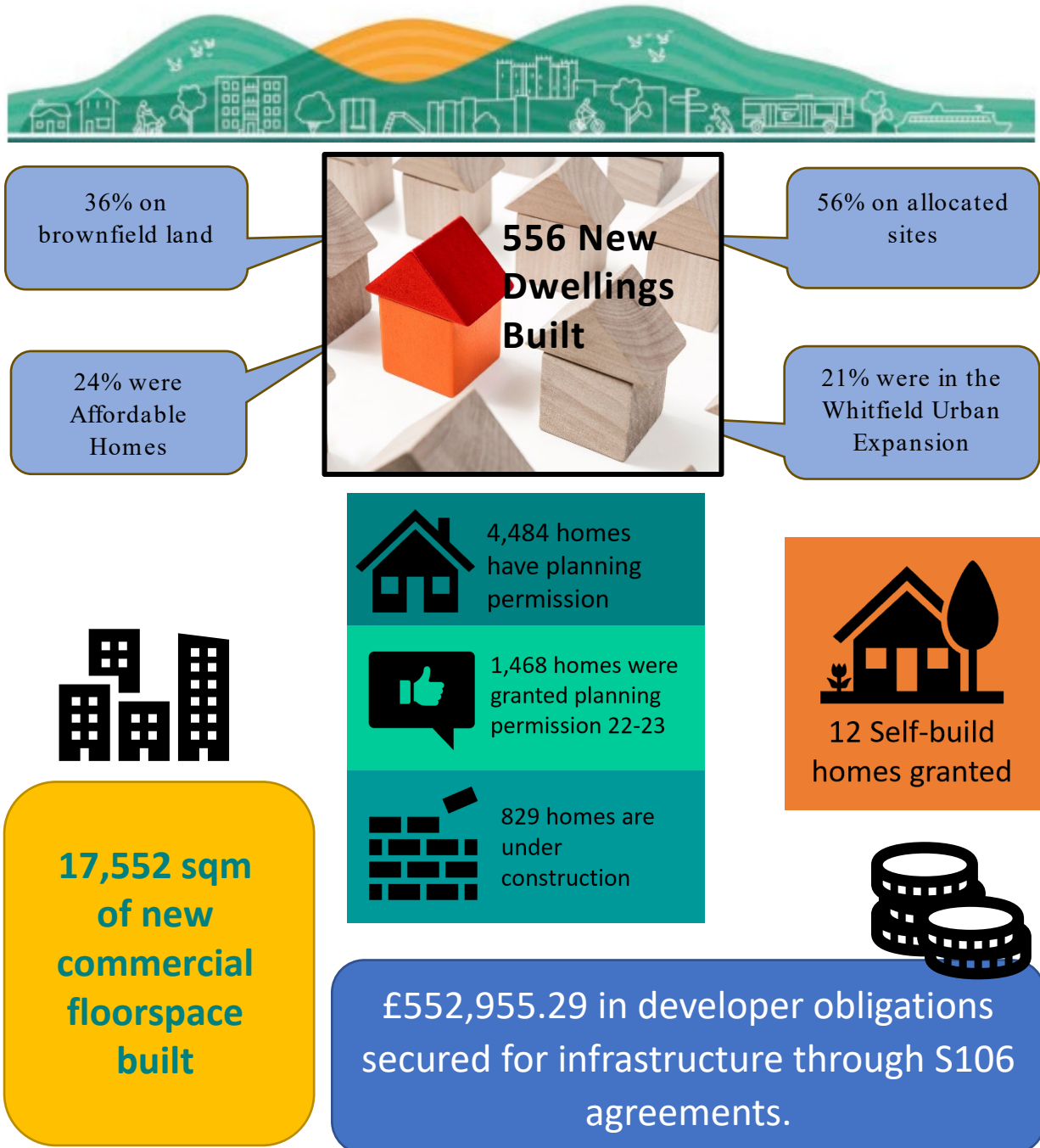
## Contents

Executive Summary .....	3
1. Introduction.....	4
What is the Authority Monitoring Report?.....	4
2. Dover Development Plan.....	5
Local Development Scheme.....	5
Current adopted Development Plan Documents.....	5
Local Plan Policies Map .....	6
Supplementary Planning Documents and other guidance.....	6
Neighbourhood Plans .....	7
New Local Plan to 2040 – Progress Update .....	8
Information on the Examination Process:.....	8
3. Monitoring Current Adopted Plan Policies .....	10
Policy CP1: Settlement Hierarchy.....	10
Policy CP2: Provision on Homes and Jobs between 2006 and 2026 (Commercial).....	10
Policy CP5: Sustainable Construction Standards .....	12
Policy LA1: Provision for Gypsies, Travellers and Travelling Showpeople .....	13
Housing Delivery Policies .....	14
Policy CP2: Provision of Homes between 2006 and 2026 .....	15
Policy CP3: Distribution of Housing Allocations .....	16
Policy CP4: Housing Mix, Quality & Design.....	19
Affordable Housing.....	22
Self-Build and Custom Housebuilding .....	23
4. Delivery of Strategic Sites .....	25
Dover Waterfront .....	25
Dover Mid Town .....	26
Connaught Barracks.....	27
Whitfield Urban Expansion .....	28
White Cliffs Business Park.....	30
Aylesham Village Expansion .....	30
5. Infrastructure and developer obligations .....	31
6. Duty to Co-operate .....	34
Memorandum of Understanding .....	34
Statements of Common Ground .....	34
7. Community Consultation.....	35

Statement of Community Involvement.....	35
2022-2023 Consultation events .....	35

## Executive Summary

During the monitoring Period of the **1<sup>st</sup> of April 2022 to the 31<sup>st</sup> of March 2023** the following things have taken place in the District:



# 1. Introduction

## What is the Authority Monitoring Report?

An Authority Monitoring Report (AMR) is a document produced by Dover District Council and has a number of functions which include:

- Reviewing councils progress in relation to adopted development plan monitoring targets.
- Reviewing the Councils progress of producing the new District Local Plan to 2040 and other policy documents
- Providing borough-wide planning statistics on housing, employment, environment, and transport.
- Recording Consultation and Duty to Co-operate Events
- Reporting on Neighbourhood Planning

## What are the key requirements of the Authority Monitoring Report?

The Government's Planning Practice Guidance (PPG) details various pieces of information which Local Planning Authorities (LPAs) should report annually. The PPG states that LPA's must publish information at least annually that shows progress with Local Plan preparation; report any activity relating to the duty to cooperate; and show how the implementation of policies in the Local Plan is progressing. Furthermore, LPAs are encouraged to report as frequently as possible on planning matters to communities. This is important to enable communities and interested parties to be aware of progress.

LPAs can also use the AMR to provide up-to-date information on the implementation of any neighbourhood plans that have been made, and to determine whether there is a need to undertake a partial or full review of the Local Plan.

Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out that the report should be made publicly available and what information the reports must contain, although there is other useful information that can be set out. In particular, the report can highlight other relevant facts and statistics about the District and details of important developments.

## Time period covered by this AMR

This AMR report refers to data collected within the most recent monitoring year 2022/2023, which is from the **1<sup>st</sup> of April 2022 to the 31<sup>st</sup> of March 2023** inclusive.

However, the status and progress of some topics and in particular the status of policy documents mentioned in this AMR are relevant as of September 2023 at the time this report was produced. Up to date information about the status of the Local Plan and Planning documents can also be found on the [Dover District Council Website](#).

[Copies of previous AMRs are available and can be downloaded from the website here.](#)

## 2. Dover Development Plan

### Local Development Scheme

LPA's are required to prepare and maintain a Local Development Scheme (LDS) in accordance with the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). The LDS is a project plan that sets out the timetable for the production of new or revised Planning Documents which will form the Council's Local Development Plan.

Cabinet Members approved the latest Local Development Scheme (LDS) on Monday 5th September 2022. [View the current Local Development Scheme \(Sept 2022\) here.](#)

### Current adopted Development Plan Documents

The current development plan for the Dover District sets out the strategic priorities for the development of the District, land allocations and policies covering issues such as climate change, place making, housing, employment, transport, infrastructure, the environment and heritage. These planning policies are used by the council when determining planning applications or enforcing unauthorised development.

The current key documents produced by the council are the Dover District Core Strategy which was adopted in 2010 and The Land Allocations Local Plan, adopted in 2015. There are also some 'saved' policies that have been carried over from the Dover District Local Plan adopted in 2002. The council are currently in the process of preparing a new District Local Plan which will supersede these existing adopted documents once it is adopted.

Alongside the adopted development plan documents there are a number of background and evidence base documents associated with the existing development plan, these can be viewed on the council's main website on the [Evidence Base](#) page. However, please note that there are new evidence base documents that have superseded those which support the emerging New Local Plan 2020 - 2040. These can be found on the [New Local Plan Website - Evidence Base](#) page (*more information below under New Local Plan*).

In summary, as of August 2023, the below documents create the existing adopted 'Development Plan' for the Dover District:

- Core Strategy (2010)
- Land Allocations Local Plan (2015)
- Saved Policies (2002)
- Worth Neighbourhood Plan (2015)
- Ash Neighbourhood Plan (2021)
- Policies Map
- [Kent Minerals and Waste Local Plan and partial early review](#) (Kent County Council)

## Local Plan Policies Map

Dover District Council are required to produce an [Adopted Policies Map](#) in our Local Plan documents. This map shows the location of proposals in all current Adopted Development Plan Documents, listed above.

You can also view the [Regulation 19 Policies Map](#) that relates to Policies within the Regulation 19 Submission version of the Local Plan on the [New Local Plan Website](#).

## Supplementary Planning Documents and other guidance

Supplementary Planning Documents (SPDs) and Guidance documents are intended to provide detailed guidance on how planning policies in the Development Plan will be implemented. They can either be topic or area related. Other more informal guidance is also produced to assist with new legislation and design advice when required. The below documents set out the council's position on a range of key topics and are a 'material consideration' when planning applications are being assessed.

- [Thanet Coast and Sandwich Bay SPA Mitigation Strategy](#)
- Dover Western Heights Masterplan (September 2015)
- Whitfield Urban Expansion Masterplan (April 2011)
- Delivering Affordable Housing through the Planning System SPD (September 2007)
- Affordable Housing SPD Addendum (July 2011)
- Aylesham Masterplan (2005)
- Buckland Mill Planning Brief (2003)
- York Street Site Planning Brief (July 2002)
- St James' Area Planning Brief (July 2002)
- Security Measures for Retail and Commercial Premises (January 2002)
- Affordable Housing Rural Exception Sites (January 2002)
- First homes position Statement (November 2021)

[More information can be found about SPDs and other guidance here on our website.](#)

## Conservation Area Character Appraisals

In addition to the above SPD's and SPG's the council has a number of approved conservation area appraisals. Unfortunately, the majority of conservation areas within the District do not have appraisals, and the council is endeavouring to either work with local community groups or consultants to address this. Some of our conservation areas have had Article 4 Directions applied. 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.

The following conservation areas have appraisals:

- Dover Town Centre
- Kingsdown
- Upper Deal
- Nelson Street, Deal

- Deal South Barracks
- Waterloo Crescent
- Victoria Rd and Wellington Rd
- St Margarets Bay
- Dour Street, Dover Conservation Area Character Appraisal (adopted in September 2023)

[More information about Conservation Area Appraisals and Article 4 directions can be found here.](#)

## Neighbourhood Plans

The Localism Act 2011 enables local communities to produce Neighbourhood Plans to support development in their area. Neighbourhood Plans are produced by the local community to shape and guide its future development. This may set out their vision for the future and provide general planning policies and proposals to guide development in their neighbourhood.

Neighbourhood Plans must be in general conformity with the policies set out in the adopted Development Plan documents for that area and cannot be used to prevent development. Upon adoption by the Council, such plans will hold the same weight as other Development Plan documents for the District.

Neighbourhood Plans are programmed and led by the designated group, usually the Town or Parish Council. However, the Local Authority has a duty to support groups with the preparation of their Neighbourhood Plans and officers will continue to support parishes with the Neighbourhood Planning process. The first stage in producing a Neighbourhood Plan is to designate a Neighbourhood Area.

For more information about the neighbourhood planning process from designation to adoption, please view the [Locality roadmap on neighbourhood planning](#). Locality are an organisation that advise, help fund, and provide guidance on neighbourhood planning. Their roadmap is a plain English, step-by-step guide to the process.

If you are a town or parish council or community group considering undertaking a neighbourhood plan in your area, contact the Local Plans team for some advice on the process of designation.

## Current Position

As of September 2023, there are currently 7 Parish/Town Councils in the District with Neighbourhood Area Designations who are at different stages of the planning process. Currently there are two adopted neighbourhood Plans within the Dover District; Ash and Worth.

More information about all the Neighbourhood Plans and Designated areas in the District can be found here on the [council's website](#). However, please contact the neighbourhood Plan group directly for specific information on their plans and progress.



## New Local Plan to 2040 – Progress Update

The emerging Dover Local Plan sets out the vision, strategic objectives and overarching development strategy for the growth of the District over the period to 2040. It provides the planning policy framework to guide the future development of the area, addressing needs and opportunities for housing, the economy, community facilities and infrastructure, as well as the basis for conserving and enhancing the natural and historic environment, mitigating, and adapting to climate change, and achieving well designed places. It sets out:

- a vision for the future of the District;
- the amount of housing and employment development needed in the District;
- strategic policies which guide all developments.
- site allocations across the District for housing, employment and other types of development;
- and policies map.

### Consultation and Examination

During early 2021, the first draft of the Local Plan (known as Regulation 18) was available for public consultation. The Council subsequently consulted on the Regulation 19 Submission version of the Local Plan to 2040 for a period of 7 weeks from the 21<sup>st</sup> of October to the 9<sup>th</sup> of December 2022.

The Local Plan was submitted to the Secretary of State for independent Examination on Friday 31<sup>st</sup> March 2023. Two Inspectors were appointed to undertake the Examination.

The Inspectors' task is to consider the soundness of the submitted Plan (para 35 of the National Planning Policy Framework July 2021) *and* whether it has been prepared in accordance with the legal and procedural requirements. Plans are sound if they are:

- **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.
- **Justified** – an appropriate strategy, considering the reasonable alternatives, and based on proportionate evidence.
- **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

### Information on the Examination Process:

The Examination process has now commenced. Information about the examination process can be found [here](#). This page includes the [Procedure Guide for Local Plan Examinations](#) which provides detailed practical advice for local authorities and [Guidance for Programme Officers](#). In addition, [Local plans: taking part in](#)

[examinations - GOV.UK](#) is a helpful guide about the whole Examination process for all participants.

Further details of the Examination and supporting evidence base for the new Local Plan to 2040 can be found on the dedicated Local Plan webpage: [www.DoverDistrictlocalplan.co.uk](http://www.DoverDistrictlocalplan.co.uk)

### 3. Monitoring Current Adopted Plan Policies

This chapter provides an update on the Council's position in relation to targets set out in the relevant policies from the adopted Core Strategy (2010) and Land Allocations Local Plan (2015).

The following Red, Amber, Green (RAG) system has been used to monitor the performance of adopted planning policies within these documents. Further analysis and commentary is added below these tables to explain the rating given.

Red	Amber	Green
None of minimal progress has been made towards meeting the core strategy/land allocations plan Target	Progress has been made towards meeting the Core Strategy land allocations plan Target however further work is required	The Core Strategy land allocations plan target has either been met or significant progress has been made

***In addition, the Council has a set of its own general monitoring indicators in the adopted Core Strategy which are reported on annually. See Appendix A: Monitoring Indicators for the update to those.***

#### Policy CP1: Settlement Hierarchy

The table below measures the performance of CP1.

Policy CP1: Settlement Hierarchy		Performance Summary
Core Strategy Target	Settlements need to maintain their range of facilities together with public transport links in order to maintain their position in the hierarchy	

Table 1 – Policy CP1

It is important that local and village centres maintain their range of facilities to ensure their vitality and viability and therefore keep their position in the Settlement Hierarchy. A review of the existing settlement hierarchy has been conducted as part of the Regulation 19 Submission Local Plan [Evidence Base](#) here.

#### Policy CP2: Provision on Homes and Jobs between 2006 and 2026 (Commercial)

Policy CP2, covers both commercial and housing. It will therefore be covered in both employment and housing sections. This is the commercial indicator results. In summary, commercial floorspace completions are below the levels envisaged by the Core Strategy.

Policy CP2: Provision of Homes and Jobs between 2006 and 2026 (COMMERCIAL)		Performance summary
Core Strategy Target	Provision will be made for the following: <ul style="list-style-type: none"> <li>- <b>Approximately 200,000sqm of Employment floorspace.</b></li> <li>- <b>35,000 sqm of retail floorspace</b></li> <li>- 14,000 additional homes (of which 10,100 units to be delivered by 2026)</li> </ul>	

Table 2 – Policy CP2

Table 3 below sets out the net gains in commercial floorspace<sup>1</sup> from 2006 (the Core Strategy base date) to 2023 along with the total commercial competitions in the monitoring year 2022/23 to compare against the targets in Policy CP2.

**Within the monitoring period 2022/23 the District gained a gross total of 17,551 sqm of additional commercial floorspaces**, new learning, non-residential institutes, or community facilities and lost 1,339 sqm of floorspace classified as ‘Sui Generis’. There were also some losses, which are also recorded below to show the net gain in commercial uses – see table below.

Use Classes	Gain Complete (+)	Under Construction	Loss Complete (-)	Net Gain Complete
Commercial: (A1- A5, B1, B2, B8, D1, D2, E)	17,016 sqm	12,439 sqm	13,944 sqm	3,073 sqm
C1*	8 Bedrooms	19 Bedrooms	5 Bedrooms	3 Bedrooms
Learning and Non Residential Institutions (F1)	0	118	121	-121
Community Facilities (F2)	25	0	0	25
Sui Generis	510 sqm	693 sqm	1,339 sqm	- 829 sqm
<b>Total</b>	<b>17,551 sqm</b>	<b>13,250 sqm</b>	<b>15,403 sqm</b>	<b>2,248 sqm</b>

Table 3 – Commercial Floorspace gains and losses 2022/23

\* Commercial Floorspace is measured in meters squared apart from C1 which is measured in bedroom numbers.

<sup>1</sup> Commercial Floorspace includes employment, retail, non-residential institutions, community facilities and Sui Generis

**The net total amount of commercial floorspace gained for the monitoring period is 3,073sqm.** The biggest sites that contributed to the District’s completed commercial gains in floorspace are from the following applications:

Planning Application	Address	Description
14/01138	Former Tilmanstone Colliery Tip	Reserved matters application for the design and external appearance of industrial units (class B2) (10,000 sqm GEA) details pursuant to condition 40 of planning permission DOV/13/00654
21/00208	Unit G Sandwich Industrial Estate, Ramsgate Road, Sandwich	Change of use from salvage yard to B8 scaffolding yard, erection of scaffolding structures and associated hard standing (retrospective)
22/00183	BCA Fleet Solutions 2 Limited, Ramsgate Road, Sandwich	Change of use to flexible mixed-use E(g)(i), B8 and MOT Test centre (Use Class B2)

Table 4 – Sites which included commercial floorspace gains.

There is currently 13,250 sqm of commercial/employment floorspace under construction at the end of March 2023.

## Policy CP5: Sustainable Construction Standards

Policy CP5 Sustainable Construction Standards		Performance Summary
Core Strategy Target	<p>New residential development permitted after the adoption of the Strategy should meet Code for Sustainable Homes level 3 (or any future national equivalent), at least Code level 4 from 1 April 2013 and at least Code level 5 from 1 April 2016.</p> <p>New non-residential development over 1,000 square metres gross floorspace permitted after adoption of the Strategy should meet BREEAM very good standard (or any future national equivalent).</p> <p>Where it can be demonstrated that a development is unable to meet these standards, permission will only be granted if the applicant makes provision for compensatory energy and water savings elsewhere in the District. The Council will encourage proposals for residential extensions and non-residential developments of 1,000 square metres or less gross floorspace to incorporate energy and water efficiency measures.</p>	

Table 5 – Policy CP5

The Code for Sustainable Homes was introduced in 2006 and was an environmental assessment method for rating and certifying the performance of new homes. The code was later withdrawn by the Government who adopted another assessment method. Therefore, no residential application permitted in the District after the code was withdrawn has been subject to this standard and no further monitoring has been conducted.

Although the Code for Sustainable Homes has been withdrawn, Policy CP5 still requires non-residential applications of over 1,000 sqm to meet BREEAM very good standard (or any national equivalent).

The below commercial applications have been permitted in the 22/23 monitoring year, that are a gain of over 1,000 sqm floorspace and were assessed against Policy CP5:

- 22/01470 2 Montagu Road, Discovery Park, Sandwich
- 22/00602 Dubris Close, White Cliffs Business Park, Whitfield

## Policy LA1: Provision for Gypsies, Travellers and Travelling Showpeople

Policy LA1: Provision for Gypsies, Travellers and Travelling Showpeople		Performance Summary
Core strategy Target	Allocate site(s) to meet the additional need for an additional 17 pitches	

Table 6 – Policy LA1

The Core Strategy target set out above is now considered out of date. However, in 2017, the Council commissioned consultants Arc4 to undertake a Gypsies, Travellers and Travelling Show people Accommodation Needs Assessment (known as the GTAA 2018) to provide an up-to-date picture of current provision and activity across the District as well as an assessment for future need during the plan period for the emerging Local Plan.

The 2020 GTAA set out how many pitches will be needed for the new Local Plan period and the immediate 5-year period. The GTAA 2020 was updated again in January 2020 to inform the need for pitches for the new Local Plan period which was extended to 2040 (from 2037).

A submission to the Local Plan Examination in July 2023 updates the Gypsy and Traveller pitch need and supply In the Regulation 19 Local Plan. This note ([Gypsy and Traveller Need and Supply Update Note](#)) will be considered by the Planning Inspectorate as part of the Local Plan Examination.

## Housing Delivery Policies

### Housing Delivery over the monitoring period

Over the monitoring period 1<sup>st</sup> of April 2022 to 31<sup>st</sup> of March 2023 **556 dwellings** have been completed across the District.

Of the total 556 completions, 312 (56 %) were on Development Plan allocated housing sites, which remains positive as it shows the sites in the Core Strategy and Land Allocations Local Plan continue to be delivered. 354 (64 %) of the total dwellings were completed on greenfield land<sup>2</sup> and 202 (36%) dwellings were completed on brownfield land<sup>3</sup> over the monitoring period.

There are 4,842 dwellings that have planning permission and 829 of those dwellings are currently under construction as of 31<sup>st</sup> March 2023. Table 7 below shows the summary of extant permissions between sites within the District of Dover and those within the Whitfield Urban Expansion.

Location	Number of dwellings with planning permission	Extant		
		Number of dwellings Under Construction	Number of dwellings Not Started	Total Extant
Dover District	4,164	743	3,013	<b>3,756*</b>
Whitfield Urban Expansion	678	86	592	<b>678</b>
<b>Total</b>	<b>4,842</b>	<b>829</b>	<b>3,605</b>	<b>4,434</b>

Table 7 – Number of dwellings with planning permission and the extant supply at the end of 22/23 monitoring period

*\*Where there is a difference between the total extant number and planning permissions, this is explained through completions on sites that are still under construction.*

For a full breakdown of these planning applications for extant dwellings can be found in **Appendix B** of this report.

Further monitoring and analysis of housing provision across the District is explored in the sections below.

### Housing Land Supply

- At 1 April 2022 Dover District Council (the Council) has a Local Housing Need of **609 dwellings per annum**, which means a requirement of 3,045 dwellings over the five year period (2022-2027).
- At 1<sup>st</sup> April 2023 the Council can demonstrate **5.31 years' worth of housing supply** measured against the Governments housing land supply calculation.
- There are 3,397 dwellings within the Councils housing land supply that are deemed deliverable within the next five years.

<sup>2</sup> Land that has not been previously developed

<sup>3</sup> Land which is or was occupied by a permanent structure as per definition in NPPF [Annex 2:Glossary](#)

- During the monitoring year 2022/23 there were 556 dwellings (net) completed, given the current economic climate, this is considered to be positive.
- The latest confirmed Housing Delivery Test (HDT) result is **88%** for the reporting year 2018-19, 2019-20 and 2020-21 as confirmed by the Dept for Levelling Up and Communities (DLUCH) publication in January 2022. The council estimated a 102% HDT result for the 2019-20, 2020-21, 2021-22 period but this is yet to be formally by DLUCH.
- The Council anticipates that the **next housing delivery test result will be approximately 107% for the reporting years 2020-21, 2021-22, 2022-23** and if confirmed, this will allow the Council to continue use of a 5% buffer on the 5-year housing supply calculation.

The full position in relation to Five Year Housing Land Supply calculation is set out in the Report viewed [here](#).

## Policy CP2: Provision of Homes between 2006 and 2026

*Policy CP2 covers both commercial and housing. It will therefore be covered in both sections. This relates to the housing numbers only.*

Policy CP2: Provision of Homes and Jobs between 2006 and 2026		Performance summary
Core Strategy Target	Provision will be made for the following: <ul style="list-style-type: none"> <li>- Approximately 200,000sqm of Employment floorspace.</li> <li>- 35,000 sqm of retail floorspace</li> <li>- <b>14,000 additional homes (of which 10,100 units to be delivered by 2026)</b></li> </ul>	

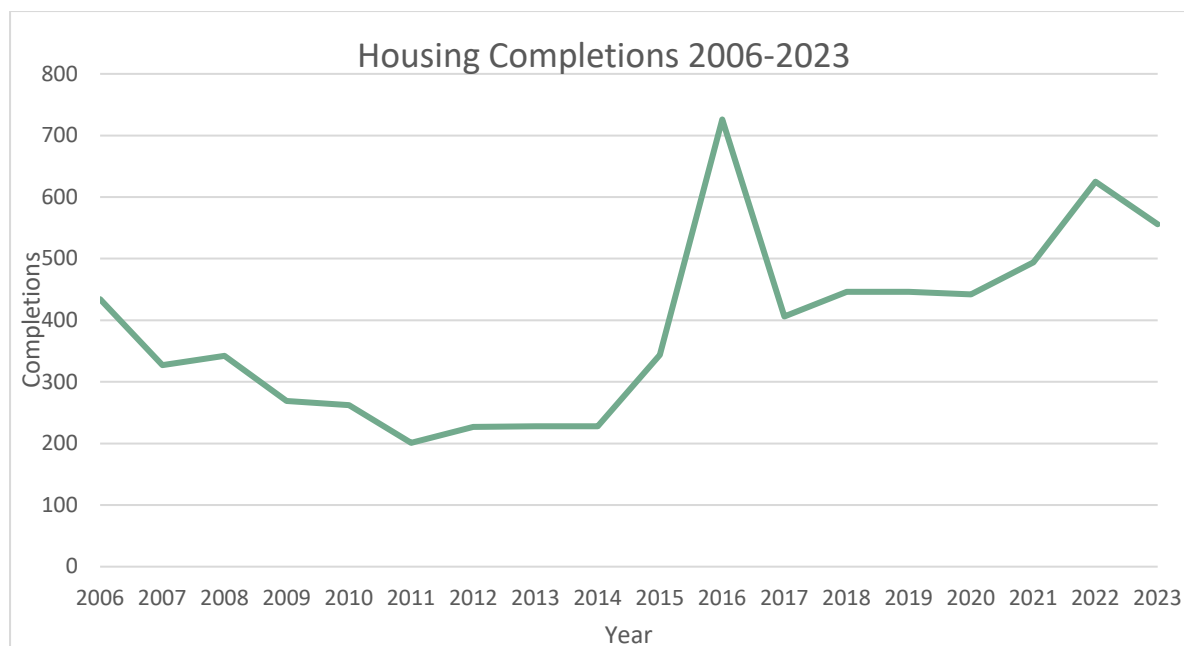
Table 8 – Policy CP2

Progress has been made regarding the delivery of housing across the District with a total net gain of 6,575 units between the beginning of April 2006 and end of March 2023 which is 65% of the Core Strategy Target of 10,100 homes to be delivered by 2026 as per the Core Strategy (2010).

Figure 1 below sets out the total net housing completions between 1<sup>st</sup> of April 2006 and 31<sup>st</sup> of March 2023

Figure 1 – Total Housing completions per annum 2006 – 2023 (includes Whitfield Urban Expansion)





### Policy CP3: Distribution of Housing Allocations

Policy CP3: Distribution of Housing Allocations		Performance Summary
Core Strategy (2010)	<p>Land will be allocated to meet the housing provisions of Policy CP2 in accordance with the following distribution.</p> <p>Dover: 70% Deal: 10% Sandwich: 5% Aylesham: 7% Rural 8%</p>	

Table 9 – Policy CP3

### Housing Completions by Location 2022/23

The following completions took place across the District during the monitoring period for 2022/23

Location	Completions 2022/23 (NET)	Percentage
Dover*	46	8%
Deal	74	13%
Sandwich	85	15%
Aylesham	6	1%
Rural Areas	230	41%
Whitfield Urban Expansion	115	21%
<b>Total</b>	<b>556</b>	

Table 10 – 22/23 Housing completions by location

\*Includes applications in Whitfield that are not part of the Whitfield Urban Expansion

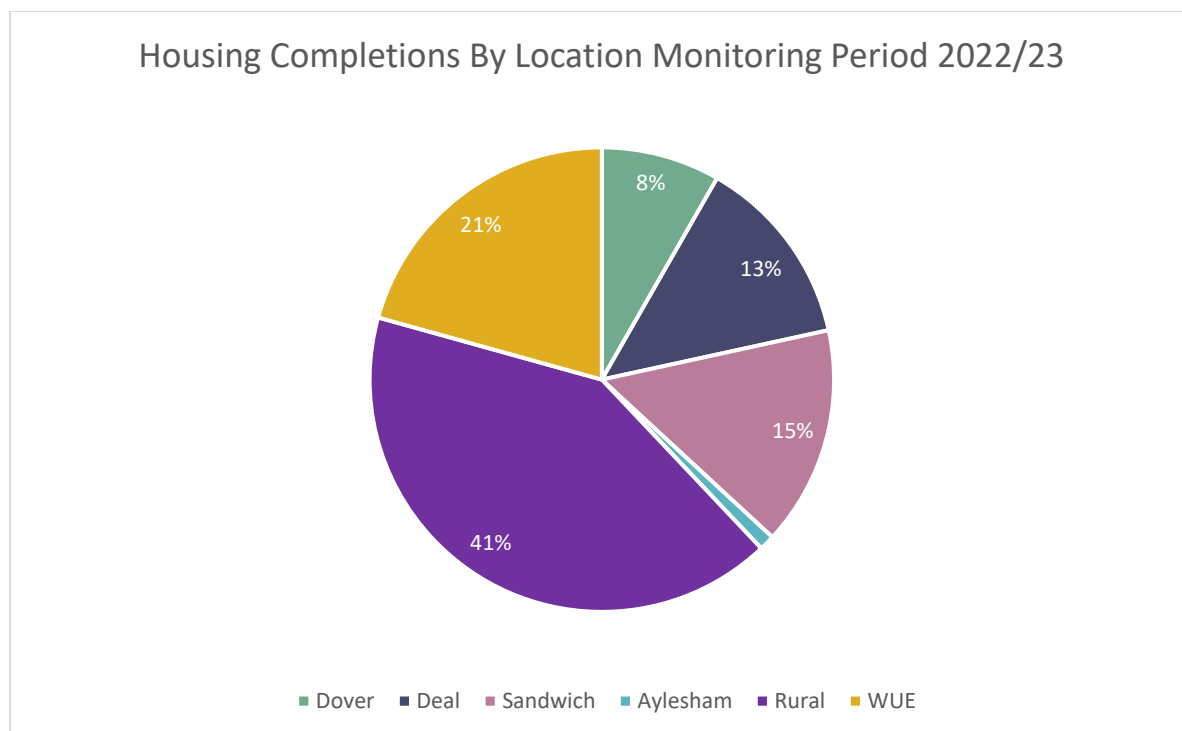


Figure 2 - 22/23 Housing completions by location.

### Distribution of Housing completions during the period of 2006 – 2023

Table 11 and Figure 3 below shows the distribution of actual housing completions over the period 2006-2023 against the Core Strategy Targets for Location of Housing.

Location	Completions 2006 -2023	Percentage
Dover*	2340	34%
Deal	1789	26%
Sandwich	240	3%
Aylesham	1118	16%
Rural Areas	1409	20%
<b>Total</b>	<b>6896</b>	

Table 11 – 2006-2022 Housing completions by location

\*Dover completions include completions in the Whitfield Urban Expansion

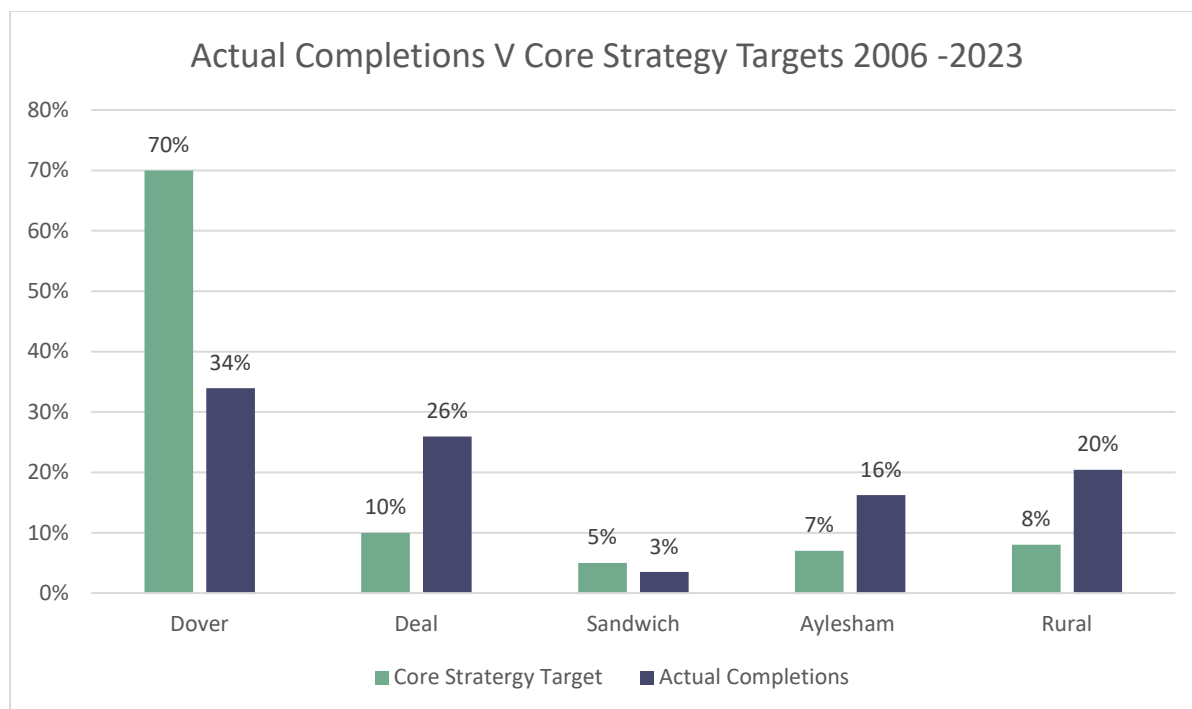


Figure 3 - 2006-2022 Housing completions by location.

During the period between 2006 - 2023 it can be seen that the Dover urban area has delivered 34% of all housing completions, Deal 26%, Sandwich 3%, Aylesham 16% and rural areas 20%. Therefore Deal, Sandwich, Aylesham and the rural areas have seen a higher number of completions than was planned for in Policy CP3 and Dover which has seen fewer housing completions as a proportion of planned growth. It is worth noting, that out of the 161 homes built in Dover, 115 (71%) of those completions were within the Whitfield Urban Expansion.

Dover has seen fewer housing completions than planned for over the period 2006 - 2023 as the Strategic Allocations at Whitfield and Connaught Barracks are behind the originally anticipated delivery rates envisaged (see Chapter 4). This means that other locations in the District have seen a higher proportion of growth than was originally planned for.

## Policy CP4: Housing Mix, Quality & Design

Table 12 and Figure 4 Below shows the future housing mix by tenure as identified in the SHMA 2017

Policy CP4: Housing Mix, Quality & Design		Performance Summary
Core Strategy Target	<p>The original proportions of Policy CP4 (as outlined in the adopted core strategy 2010) have been adjusted by market information including the 2017 Strategic Housing Market assessment (2017) and are as follows:</p> <p><b>Owner Occupied Dwellings:</b>                      1 bed homes: 4.3%                      2 bed homes: 19.7%                      3 bed homes: 43.7%                      4 bed homes: 32.3%</p> <p><b>Shared Ownership:</b>                      1 bed homes: 24.4%                      2 bed homes: 34.1%                      3 bed homes: 27.8%                      4 bed homes: 13.7%</p> <p><b>Affordable Rent / Social Rent</b>                      1 bed homes: 28.2%                      2 bed homes: 13.1%                      3 bed homes: 25.5%                      4 bed homes: 33.2%</p>	

Table 12- Policy CP4

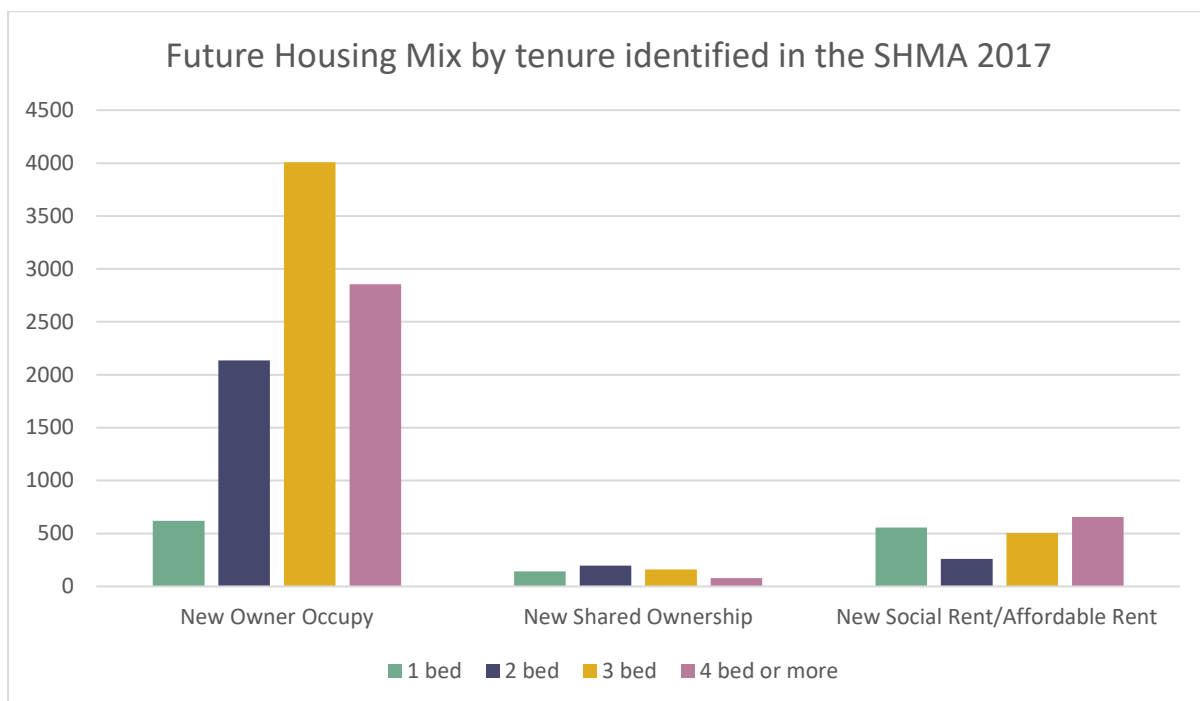


Figure 4 Future Housing mix identified in SHMA 2017

It can be seen in figure 4 that a different housing mix is required in each tenure to meet future requirements. In the owner occupier category, more 3 and 4 bed units will be

needed, in the affordable rent category more 4 bed and 1 bed units will be required and in shared ownership more 2 and 3 bed units.

**New Housing Permitted – Mix of size.**

Table 13 and Figure 5 below show the housing mix permitted during the monitoring year 2022-23<sup>4</sup>.

	2022/23 Permitted	Dwellings	Percentage
1 Bedroom	143		15%
2 Bedroom	368		38%
3 Bedroom	281		29%
4 Bedroom	186		19%

Table 13 – 22/23 Housing Mix permitted.

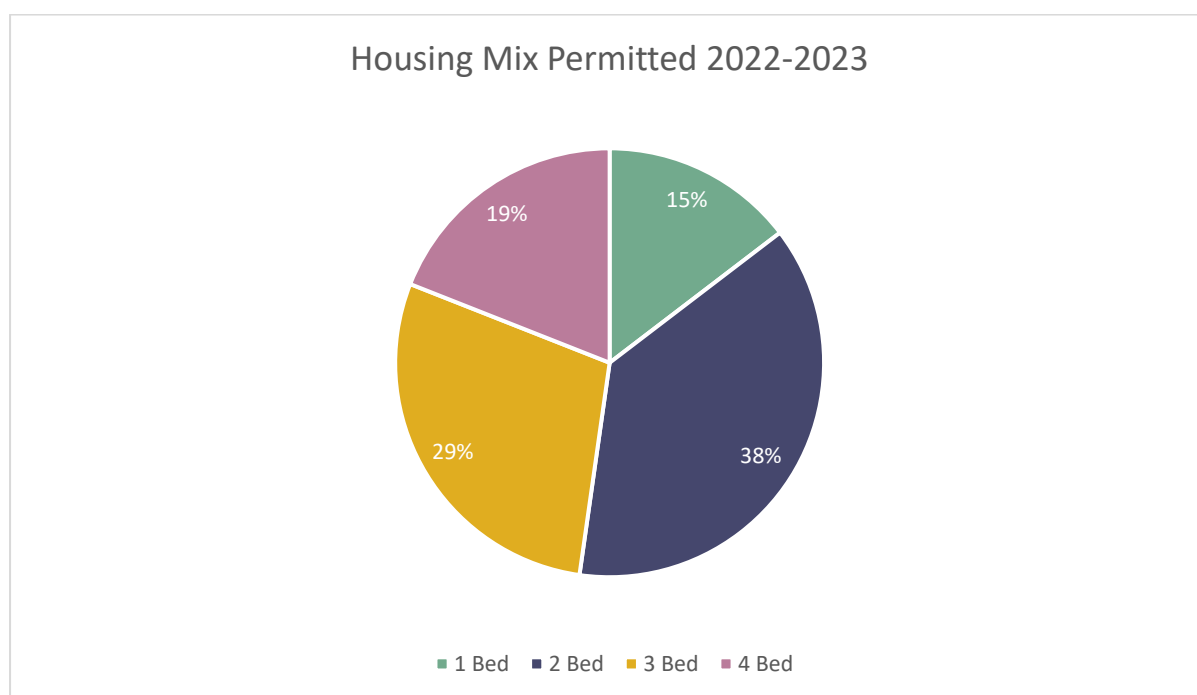


Figure 5 – Housing Mix Permitted

Figure 6 Below illustrated the housing mix permitted between 2011 and 2016 against the required mix in Policy CP4

<sup>4</sup> This excludes outline planning permissions granted awaiting Reserved Matters to confirm the final housing mix.

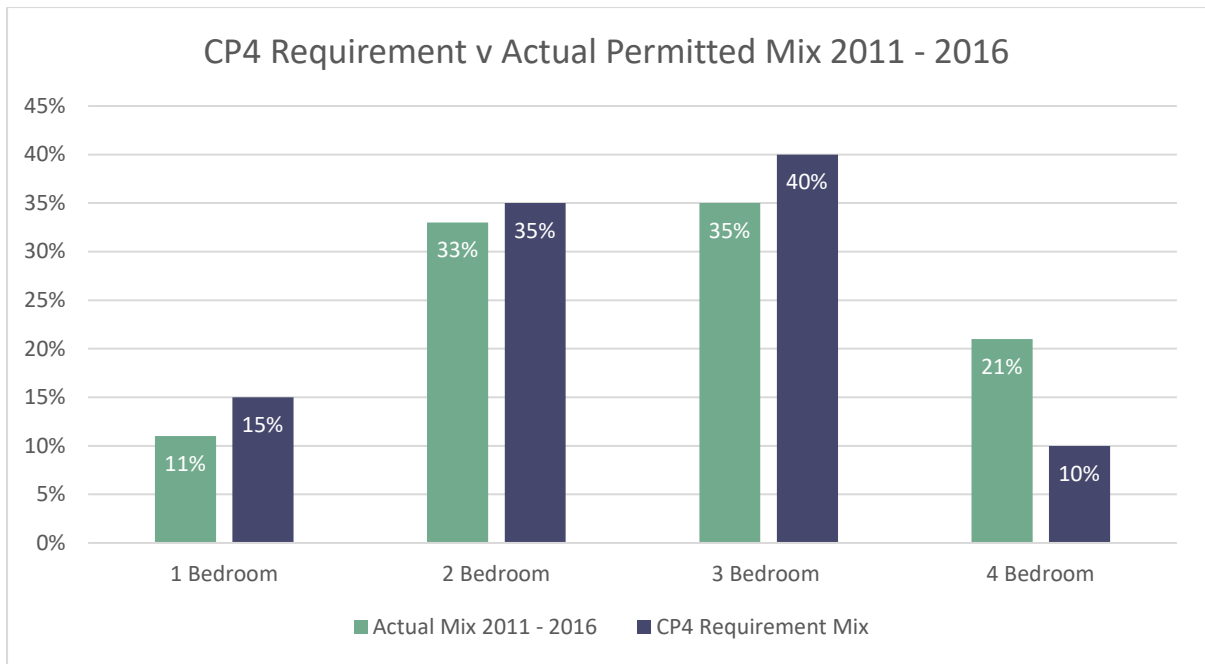


Figure 6 – CP4 requirement v Actual Permitted housing mix 2011-2016

The chart shows over this period more 4-bedroom homes have been permitted as a proportion of the housing mix and fewer 1-, 2- and 3-bedroom homes as a proportion of the housing mix than policy requirements. Although more 2- and 3-bedroom homes have been permitted overall which is in compliance with the Policy CP4.

Figure 7 below plots the actual permitted mix between 2017 and 2023 against the adjusted housing mix identified in the SHMA (2017).

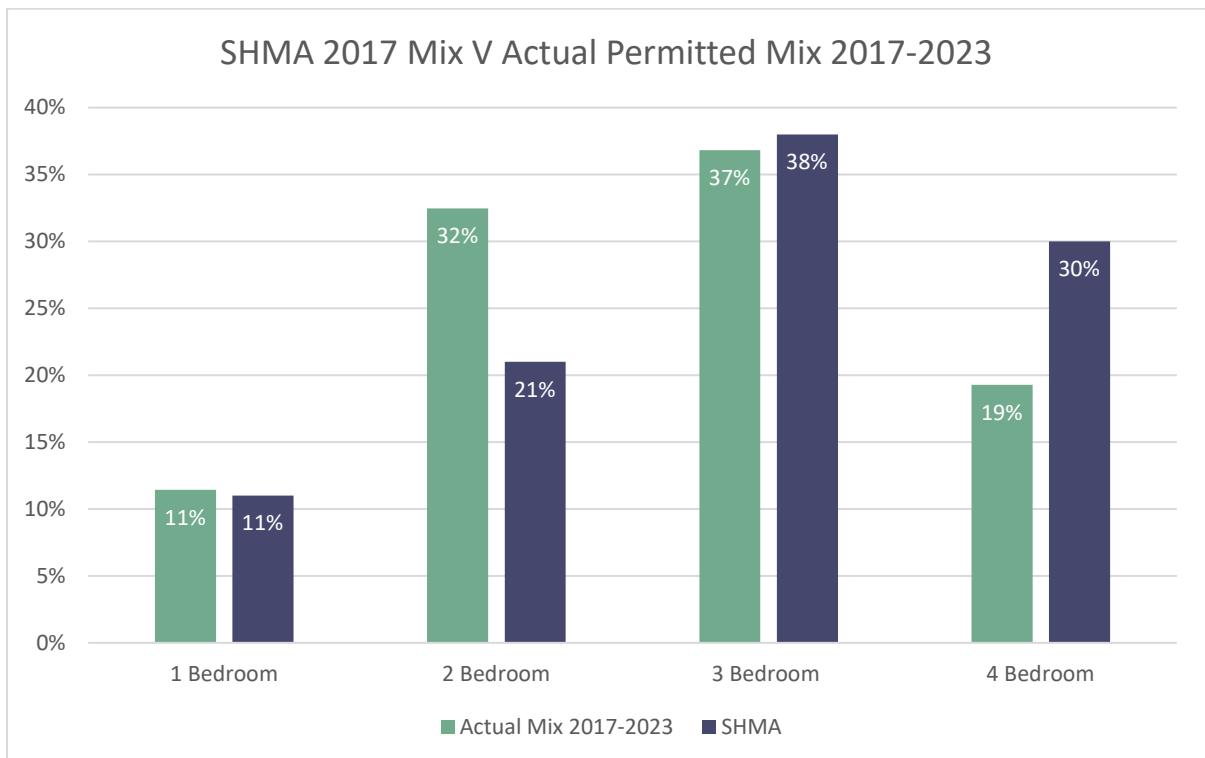


Figure 7 – SHMA 2017 v Housing Mix permitted 2017-2023

Figure 7 shows that over the period 2017 - 2023 the required amount of 1 and 3-bedroom homes have been built in line with the indications in the updated SHMA (2017). It can also be seen that more 2-bedroom homes have been permitted than is required in the adjusted housing mix (SHMA 2017) and fewer 4-bedroom homes have been permitted. It is however anticipated the mix will begin to better reflect the housing mix as set out in the 2017 SHMA as more permissions are granted.

Of the dwellings granted permission over the monitoring year 2022/23<sup>5</sup> the following types of dwellings were granted permission. Although it is not specified in CP4, it is beneficial for the District to have a range of dwelling types.

Type of dwelling	Planning Permissions Granted in Monitoring Period 2022/23
Houses	678
Flats / Maisonettes	270
Bungalows	13

Table 14 – Types of dwelling permitted in 22/23

### Affordable Housing

The Provision of affordable housing in the District is a key response to the pressure of housing affordability. Affordable housing can either be provided by the Council, other affordable housing providers, or registered social landlords operating locally. New Affordable Housing can either be the result of the direct construction of new properties (either as part of a development or a standalone development) or through the purchase of open market properties for use as affordable housing.

The Council's policy on affordable housing, DM5 of the Core Strategy (2010), requires residential development 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 make a contribution towards the provision of affordable housing in the District.

Table 15 below sets out affordable housing completions in the District since 2006. During the monitoring period, 135 affordable housing units were completed in the District.

<sup>5</sup> This figure excludes the following outline applications which do not specify housing type at this stage:

19/01462 (Land North of Orchard View, and West of Saunders Lane, Ash)

20/01245 (Site South of Marlborough Road, Deal)

21/0309 (Rose Nursery, Dover Road, Sandwich).

Year	Total Housing Completions	Total Affordable Homes
2006/07	327	64
2007/08	342	15
2008/09	269	54
2009/10	262	112
2010/11	201	18
2011/12	227	67
2012/13	228	96
2013/14	228	28
2014/15	344	110
2015/16	726	185
2016/17	406	78
2017/18	446	99
2018/19	446	32
2019/20	442	37
2020/21	494	75
2021/22	625	116
2022/23	556	135
<b>Total</b>	<b>6,569</b>	<b>1,321</b>

Table 15- Total Housing Completions Vs Affordable Housing Completions 2006 -2023

Over the monitoring period, planning permission was granted for a further affordable housing units which should help maintain delivery of affordable housing in the future.

## Self-Build and Custom Housebuilding

The Self Build and Custom Housebuilding Act 2015 requires relevant authorities including Dover District Council 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 here: [Self-Build and Custom House Building Register \(dover.gov.uk\)](https://www.dover.gov.uk/self-build-and-custom-housebuilding-register)



	Registrations	Part 1	Part 2	Total
Total Registrations as of 30 October 2019 (On previous register without tests)	167	N/A	N/A	167
Total Registrations as of 30 <sup>th</sup> October 2020 (register with tests)	N/A	4	2	6
Total Registrations as of 30 <sup>th</sup> October 2021 (register with tests)	N/A	4	7	11
Total Registrations as of 30 <sup>th</sup> October 2022 (register with tests)	N/A	5	2	7

Table 16 – Current Self Build Register

In the Monitoring year 2022/23, 6 Planning Applications have been granted for 12 self-build plots.

Application Number	Date granted	Address	Description
21/01309	06/04/2022	Rose Nursery, Dover Road, Sandwich.	Outline application for the erection of 7no. self build plots (all matters reserved).
20/01469	15/09/2022	1 Yew Tree Cottages, Holt Street, Nonington	Sub-division into 2no. separate dwellings, erection of a two storey rear extension, single storey infill extension, conversion of garage to living accommodation and 1.8m high boundary fence
22/00907	17/10/2022	Dane Cottage, Saunders Lane, Ash	Erection of a detached dwelling, widening of existing vehicle access and associated parking
22/00170	17/10/2022	Land South West of Tryster, Ellens Road, Deal	Outline Application for a Self Build project, for a Low Impact 3 to 4 Bedroom dwelling, using sustainable design and construction methods (with all matters reserved)
22/00077	20/10/2022	Land South of Downs Cottage, Grove Road, Preston	Erection of a detached dwelling with associated parking (self-build proposal)
22/00724*	17/02/2023	Railway Crossing Cottage, Ash	Erection of a detached dwelling with associated parking (existing dwelling and outbuildings to be demolished)

		Road, Sandwich	<i>Note: This application is for 2 new dwellings to be built not one.</i>
		<b>Total</b>	<b>12</b>

Table 17 – Self Build plots granted 22/23

*\*Please note that whilst this application shows 2 new self builds have permission to be built, the net total is 1 new dwelling.*

The self-build plots granted consent between the 2019/20 monitoring year and 2022/23 monitoring year totals 35 plots. For previous years specific data and application details see the relevant years Authority Monitoring Report here: [Monitoring \(dover.gov.uk\)](https://www.dover.gov.uk).

The emerging 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.

## 4. Delivery of Strategic Sites

The Council is in the process of delivering a number of strategic sites across the District that are allocated in the Core Strategy (2010). This chapter provides an update on the progress being made to deliver these sites.

### Dover Waterfront

Policy CP8: Dover Waterfront		Performance Summary
Core Strategy Target	Policy CP8 of the Core Strategy (2010) allocates the Dover Waterfront site for a mixed use scheme including retail (A1 uses up to 20,000 square metres floorspace), restaurants, cafés and drinking establishments (A3 and A4 uses up to 7,000 square metres), assembly and leisure (D2 uses up to 15,000 square metres), residential (C3 use of at least 300 homes), offices (B1) and hotel (C1) uses.	

Table 18 – Policy CP8

Officers from DDC have been working in partnership with Dover Harbour Board, a landowner, a range of stakeholders and local organisations on proposals for the Dover Waterfront area. The work, which is now incorporated into the emerging Local Plan site allocation (SAP3), will create a mixed-use development that will complement and build on the momentum generated by the opening of the St James’s development. It will improve connections with the town centre and create a continuous commercial area stretching from the St James’s development to the seafront. The site’s location offers a unique opportunity to create a mixed waterfront development, but it also brings

with it the challenge associated with bringing forward a regeneration scheme next to a busy trunk road in a manner that complements the town centre. The Dover Harbour Board is currently updating their master plan, with a consultation planned for 2024.

In June 2021, the Port of Dover opened the Clock Tower Square which is a new public realm area located on the Marina Curve. Following on from the opening of the new Dover Pier the Clock Tower Square provides 1,000 sqm of public realm space as part of the Western Docks Revival Project.

The following Planning permissions were approved in 2021, but have not yet begun construction:

**Marina Curve and other areas:**

- 20/01236 Dover Marina Curve Phase 1a - for the erection of three (three and four storey) motel buildings (90 bedrooms in total).
- 20/01220 Dover Marina Curve Phase 1b - for the erection of mixed-use development comprising a swimming pool, restaurant, and bar.

**Protea House in Waterloo Crescent:**

- 20/01410 Protea House, Waterloo Crescent - Change of use and conversion to 9 self-contained flats, replacement of windows to rear elevation and repair of windows; creation of vent stack, works to the railing to form bin store and replacement of glazed single storey addition.

Further details on future for the Dover Waterfront can be found in the emerging Dover District Local Plan Regulation 19 Submission Document.

**Dover Mid Town**

Policy CP9: Dover Mid Town		Performance Summary
Core Strategy Target	Policy CP9 of the Core Strategy (2010) allocates the Dover Mid Town area for mixed use development of C2 uses (residential institutions), C3 uses (residential of at least 100 homes), A1 shop uses, A3 restaurant and café uses and A4 drinking establishment uses (of up to 15,000 square metres), D1 (non-residential institutions), the redevelopment of South Kent College (around 5,000 square metres), and parking to serve the development and the town centre.	

Table 19 – Policy CP9

The development of Dover Mid Town area is considerably behind the milestones set in the delivery programme in the Core Strategy (2010) which estimated that plans and construction phases of this area would now be complete. However, there are several challenges in the development of the Mid Town site due to complex land ownership and physical constraints on site as part of this area falls within flood zone.

A study has been completed looking at the potential flood mitigation options for the site. This has been published as part of the evidence base for the new local plan <https://www.doverDistrictLocalPlan.co.uk/uploads/pdfs/dover-mid-town-flood-modelling.pdf>.

The future proposals for the mid-town area are being considered alongside a wider strategy and programme of activity for the town centre, and form part of the proposed Dover Town Centre Strategy set out in the emerging Local Plan to 2040, page 118-119 [SD01 Dover District Local Plan to 2040 - Regulation 19 Submission Document Oct 22](#)

In May 2022 planning permission was granted for:

- 20/00510 Karma Leisure Ltd – the application for the erection of 2 building incorporating 29 flats and home working club.

### Connaught Barracks

Policy CP10: Connaught Barracks		Performance Summary
Core Strategy Target	Policy CP10 of the Core Strategy (2010) allocates the former Connaught Barracks complex for residential development (C3 use), with 500 dwellings planned for the site.	

Table 20 – Policy CP10

Homes England has transferred the ownership of two parts of the former Connaught Barracks site (Fort Burgoyne and the former training area) to the Land Trust.

Progress is being made to develop the rest of the site: A reserved matters application has been granted for the Officers' Mess site for 64 units (18/00981) and work is currently under construction on site with the first completions from this application being anticipated in 23/24.

An outline planning with all matters reserved for the erection of up to 300 dwellings was approved (19/00447) in September 2021 for the remainder of the Connaught Barracks site; a Reserved Matters application is yet to be submitted. The development of Connaught Barracks is considerably behind the timescales set out in the delivery plan in the Core Strategy (2010), mainly due to its complex nature and infrastructure issues set in a sensitive setting.

A new policy for Fort Burgoyne is included on page 116 in the [Regulation 19 Submission Local Plan](#).

## Whitfield Urban Expansion

Policy CP11 – Whitfield		Performance Summary
Core Strategy Target	Policy CP11 of the Core Strategy (2010) allocates the site to the west, north and east of Whitfield for an urban expansion comprising of at least 5,750 homes supported by transport, primary education, primary health target and social care, utility services and green infrastructure together with retail, financial and professional offices, eating and drinking establishments (Use Classes A1 to A5.)	

Table 21 – Policy CP11

The Whitfield Urban Expansion (WUE) SPD was adopted by the District Council in April 2011. Outline planning permission for 1,250 homes has been granted under Phase 1 of the WUE (10/01010) and outline permission has been granted for the construction of 100 units, a new community hub/District centre and other required infrastructure (10/01011).

- Outline consent for 1,350 units on 2 outline applications
- There has been consent for 1023\* units through Reserved matters applications.
- There have been 345 completions from these consents as of 31<sup>st</sup> March 2023
- There are 679 units on Reserved Matters which are yet to be built.
- There remains 327 extant units without reserved matters consent on outline application 10/01010 (total extant is therefore 1,005 units)
- There is a separate full consent (16/00136 – Singledge Lane) for 133 units on Phase 1d which was completed between 19/20 and 22/23 monitoring years. Total completions on WUE are therefore 478 units.

Out of the 1,350 granted the Outline applications 10/01010 and 10/01011, 1,023 have been permitted through subsequent Reserved Matters applications:

- A Total of 101 homes have been built during the monitoring period 2022-2023
- Out of the Reserved Matters applications, 86 were under construction, 592 were not started, giving an extant of 678.
- 327 homes are yet to receive full consent.

### **New Applications granted in 2022-23**

*Note - some of the applications supersede previous plots consented on earlier reserved matters applications*

- 22/00219 – 22 homes
- 22/00029 – 249 homes
- 22/00211 – 58 homes
- 20/00718 & 22/01166 - 221
- 22/00769 - 7 homes

- 22/01608 – 27 homes

### **Completions 2022-23**

- Application 16/00136 Singledge Lane development for the remaining 14 homes has now been completed.
- Application 17/00056 for 25 Affordable Homes, has now been built and completed by DDC.  
Errata: It was noted in the 2021-22 AMR that this development was completed, however this was an error.
- Application 17/01525 –The number of homes to be built was reduced from 33 to 29, however due to a counting error, last year’s total count for this application was 30 instead of 29.
- In total, including Singledge Lane, to date 478 homes have been built with 1,005 extant.

### **Development progress to date**

	Singledge Lane	Whitfield Urban Expansion Outlines	Total
Units on Application	133	1,350	1,483
Completions	133	345	478
Extant with full permission	0	678	678
Extant with outline permission	0	327	327
<b>Total Extant</b>	<b>0</b>	<b>1,005</b>	<b>1,005</b>

Table 22 Table of development across Whitfield

### **Housing Mix on Planning permissions granted in 22-23 for Whitfield Urban Expansion.**

Room Types	Number of Units
1 Bedroom	8
2 Bedroom	110
3 Bedroom	260
4+ Bedroom	131

Table 23 – Housing Mix by number of rooms

### ***Dover Fastrack***

The Dover Fast Track Scheme which is a dedicated electric rapid bus service linking the development at Whitfield with the Dover Town Centre and other transport links is

underway. For more details and the latest updates on the route and timetable can be found here: [Dover Fastrack](#)

### Summary

Whilst progress has been made on delivering the strategic allocation at WUE it must be acknowledged that the overall timetable for the delivery of the WUE is behind schedule in the Core Strategy. The phasing and delivery of the WUE has been considered as part of the emerging Local Plan to 2040, specifically within Policy SAP1 and supporting evidence submitted as part of the Examination.

### White Cliffs Business Park

Policy LA2: White Cliffs Business Park		Performance Summary
Core Strategy Target	This site is allocated for employment development. Planning permission for Phases II and III will be permitted provided that relevant criteria is adhered to	

Table 24 – Policy LA2

The White Cliffs Business Park is a key employment allocation and in turn one of the key sources of employment in the District. Progress has been made regarding attracting new businesses and future development to the business park and over the monitoring year the following progress has been observed in relation to the business park.

Planning permission has been granted for 22 small business starter units on land adjacent to Lidl on Honeywood Parkway in September 2021 (21/00611), however an application to vary the use class was granted under 22/00730 in 2022. Construction has now started on this development.

The Department for Transport (DfT) has brought forward proposals under a Special Development Order to create a temporary Inland Border Facility on Phase III of the WCBP. However, at the time of writing this report it is known that the IBF is no longer required but the DfT's intentions for the site are unknown.

Further details of the future of strategic allocation and proposed development for this business park can be found in the [Local Plan within Policy SAP2](#).

### Aylesham Village Expansion

Policy		Performance Summary
Local Plan 2002 target	Land allocated for up to 1,000 dwellings, formal playing fields, children's play, employment land, primary school and food retail.	

Table 25 - Aylesham

Policies for the expansion of Aylesham are saved from the Local Plan 2002 (AY1-AY11) and are part of the current development plan for the District. It is considered

that the development in Aylesham is being successfully delivered against these policy targets.

To date approximately 1,000 units have been delivered on the site since 2015 (6 of these in 22/23 monitoring year).

The following reserved matters applications have been granted permission during the monitoring period 2022-23:

- 20/00416 for 48 homes.
- 20/01004 for 97 homes.
- 20/00879 for 32 homes.
- 21/00758 for 40 homes.
- 20/01005 for 73 homes.

More information about the Aylesham Garden Village can be found on the dedicated development webpage: [Aylesham Village \(ayleshamgardenvillage.co.uk\)](http://ayleshamvillage.co.uk)

## 5. Infrastructure and developer obligations

### What are Obligations / Section 106 Agreements?

Planning obligations are legal obligations entered into as part of a planning application to mitigate the impacts of a development proposal by providing different types of infrastructure. Planning obligations are also commonly referred to as 'section 106', 's106', as well as 'developer contributions' or 'Community Infrastructure Levy' (CIL).

It is not the Council's intention to introduce CIL in the District as Section 106 legal agreements are considered to provide a greater level of certainty for delivery of specific infrastructure. Further, changes to the CIL Regulations in 2019 now allow for more than five contributions to be pooled together, removing what was a significant impediment to securing Section 106 funding from smaller sites.

### Policy CP6: Infrastructure

Policy CP6: Infrastructure in the adopted Core Strategy (2010) sets out what infrastructure is to be provided in the District over the Plan period.

Policy CP6: Infrastructure		Performance Summary
Core Strategy Target	Development that generates a demand for infrastructure will only be permitted if the necessary infrastructure to support it is either already in place, or there is a reliable mechanism to ensure that it will be provided at the time it is needed. In determining infrastructure requirements applicants and infrastructure providers should first consider if existing infrastructure can be used more efficiently, or whether demand can be reduced through promoting behavioural change, before proposing increased	



	capacity through extending or providing new infrastructure	
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Table 26 – CP6

Due to the length of time since the 2010 plan set out the infrastructure requirements, the position on need and supply has changed significantly and reporting on the projects is now not considered to be effective. In July 2023, the Council published the Infrastructure Delivery Plan (IDP)<sup>6</sup>, which sets out the following:

- Current Infrastructure and whether it's at capacity (Based on other evidence base and communication with providers)
- Planned Infrastructure and Strategies (including current S106 agreements)
- Future Infrastructure needs
- The timing, costs, and delivery partners
- Potential funding solutions

This enables DDC to determine which projects are required to have funding directed to them when S106 agreements are being created. More information about Planning Obligations and the emerging Infrastructure Delivery Plan can be found here: [Infrastructure and Section 106 FAQ's \(doverDistrictlocalplan.co.uk\)](https://www.doverdistrictlocalplan.co.uk/infrastructure-and-section-106-faq-s)

### Monitoring developer obligations

The Council is required to publish an Infrastructure Funding Statement (IFS) once a year under the Community Infrastructure Levy (CIL) regulations (as amended on the 1st of September 2019).

The IFS sets out details of S106 developer contributions and contain:

- Summary of all financial developer contributions agreed in the monitoring year.
- Amount of developer contributions held by the authority at the start of the monitoring year.
- Details of developer contributions received and spent during the monitoring year.
- Details of infrastructure the authority is intending to either wholly or part fund through S106.
- Report on estimated future S106 income from developer contributions.

### Headline Figures from 22/23 IFS:

Section 106 Monies Held	£ amount
Monetary contributions agreed within the financial year 2022-23	£552,955.29
Monetary contributions received during the financial year 2022-23	£739,380.73

<sup>6</sup> [ED7 Infrastructure Delivery Plan - V3 July 2023 \(doverDistrictlocalplan.co.uk\)](https://www.doverdistrictlocalplan.co.uk/infrastructure-delivery-plan-v3-july-2023)

Total amount <b>spent</b> during the financial year 2022/23	<b>£458,022.96</b>
Total amount spent on <b>repaying borrowed money</b> during the financial year 2022-23	<b>£0</b>
Total amount that has been collected during the financial year 2022-23 for the purpose of <b>longer- term maintenance</b> .	<b>£21,322.26</b>
<b>All S106 monies held as of 31<sup>st</sup> March 2023</b>	<b>£7,386,728.26</b>
<b><u>Non-Monetary Contributions</u></b>	
Total number of affordable housing units <b>to be provided</b> through planning obligations agreed in 2022-23	<b>89</b>
Total number of affordable housing units which <b>were provided</b> through planning obligations (whenever agreed) in 2022-23	<b>135</b>
Total number of school places for pupils <b>to be provided</b> through planning obligations agreed in 2022-23	<b>Kent County Council to report on</b>
Total number of school places for pupils which <b>were provided</b> through planning obligations (whenever agreed) in 2022-23	<b>Kent County Council to report on</b>

Table 27 – S106 Headline figures from the IFS 2022/2023

The full details of S106 contributions secured, held and paid and the types of infrastructure being delivered by these S106 contributions can be found [here](#). Please note the IFS 22/23 has not been formally published by the Council, and since its presentation, administrative errors have been identified and will be updated when the IFS is formally published.

### Policy CP7: Green Infrastructure

<b>Policy CP7: Green Infrastructure Network</b>		<b>Performance Summary</b>
Core Strategy Target	To protect and enhance the integrity of the existing network of green infrastructure through the lifetime of the Core Strategy. The Council will work with its partners to develop the Green Infrastructure Framework and implement proposed network improvements	

Table 28 – Policy CP7

The Council is currently consulting on a Green Infrastructure (GI) Strategy <sup>7</sup>which was approved at Cabinet in March 2023 to commence public consultation stages. This GI

<sup>7</sup> The Green Infrastructure Strategy Consultation can be viewed here [Dover District Green Infrastructure Strategy - Details - Keystone \(objective.co.uk\)](https://www.objective.co.uk/consultation/2023/03/29/dover-district-green-infrastructure-strategy-details)

strategy aims to deliver a high-quality multifunctional network of green infrastructure that benefits people and nature and draws on an extensive evidence base that identifies the needs and opportunities for the protection and enhancement of green infrastructure in our District.

In addition, as part of the preparation of the emerging Local Plan a number of other evidence base documents have been prepared in relation to protection of green infrastructure such as the Open Space Assessment Report – available here: [Evidence Base \(doverDistrictlocalplan.co.uk\)](https://evidencebase.doverdistrictlocalplan.co.uk)

## 6. Duty to Co-operate

The duty to co-operate was introduced in the Localism Act 2011 and places a legal duty on LPAs to engage constructively, actively and on an on-going basis to maximise the effectiveness of local plan preparation relating to strategic cross-boundary matters.

Paragraph 20 of the NPPF (2021) identifies the following as strategic issues requiring cooperation: housing (including affordable housing), employment, retail, leisure and other commercial development; infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); community facilities (such as health, education and cultural infrastructure); and conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaption.

The Council has continued to co-operate with other LPAs in Kent and key stakeholders in planning for the District's future. This has involved a number of meetings over the monitoring period which are shown in the [2022 Duty to Cooperate Statement here](#). Please also review [the Local Plan examination library](#) which contains information on further Duty to Cooperate information.

### Memorandum of Understanding

In February 2016, the Council adopted a Memorandum of Understanding (MOU) in respect of the duty to cooperate between the East Kent Regeneration Board members. A review of the MOU took place and was agreed in January 2021 - [East Kent MoU Update 2021 \(doverDistrictlocalplan.co.uk\)](#).

### Statements of Common Ground

Paragraph 27 of the revised National Planning Policy Framework (2019) sets out the 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 new District Local Plan, the

Council will be required to prepare SOCGs with relevant stakeholders (e.g., neighbouring local planning authorities) to demonstrate the undertaking of effective and on-going co-operation. The Council has several agreed SOCGs which are available on the website here: [Examination Documents](#).

## 7. Community Consultation

### Statement of Community Involvement

The NPPF (2021) emphasises the need to involve all sections of the community in plan-making. The Council also has a legal duty to consult residents and businesses when appropriate and legislation prescribes who must be consulted at different stages of document preparation. The Dover District Statement of Community Involvement (SCI) is how the Council aims to facilitate this. The Council's SCI identifies who the Council will consult and how they will be consulted as part of the plan making process to ensure plans areas easy to access and understand as possible.

The current [Statement of Community Involvement](#) (SCI) was adopted in 2019.

### 2022-2023 Consultation events

During the 2022/23 monitoring period the following consultations took place, details for which can be found here: [Consultation Home - Keystone \(objective.co.uk\)](#)

Consultation Event	Date
<b>Regulation 19 Consultations on Dover District Council Local Plan:</b>	21/10/22 - 19/12/22
<ul style="list-style-type: none"> <li>Regulation 19 Consultation on the Dover District Local Plan Submission Document</li> </ul>	21/10/22 - 19/12/22
<ul style="list-style-type: none"> <li>Regulation 19 - Sustainability Appraisal of the Dover District Local Plan</li> </ul>	21/10/22 - 19/12/22
<ul style="list-style-type: none"> <li>Regulation 19 - Habitats Regulation Assessment on the Dover District Local Plan</li> </ul>	21/10/22 - 19/12/22
<b>Infrastructure Delivery Plan Draft for Consultation 2022</b>	21/10/22 - 19/12/22
<b>Indoor Sports Facility Strategy</b>	18/07/22 - 30/09/22
<b>Economic Growth Strategy</b>	20/01/21 - 17/03/21
<b>St Margaret's Bay Conservation Area Character Appraisal and Management Plan</b>	14/01/22 - 04/01/23

Table 29 – Consultation Events