



DOVER DISTRICT COUNCIL

LOCAL PLAN AND STRATEGY REVIEW

District priorities for nature and the wider environment from the local plan and other strategies

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To note: The Environmental Improvement Plan 2023, Environmental goals, have been used to categorize the district's environmental targets in this review.



SECTION 1: THREATS AND PRESSURES ON THE NATURAL ENVIRONMENT

1.1 Development pressures

Deal has seen high levels of windfall development over the past ten years, due to market demand, which has resulted in a limited supply of suitable housing sites. Housing delivery in Deal and Sandwich also continues to be constrained by a number of factors including: flood risk, wildlife sites, heritage and highways. Given this, it has been a challenge to identify suitable and available sites in Deal and Sandwich and the growth potential of these settlements is therefore currently considered to be relatively limited (Local plan, 2024).

With the need to deliver around 11,000 new homes by 2040, Whitfield continues to be a key location for creating new neighbourhoods. White Cliffs Business Park and Discovery Park remain two important locations for business and employment. The regeneration of Dover town is a vital focus, as is protecting the character of Deal, the medieval town of Sandwich and the villages in the extensive rural areas of the district, whilst enabling growth and sensitive change (Local plan, 2024).

1.2 Flood Risk

Flood risk to Dover District is dominated by tidal flooding, although the settlements of Dover and Sandwich have an additional risk from fluvial flooding, from the River Dour and River Stour respectively. The risk of flooding varies across the District. The coastal settlements of Sandwich, Deal and Dover are all, to some degree, at risk of flooding from the sea. This is the case in particular for areas of land to the north of Deal where the coastal defence structures are at greatest risk of breaching. The River Stour and River Dour present a fluvial risk of flooding to the settlements bordering these rivers. The centre of the district is in parts low lying, and the varied topography throughout the district can present a risk of surface water flooding to both rural and urban communities alike (Climate change topic paper, 2022).

In the Dover district, there are a total of 8444 dwellings in areas considered to be at risk from tidal or fluvial flooding (this figure is taken from the Environment Agency's NaFRA mapping, which takes the presence of flood defences into account); 1646 of these are at a medium-high risk of flooding (Flood risk to communities, 2017).

1.3 Coastal Change

CCMAs are designated along extensive stretches of the district's coastline between its border with Folkestone and Hythe District Council to the south west and the town of Deal (Climate change topic paper, 2022).

In more recent history the anecdotal evidence and recorded beach profile surveys have shown that there has been a significant redistribution of material along the District's frontage. Beaches at Oldstairs Bay have eroded by up to 100m since the



1930s; however, this erosion has been matched by a corresponding accretion along the Walmer beaches, approximately 2km to the north. There has also been a significant overall reduction in the volume of shingle along the toe of the cliffs between Oldstairs Bay and Caple-le-Ferne, which has exposed the toe of the unprotected cliffs to wave action and subsequent erosion (Review of Coastal Change Management Areas, 2018).

1.4 Climate Change

The Climate Change Act 2008 (as amended) sets a legally binding target for the UK to bring all greenhouse gas emissions to net zero by 2050. In line with this, Dover District Council declared a climate emergency in November 2019 with the intention of delivering a carbon neutral district by 2050 and the District Council becoming a net zero carbon emitter by 2030 at the latest (Local Plan, 2024).



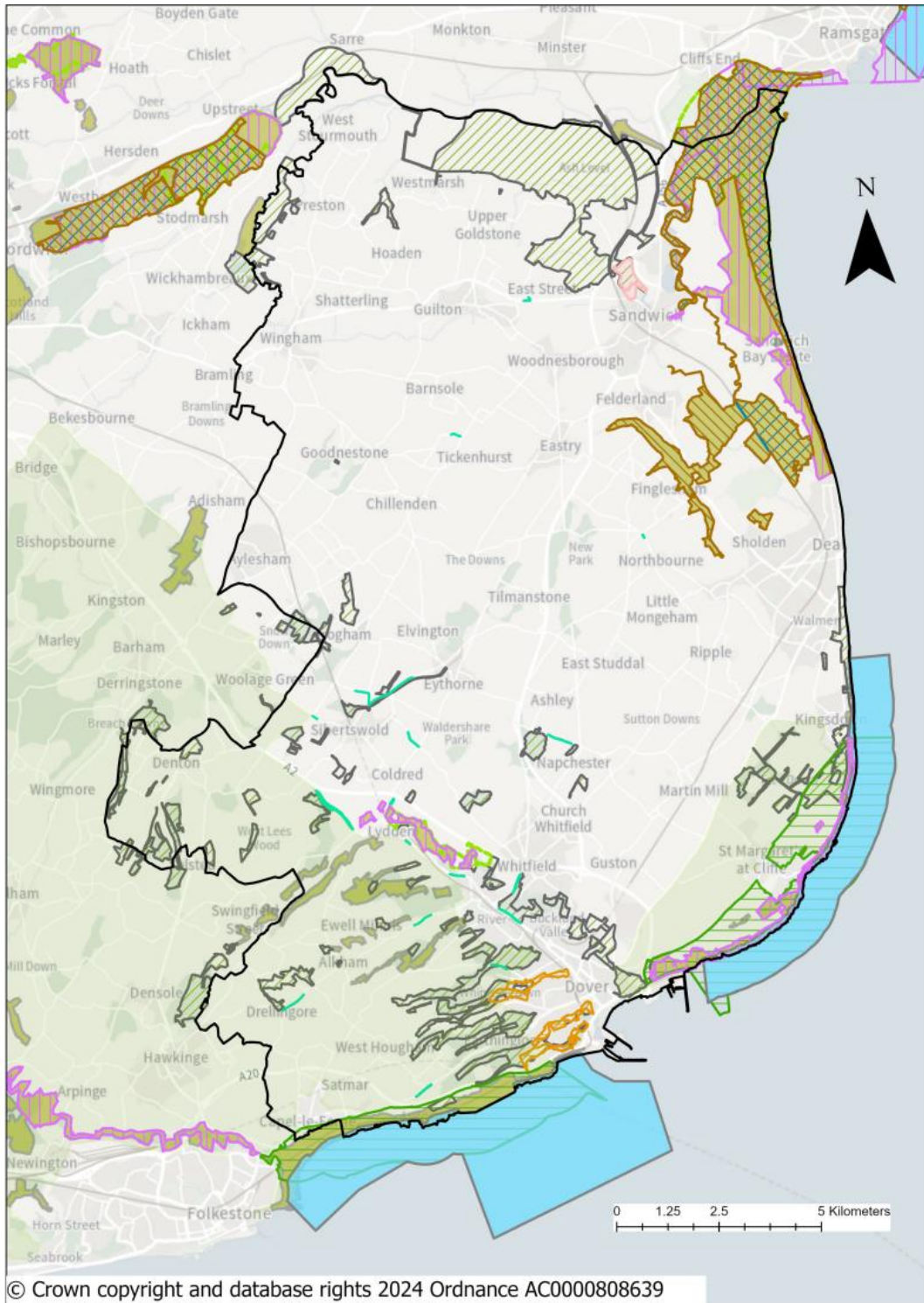
SECTION 2: TARGETS AND PRIORITIES FOR NATURE RECOVERY (GOAL 1)

Unless otherwise stated, the following information in section 2 came from the Dover District Local Plan, 2024.

2.1 PROTECTING HABITATS

2.1.1 Site designations

Assets include five internationally protected sites, two National Nature Reserves, Kent's only stretches of Heritage Coast, five SSSIs, two Marine Conservation Zones and the extensive chalk grasslands of the AONB which cover nearly a quarter of the District. Dover's natural environment is rich in biodiversity, priority habitats and protected species.



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Legend

| International | National | Local |
|---------------|---------------------------|--------------------------------|
| Ramsar Sites | NNR | Heritage Coast |
| SPA | AONB | SSSI |
| SAC | Marine Conservation Zones | RNR |
| | | Sandwich Town Council Reserves |
| | | LNR |
| | | LWS |



2.1.2 Internationally Designated Sites

SP 13 - Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets

International Sites

- a. *Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European designated site, including the Dover to Kingsdown Cliffs SAC, the Lydden and Temple Ewell Downs SAC, the Thanet Coast and Sandwich Bay SPA, the Thanet Coast and Sandwich Bay Ramsar Site and the Sandwich Bay SAC, will not be permitted unless there are imperative reasons of overriding public interest and that it is demonstrated that any necessary compensatory measures in the absence of alternative solutions can be secured. A 'project level' Habitats Regulations Assessment will be required where there are likely significant effects or uncertainty. Any mitigation measures necessary to ensure no adverse impact must be implemented at the required time.*
- b. *Measures to mitigate against an increase in recreational pressure arising from development resulting in impacts to the Thanet Coast and Sandwich Bay SPA are addressed in the Strategic Access Mitigation and Monitoring Strategy, for which contributions are required in accordance with Policy NE3.*
- c. *For development within 500m of the Thanet Coast and Sandwich Bay SPA and Ramsar sites the need for where a project level assessment in accordance with the Habitats Regulations, will be assessed on a case-by-case basis to ensure that any proposal will not adversely affect the integrity of these sites, with specific regard to non-physical disturbance (e.g. noise, vibrations and light spill). In addition, all development within 500m will also be required to demonstrate the provision of suitable best practice construction measures, including detailed site-specific working methods and sensitive timings of work, as part of a Construction Environmental Management Plan.*
- d. *Wintering bird surveys will be required for all sites with high or moderate suitability (as identified in the HRA or subsequent habitat assessment) for qualifying bird species of the Thanet Coast and Sandwich Bay SPA in order to determine their individual and cumulative importance for these species and whether the thresholds of significance are exceeded (greater than 1% of the associated European or international site). In such circumstances, when impacts cannot be avoided, appropriate mitigation in the form of habitat creation and management in perpetuity on-site in the first instance, or through provision of strategic sites for these species elsewhere within Dover District, will be required. Permission will only be granted when proposals for appropriate, adequate and achievable mitigation measures have been agreed. All such necessary mitigation will need to be fully functional prior to any development which would affect significant numbers of SPA birds.*

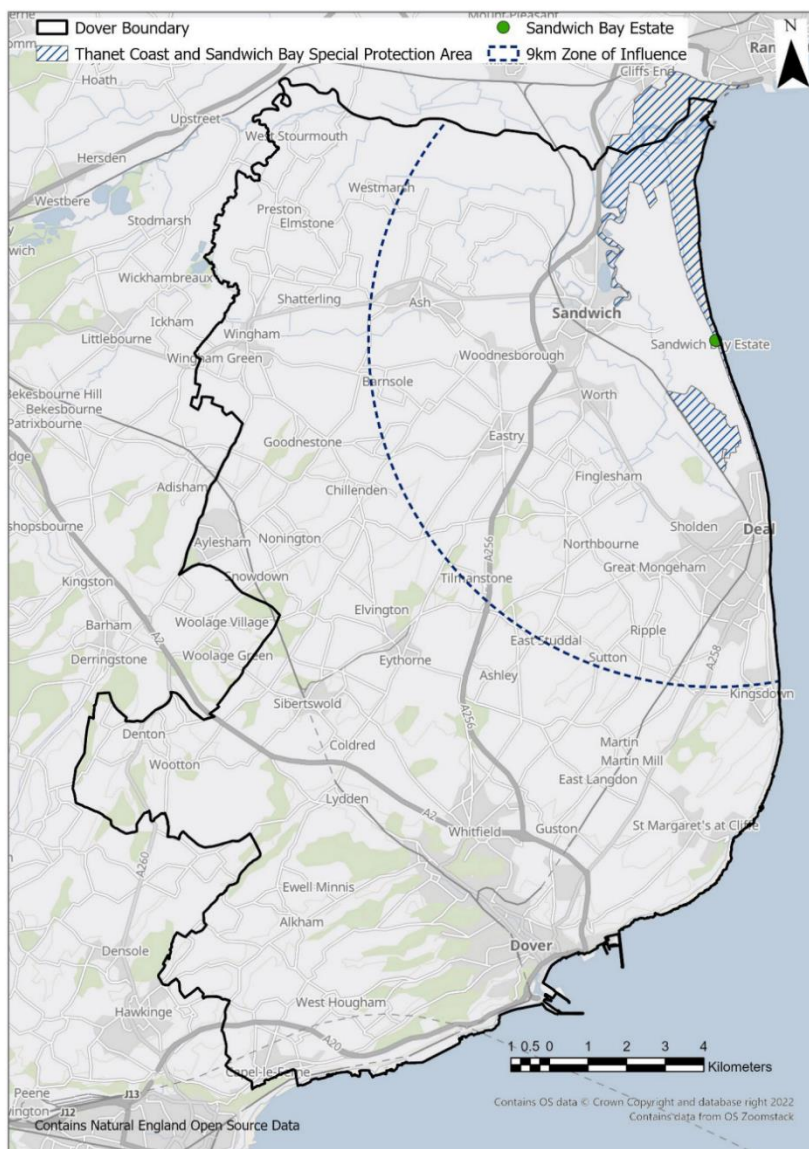
NE3 - Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy

All proposals for new residential development within a 9km Zone of Influence radius of the SPA will be required to make a financial contribution towards monitoring and mitigation measures set out in the Thanet Coast and Sandwich Bay SAMMS and in Table 11.2 above, in order to mitigate against the potential for in-combination effects of new development, through the pathway of recreational pressure, on the Thanet Coast and Sandwich Bay SPA. The tariff will be collected through the S106 mechanism.

Such contributions will be reviewed every 10 years, or sooner if monitoring reveals issues which are not being addressed by the mitigation measures.

Developments for other uses that would increase recreational activity causing disturbance to qualifying bird species, including but not limited to holiday accommodation, hotels and leisure uses, will be assessed on a case by case basis under the Habitat Regulations and may be required to make full or partial contributions towards the delivery of the SAMM Strategy if appropriate.

Plan 2: Zone of Influence





2.1.3 Nationally designated sites

SP 13 - Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets

Nationally designated biodiversity sites

For nationally designated biodiversity sites, including Sites of Special Scientific Interest, National Nature Reserves and Marine Conservation Zones, development will only be permitted where it is not likely to have an adverse effect on the designated site or its interests (either individually or in combination with other developments) unless the benefits of the development in the location proposed clearly outweigh the impacts that it is likely to have on the features of the designated site that make it of national importance, and any broader impacts on the national network of sites. Where damage to a nationally designated site cannot be avoided or mitigated, compensatory measures will be sought. Development will also accord with and support the conservation objectives of any biodiversity site management plans.

Sites of Special Scientific Interest (SSSI)

There are five SSSIs in this District:

- Dover to Kingsdown Cliffs SSSI
- Folkestone Warren SSSI
- Alkham, Lydden and Swingfield Wood SSSI
- Lydden and Temple Ewell Downs SSSI
- Sandwich Bay to Hacklinge Marshes SSSI

National Nature Reserves (NNR)

There are two National Nature Reserves, within areas also designated as SSSIs, in Dover District:

- Sandwich and Pegwell Bay NNR
- Lydden and Temple Ewell Downs NNR.

Marine Conservation Zones (MCZ)s

There are two MCZs in Dover District:

- Dover to Folkestone MCZ
- Dover to Deal MCZ

A further three MCZs lie off the coast of the District:

- Goodwin Sands MCZ



- Folkestone Pomerania MCZ
- Foreland MCZ

South East Marine Plan (2021)

The coastline and seas of the District fall within the South East Marine Plan (2021) area which stretches from Felixstowe in Suffolk to near Folkestone in Kent, covering approximately 1,400 kilometres of coastline. In accordance with the Marine and Coastal Access Act 2009, the development of this Local Plan has taken account of the South East Marine Plan, which provides a policy framework to inform decision-making regarding the activities that take place in the marine environment and how the marine environment is developed, protected and improved in the next 20 years.

Kent Down National Landscape (formerly AONB)

SP 13 - Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets

The Kent Downs AONB and Heritage Coasts

All proposals within, or affecting the setting of, the AONB and Heritage Coasts must have regard to the purpose of conserving and enhancing their natural beauty in accordance with the requirements of Policy NE2.

NE2 - Landscape Character and the Kent Downs AONB

Proposals should demonstrate particular regard to the Landscape Character Area, as defined by the Dover District Landscape Character Assessment 2020 and the Kent Downs AONB Landscape Character Assessment Review, in which they are located and in particular to the following landscape characteristics:

- a. Landform, topography, geology and natural patterns of drainage;*
- b. The pattern and composition of trees and woodlands;*
- c. The type and composition of wildlife habitats;*
- d. The pattern and composition of field boundaries;*
- e. The pattern and distribution of settlements, roads and footpaths;*
- f. The presence and pattern of historic landscape features;*
- g. The setting, scale, layout, design and detailing of vernacular buildings and other traditional man-made features.*



In addition, all proposals within the Kent Downs AONB, including the Heritage Coasts, must seek to further the purpose of conserving and enhancing the natural beauty of the Kent Downs AONB. All proposals within, or affecting the setting of, the AONB should be limited in scale and extent and will be supported where:

h. Development is sensitively located and designed to avoid or minimise adverse impacts on the AONB and its setting;

i. The location, form, scale, materials and design would conserve and where appropriate enhance or restore the special character of the landscape;

j. The development would enhance the special qualities, distinctive character and tranquillity of the AONB and the Heritage Coasts; and

k. The development has had regard to the AONB Management Plan and any associated guidance.

Major development proposals within the AONB will only be permitted in exceptional circumstances and where it is demonstrated they are in the public interest

Areas of Outstanding Natural Beauty (AONBs) are nationally designated for their distinctive character and their natural beauty. The National Parks and Access to the Countryside Act 1949 defines such Areas based on more than just the appearance of the landscape but also the landform, geology, plants and animals, landscape features and the rich history of human settlement over the centuries. The Council has a statutory duty to seek to further the purpose of the Kent Downs AONB which is to conserve and enhance natural beauty. Approximately 22% of Dover District lies within the Kent Downs AONB.

Work is currently underway by the Kent Downs AONB Unit and partners on both sides of the Channel to secure UNESCO World Heritage Site status for the Straits of Dover, and global Geopark or Biosphere Reserve status for the Kent Downs AONB including the Heritage Coast between Dover and Folkestone.

The Green Infrastructure Strategy (2024) states the following priority:

- Valued healthy landscapes – Conserving and enhancing our landscapes, seascapes, heritage, and sense of place.

Actions include:

- Implement and actively engage with Kent Downs Area of Outstanding Natural Beauty (AONB) Management Plan.
- Support and contribute to the application for the Kent Downs AONB to secure Cross-Channel UNESCO Global Geopark status



2.1.4 Locally designated sites

Local Nature Reserves (LNR)

Dover District is home to four Local Nature Reserves (additional designations in brackets):

- High Meadow (LWS)
- Princes Beachland (SSSI),
- Western Heights (LWS)
- Whinless Down (LWS).

In addition, two nature reserves (not formally designated as LNRs) in Sandwich; Gazen Salts and Monks Wall Nature Reserves, are managed by Sandwich Town Council.

2.1.5 Blue Infrastructure

The River Stour

The River Stour drains much of East Kent. As set out in the Dover Water Cycle Study, the stretches of the River Stour that fall within Dover District were classified in 2022 as being of moderate ecological status, due to high levels of pollutants which reduce biodiversity value. However, the catchment area retains considerable nature conservation interest, including the last valley fen in South East England, together with some 280 km of dykes and drainage ditches which drain approximately 10% of the district.

The River Dour

The River Dour, located in the south of the District is a rare pure chalk stream, of which there are only around 200 in the world. It has a local catchment, draining the dry chalk valleys in the vicinity of Dover town and is one of only two pure chalk streams in Kent. The River Dour is important ecologically as, being an isolated catchment, it provides a safe haven for native species, including wild brown trout, and as a result has a fragile ecosystem. Being an urban river, fed predominantly through groundwater, the river is susceptible to a mix of fluvial and pluvial flooding in periods of high rainfall and, in its upper reaches, is the only water body to suffer from a Bad ecological status classification in the District. The lower reaches of the Dour are classified as having moderate ecological status. Policy NE6 provides specific policy requirements for developments that will affect the setting and quality of the water of this important river.

NE6 - The River Dour

All development proposals that adjoin or affect the setting of the River Dour should:

a Protect the important ecosystem of this chalk stream;



b Actively enhance the natural functioning of the river, wildlife habitats and opportunities for species;

c Provide adequate natural buffers to protect against polluting runoff, and,

d Contribute to the creation of a connected and active river frontage, including where possible improving public access, and should protect and enhance the route of the existing and proposed Dour riverside walk as shown on the Policies Map.

Proposals within the river corridor of the River Dour should demonstrate that they will not have adverse impacts upon water quality. Development that will improve water quality, river flow, riparian habitats and opportunities for species will be supported. Development involving culverting will not be permitted.

Dover district council aims to protect and enhance the River Dour, which is one of only around 200 chalk streams in the world, a rare habitat for flora and fauna and an important part of the green infrastructure of the town and the wider district.

The river is an important wildlife corridor and a rare habitat for flora and fauna due to natural filtering through the chalk beds of the Downs which supports a rich mix of botanical and invertebrate life. However, the river has historically suffered from poor water quality, particularly in its upper reaches where the ecological status is currently classified as 'bad'.

The river is an important feature in the town of Dover. Public access to the river however is fragmented and many existing developments have turned their frontages away from it, rather than making it an integral feature. The river poses flood risk issues which need to be addressed in development proposals. Water quality is also an issue for this river, with historic culverting over the river having a harmful effect on water quality and wildlife. As a result, there is a need to protect the fragile and important ecosystem of this river, improve its water quality, and to enable it to contribute to the enhancement of the green infrastructure and distinctive environment of Dover town.

To deliver on such an objective, opportunities to enhance and link up fragmented sections of the existing riverside walk for walking and cycling will be encouraged as a means of achieving, in the longer-term, a publicly accessible attractive green spinal route through the town which follows the river. In addition, development proposals that physically relate to the river will be encouraged to incorporate an active river frontage whilst protecting and enhancing water quality and wildlife interest

The Coast

The District's coastal environment is a significant part of its green infrastructure and supports a rich and diverse range of biodiversity. It includes important areas of habitat and refuge for over wintering birds. The current climate emergency requires



that such coastal environments require a long-term commitment to building resilience. Work to examine and address coastal squeeze, namely the loss of natural habitats or deterioration in their quality, and the need to enable the landward transgression of these habitats in response to sea level rise in conjunction with other coastal processes, will be progressed during the lifetime of the Plan.

CC7 - Coastal Change Management Areas

Within the Coastal Change Management Areas (as identified on the Policies map):

- 1. Permanent new development will not be permitted.*
- 2. Temporary development may be granted time-limited planning permission provided that it is demonstrated that the development: a) Requires a coastal or clifftop location;*
 - b) Will be safe and will not increase the risk to life during its planned lifetime;*
 - c) Provides wider sustainability benefits; and d) Will not exacerbate rates of coastal change anywhere on the coastline.*
- 3. Householder applications (including extensions, outbuildings and alterations to existing dwellings) in CCMA's may be permitted provided it is demonstrated that the development: a) Will be safe and will not increase the risk to life during its planned lifetime; b) Will not exacerbate rates of coastal change anywhere on the coastline.*
- 4. Ponds, Swimming pools, septic tanks and sewage treatment plants will not be permitted.*
- 5. The uncontrolled discharge or disposal of water on to the ground will not be permitted, and the management of surface water using infiltration/soakaways is unlikely to be supported.*

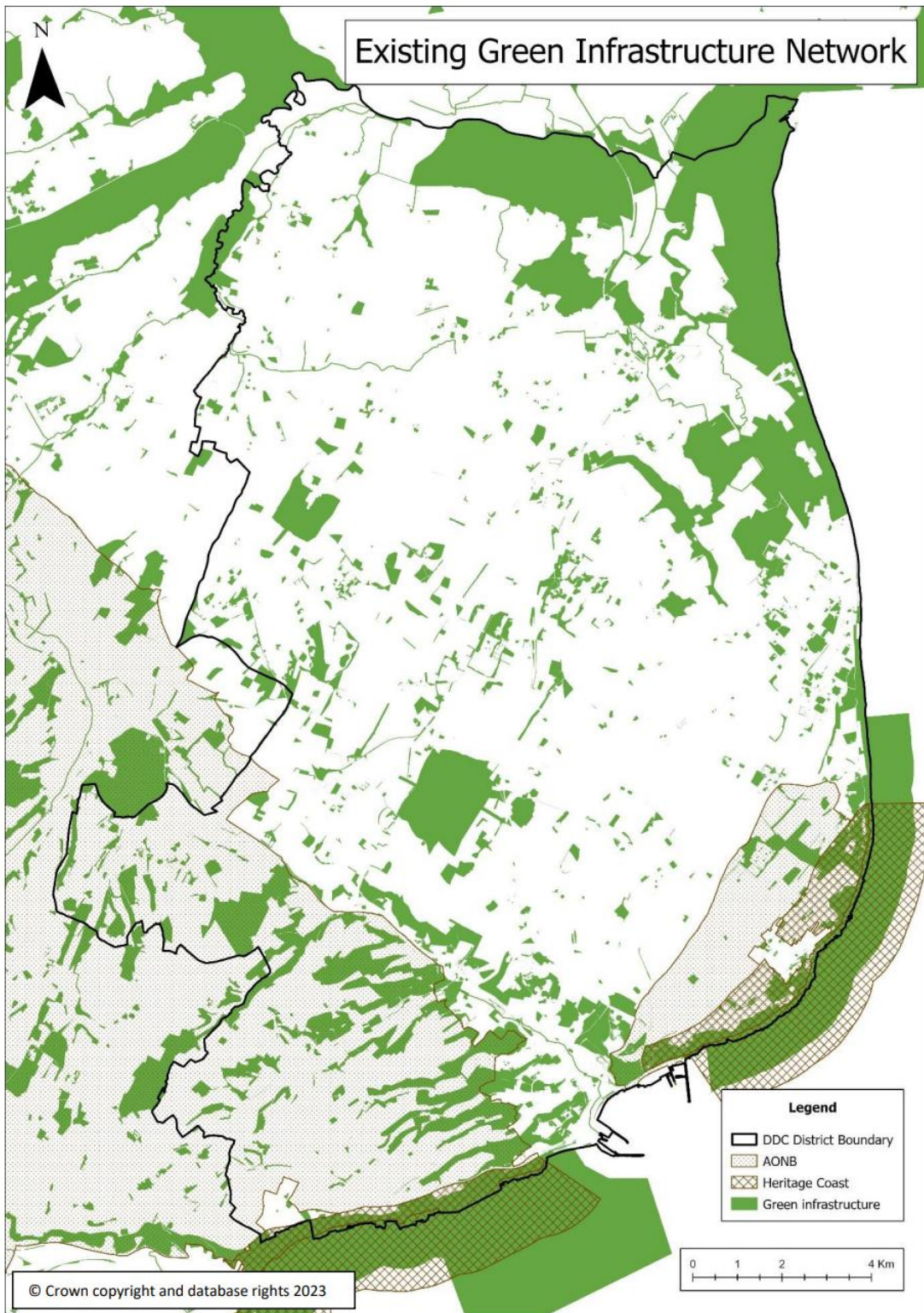
All applications for development in CCMA's (including temporary and householder) must be supported by a coastal change vulnerability assessment and geotechnical appraisal, undertaken by suitably qualified persons, to demonstrate the above requirements (where relevant) can be met.

Areas of Heritage Coasts

The only two areas of Heritage Coast within the county of Kent are found in Dover District, where the chalk cliffs, foreshores and seabed platforms that are home to distinctive wildlife influenced by the sea and such exposed habitats offer a feeling of wilderness. They are protected through the NPPF and Local Plan:

- Dover to Folkestone Heritage Coast
- South Foreland Heritage Coast

2.1.6 Green Infrastructure Network



(Green Infrastructure Strategy, 2024)



CC8 - Tree Planting and Protection

- e. Dover District Council will make Tree Preservation Orders (TPOs) when necessary in order to protect specific trees, groups of trees, or woodlands, in the interests of amenity and biodiversity.
- f. Development involving the loss of or damage to a tree, group of trees or areas of woodland that are designated as being of significant amenity, biodiversity or historic value in the Council's Green Infrastructure Strategy will only be permitted when the benefits of the development clearly outweigh the benefits of their retention and the applicant has demonstrated that no alternatives are available.
- g. Trees protected by Tree Preservation Orders should be retained wherever possible, unless:
- it is demonstrated by an arboriculturist report that they are dead, dying, diseased or represent a hazard to public safety; or
 - The Council deems the felling to be acceptable with regards to the Council's policy on tree management; or
 - The benefit of the proposed development outweighs the benefit of their retention.
- h. If felling is deemed acceptable by parts (f) or (g) then the planting of two replacement trees for each tree felled in an appropriate location will be required

2.1.7 Protection from the negative impacts of development and infrastructure

SP4 - Residential Windfall Development

1. Residential development or infilling of a scale that is commensurate with that of the existing settlement will be permitted within or adjoining the settlement boundaries, as shown on the Policies Map, of the following settlements:

•Ash, Alkham, Aylesham, Capel-le-Ferne, Deal 6 , Dover 7 , East Langdon, Eastry, Elvington, Eythorne, Guston, Goodnestone, Kingsdown, Lydden, Northbourne, Preston, Sandwich, Shepherdswell, St Margarets at Cliffe, Wingham, and Worth.

2. Minor residential development or infilling of a scale that is commensurate with that of the existing settlement will be permitted within the settlement boundaries, as shown on the Policies Map, of the following settlements:

•Ashley, Barnsole, Betteshanger, Chillenden, Coldred, Denton, East Studdal, Finglesham, Great Mongeham, Martin, Martin Mill, Nonington, Ringwould, Ripple, Staple, East Stourmouth, Sutton, Tilmanstone, West Hougham, Wingham Green, Woodnesborough and Wootton.

Subject to all of the following criteria being met:



- a. *It is of a scale that is appropriate to the size, role and function of the settlement and the range of services and community facilities that serve it, taking account of the cumulative impact of any allocated sites and committed development;*
 - b. *It is subordinate to the community it adjoins and integrates successfully with the layout, density, fabric and appearance of the existing settlement and individually or cumulatively, would not result in the coalescence or merging of two (or more) separate settlements, or the significant erosion of a gap between settlements, so as to result in the loss of individual settlement identity or character;*
 - c. *In the case of settlements in, adjoining or surrounded by, the Kent Downs AONB or Heritage Coasts, that the proposal complies in the first instance with the primary requirement of conserving and enhancing landscape and scenic beauty, and, where this is demonstrated, that the scale and extent of development is limited, sensitively located and designed to avoid or minimise adverse impacts on these designated landscapes;*
 - d. *It would conserve and enhance landscape character and biodiversity and not result in a harmful intrusion into the open countryside or the loss of, important green spaces within the confines that contribute positively to the existing character of that settlement;*
 - e. *It would preserve or enhance any heritage assets within its setting;*
 - f. *It would not result in the significant loss of best and most versatile agricultural land currently used for agriculture;*
 - g. *Where the site adjoins open countryside, an appropriately designed landscape buffer is included;*
 - h. *It would be compatible with neighbouring buildings and land uses in accordance with PM2a;*
 - i. *Where development would result in the loss of active employment, open space, sport or community facilities within the settlement that such development is consistent with the requirements of policies E2, PM5 and PM6 of this Plan;*
 - j. *Traffic movements generated from the development do not result in severe impacts to the highway network that cannot be mitigated. This should be considered through transport assessments carried out in accordance with Policy TI2 which must take account of the cumulative impact of sites allocated or committed for development. Proposals must not prejudice the ability of sites allocated for development to come forward due to limited highway capacity; and*
 - k. *It would be in accordance with all other relevant policies in the Plan.*
3. *New dwellings (both isolated and non-isolated) elsewhere in the countryside outside of settlement boundaries will only be permitted in*



exceptional circumstances under one or more of the criteria i) to v), and subject to meeting criteria a) to k) above:

i) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

ii) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

iii) the development would re-use redundant or disused buildings and enhance its immediate setting;

iv) the development would involve the subdivision of an existing residential building; or

v) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

NE5 - Water Supply and Quality

Within Groundwater Source Protection Zones, as shown on the Proposals Map, development will only be permitted if it is demonstrated that there is no risk of contamination to groundwater sources given the reliance on groundwater for the water supply to this district. If a risk is identified, development will only be permitted if adequate mitigation measures can be implemented. The following will only be permitted in Zones 1 and 2 if adequate safeguards against possible contamination are provided:

a. Septic tanks, storage tanks containing hydrocarbons or any chemicals, or underground storage tanks;

b. Proposals for development which may include activities which would pose a high risk of contamination;

c. Proposals for the manufacture and use of organic chemicals, particularly chlorinated solvents;

d. Oil pipelines;

e. Storm water overflows;

f. Activities which involve the disposal of liquid waste to land ;and

g. Sustainable Drainage Systems.

New graveyards or cemeteries will not be permitted in Zone 1. Farm waste, storage areas, new foul or combined sewerage systems discharging to the



ground will not be permitted in Zone 1 unless adequate safeguards are provided.

All development proposals must provide a connection to the sewerage system at the nearest point of adequate capacity wherever feasible, as advised by the service provider, and ensure future access to the existing sewerage systems for maintenance and upsizing purposes. For developments which are not on mains drainage, provision of a package treatment plant to be approved in principle by Environment Agency Guidance will be required. Schemes that would be likely to result in a reduction in the quality or quantity of groundwater resources will not be permitted.

The Council will support, in principle, infrastructure proposals designed to increase water supply and wastewater treatment capacity, subject to there being no significant adverse environmental impacts and the minimisation of those that may remain.

With regard to the sewerage system, developers will be required to work in collaboration with Southern Water to ensure that the infrastructure is delivered in parallel with the development. New development will only be permitted if sufficient capacity is available or can be provided in time to serve it.

SP 13 - Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets

Irreplaceable habitats

g. Development which would result in the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient or veteran trees, will only be permitted in wholly exceptional circumstances, where the public benefit would clearly outweigh the loss or deterioration, and where a suitable compensation strategy exists.

The Mitigation Hierarchy

J. All mitigation, compensation and enhancement measures should comply with the requirements of Policy SP14 and with the Dover District Green Infrastructure Strategy.

Proximity to Existing Watercourses

The EA should be consulted where development is proposed within 8m of a main river to obtain consent via a Flood Risk Activity Permit (FRAP).

The LPA or EA should be consulted prior to the commencement of any works to obtain consent for any development proposed within 8m of any ordinary watercourse. Where the watercourse falls within the River Stour Internal Drainage Board (RSIDB) area, the RSIDB should be consulted to obtain consent.



2.2 RESTORING AND ENHANCING HABITATS

2.2.1 Green Infrastructure

SP14 - Enhancing Green Infrastructure and Biodiversity

- a. *Measures that conserve and enhance the green infrastructure and biodiversity of the District through the management, restoration and creation of habitats in line with the priorities set out in the Local Nature Recovery Strategy, the Kent Biodiversity Strategy for the Biodiversity Opportunity Areas (BOAs) in the District and in the Dover District Green Infrastructure Strategy will be supported.*
- b. *Where possible every development (excluding householder) will be required to connect to and improve the wider ecological networks in which it is located, providing on-site green infrastructure that connects to off-site networks. Proposals must safeguard features of nature conservation interest, and retain, conserve and enhance habitats, including internationally, nationally and locally designated sites, irreplaceable and priority habitats and species, networks of ecological interest, ancient woodland, chalk grasslands, water features, hedgerows, beaches, wetland pastures and foreshores, as green and blue corridors and stepping-stones for wildlife.*
- c. *Development should ensure that the integrity of the existing network of green infrastructure, including the hierarchy of designated sites, the Local Nature Recovery Network and Biodiversity Opportunity Areas across the District is strengthened as part of proposals, in order to increase the contribution to health and wellbeing, carbon sequestration and resilience to climate change delivered by such green infrastructure.*
- d. *All development must avoid a net loss of biodiversity and will be required to achieve a net gain in biodiversity above the ecological baseline in line with Policy NE1*

Green Infrastructure Strategy (2024):

Ambitions:

Through the Green Infrastructure Strategy, we will:

- Create more habitat for nature.
- Have quality public open spaces.
- Manage green infrastructure to adapt to the changing climate and support health and wellbeing.
- Have green infrastructure at the heart of new development planning.
- Work with our partners, communities, and residents to have more, improved, and better-connected green infrastructure.



Core Action 3:

Develop, promote, and implement Habitat Management Strategy for Biodiversity in public open spaces, including DDC land and property.

Action: To improve management for biodiversity of land across the district. A series of management actions to deliver enhancements for biodiversity - both site specific (e.g. wildflower routes on DDC land) and also generic actions for a range of habitat types that could be implemented by town and parish councils and other land managers.

Theme and outcome A:

Protected and restored nature – ‘Bigger, better, more and connected’ habitat for nature.

Actions:

- Implementation of Thanet Coast and Sandwich Bay Special Protection Area (SPA) Strategic Access Management and Monitoring Strategy (SAMM)
- Develop and implement Chalk Grassland Action Plan
- Develop and implement Turtle Dove Action Plan
- Monitor and manage visitor pressure at sensitive sites
- Contribute to development of and actively engage with Local Nature Recovery Strategy (LNRS)
- Spatial actions - Dover Town: Develop and implement plan to improve biodiversity of and access to Dover Town hills and valleys
- Spatial actions - Aylesham: Establish and improve the biodiversity of Aylesham
- Spatial actions - Sandwich: Improve the biodiversity of Sandwich
- Spatial actions - Villages in Dover: Improve the biodiversity of villages
- Mapping of Dover district green infrastructure opportunity areas.

Theme and outcome C:

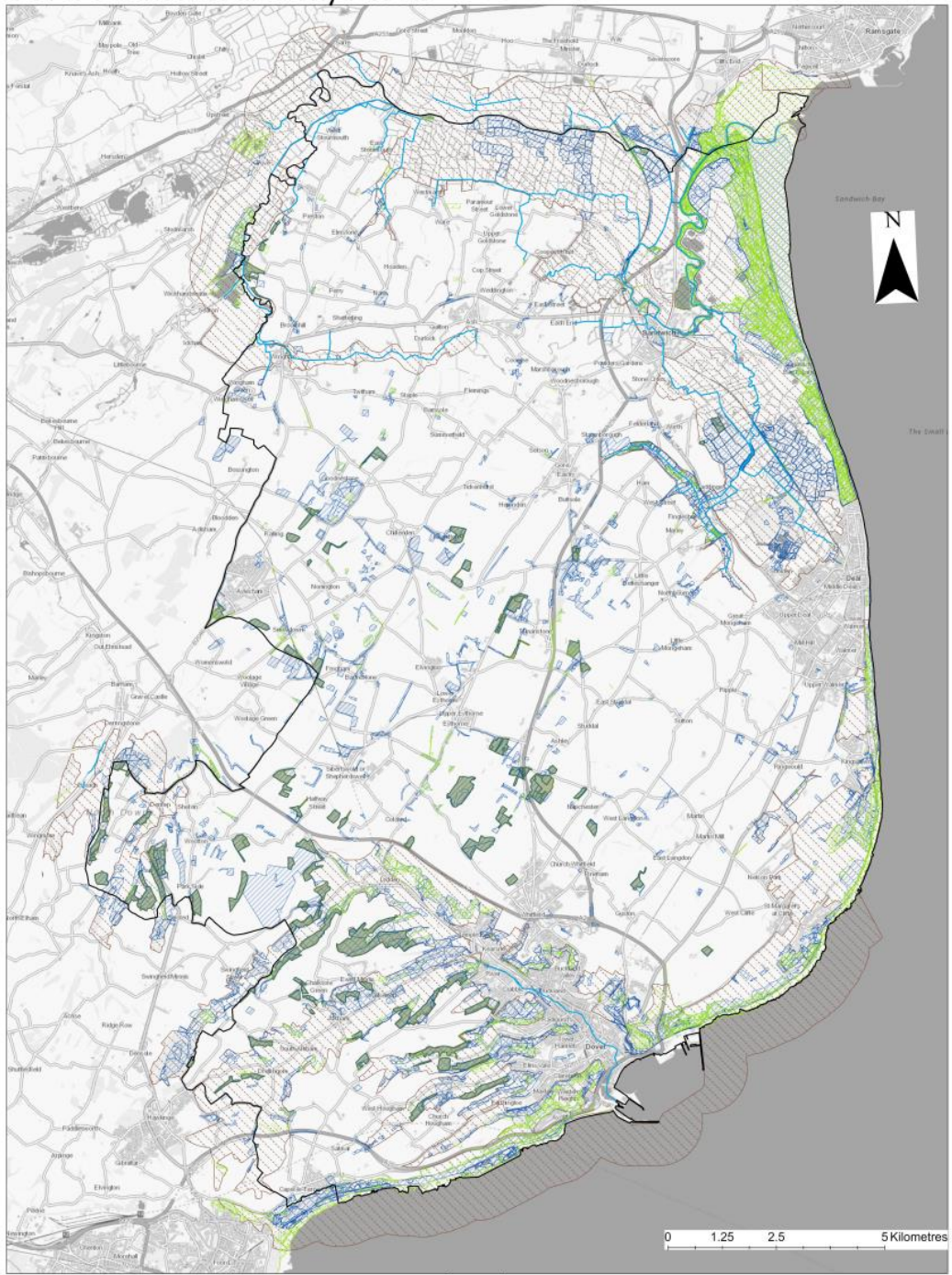
Sustainable water management – Responding to and managing flood and drought risk, improving water quality, restoring river habitats, and connecting wetland habitats.

Actions:

- Develop and implement River Dour Improvement Plan
- Identify and implement opportunities for river restoration.

2.2.2 Biodiversity Opportunity Areas (BOAs)

Dover District Biodiversity Assets



Biodiversity Opportunity Areas (BOAs) currently form the basis of the biodiversity network.



Three BOAs are located in Dover District:

The Lower Stour Wetlands BOA contains some of Kent's most extensive water and wetland habitats. The area to the west of Dover Town lies in the Dover and Folkestone Cliffs and Downs BOA. This area encompasses a series of valleys around Dover, cliffs and cliff-top grassland, intertidal and subtidal chalk and the steep scarp slope of the North Downs at Dover. Finally, a small section of the East Kent Woodlands and Downs BOA falls within the district, in the vicinity of the village of Wootton. This BOA comprises a complex of woodland and grassland habitats.

As these BOAs offer the best opportunities for connecting fragmented habitats, improving the ability of species to move through the environment and for establishing large habitat areas and/or networks of wildlife habitats, they are priority areas of opportunity for restoration and creation of priority habitats in line with requirements of the NPPF. The Local Plan supports the aims and objectives of the Kent Biodiversity Strategy (2020 – 2045) as they relate specifically to the Biodiversity Opportunity Areas (BOAs) of this District.

Biodiversity Opportunity Area Statements describe the BOAs below:

Dover & Folkestone Cliffs & Downs

Biodiversity:

1. Nationally important chalk grassland in dry valleys and on cliff tops.
2. Coastal cliffs and slope including chalk cliff and soft cliffs, both with important, associated foreshore and marine habitats, including nationally and internationally important areas of subtidal and intertidal chalk.
3. Sabellaria reefs, both offshore and in some intertidal areas, which provide an important habitat for a wide range of associated species.
4. Important woodlands on chalk and on ragstone.
5. Some vegetated shingle, wet woodland and fen habitats.
6. Key species include plants and invertebrates associated with chalk cliff and chalk grassland habitats, including adder, silver-spotted skipper, small blue, Adonis blue, wild cabbage, and ox-tongue broomrape. Brown hare is also an important species. White clawed crayfish is found in the area. Species associated with inshore waters include short-snouted seahorse and native oyster.

Targets:

1. Conserve and enhance important cliff, intertidal and marine habitats:
 - Conserve and enhance important cliff, intertidal and marine habitats:



- Secure the protection of important marine habitats through Marine Conservation Zone designation,
- Implement appropriate management of Marine Protected Areas to allow marine habitats and associated species to recover,
- As far as possible, allow natural coastal processes to determine the geomorphology of the cliffs, littoral and sub-littoral environment, Develop an action plan for managing the impact of non-native species of concern, Further investigate and monitor the extent and condition of intertidal and subtidal chalk.

2. Extend, reconnect, restore and enhance areas chalk grassland, to include restoration of at least 90ha, creation of an additional 75ha and enhancement at least 60 ha of chalk grassland to bring it to UK BAP priority habitat quality, by 2020.

Pursue opportunities for:

- Additional chalk grassland creation where this would contribute to the county-wide target of 232ha by 2020; and
- Additional chalk grassland restoration to meet the county-wide target of 464ha by 2020.

3. Enhance or reinstate woodland management; extend and reconnect fragmented woodlands where this would not conflict with grassland conservation and enhancement.

4. Pursue opportunities for creation of species-rich neutral grassland where this would contribute to the county-wide target of creating 37ha on new lowland meadow in blocks of at least 2ha; Enhance at least 50ha of species-rich neutral grassland to bring it to UK BAP priority habitat Lowland Meadow quality.

5. Action for naturally widely dispersed habitats, wildlife associated with arable farmland, and widely dispersed species will need to focus across the whole of the area and not just within the Biodiversity Opportunity Area boundary.

East Kent Woodlands & Downs

Biodiversity:

1. A complex of fragmented woodland and chalk grassland, including nationally important sites for both these habitats, and internationally important chalk grassland.
2. Important woodland includes wood pasture and beech and yew woodland, as well as much ancient woodland.
3. Key species include woodland butterflies including Duke of Burgundy, as well as black-veined moth, adder and lady orchid.

Targets:



1. At least 20ha of chalk grassland should be restored in the Wye/Crundale area by 2015, and opportunities pursued for:

- Chalk grassland creation where this would contribute to the county-wide target of 250ha by 2015; and
- Additional chalk grassland restoration to meet the county-wide target of 150ha by 2015.
- Enhance at least 60ha of chalk grassland to bring it to UK BAP priority habitat quality.

2. Enhance or reinstate woodland management, and restore plantations on ancient woodland sites to native woodland, particularly where this would contribute to conservation of woodland butterflies. Extend and reconnect fragmented woodlands where this would not conflict with grassland conservation and enhancement.

3. Pursue opportunities for creation of species-rich neutral grassland where this would contribute to the county wide target of creating 50ha on new lowland meadow in blocks of at least 2ha by 2015. Enhance at least 40ha of species-rich neutral grassland to bring it to UK BAP priority habitat Lowland Meadow quality.

4. Pursue opportunities for creation of acid grassland where this would contribute to the county-wide target of creating, by 2015, up to 145ha in blocks of at least 1ha and no more than 500m from other existing or new semi-natural habitat. Enhance at least 10ha of species-rich acid grassland to bring it to UK BAP priority habitat Lowland Acid Grassland quality.

5. Action for naturally widely dispersed habitats (ponds, traditional orchards), wildlife associated with arable farmland, and widely dispersed species such as great crested newt will need to focus across the whole of the area and not just within the Biodiversity Opportunity Area boundary

Lower Stower Wetlands

Biodiversity:

1. Internationally important coastal habitats, including cliffs and intertidal habitats.
2. Important dunes and grazing marsh.
3. Internationally important freshwater wetlands and reedbed associated with the tidal Great Stour.
4. Upstream from Chilham, the River Great Stour is a chalk-influenced river, supporting a number of species associated with chalk river habitat.
5. Close to Canterbury, there are important acid woodland and grassland habitats at Old Park and Trenley Park Wood, with a localized population of adder.
6. Key species include breeding and wintering birds associated with wetland habitats, including intertidal habitats; areas of scrub support nightingale and Cetti's



warbler. Farmland birds include corn bunting, grey partridge and tree sparrow, and brown hare is widespread. Wetland, dune and cliff habitats support a number of rare plant species. This is an extremely important area for water voles, and provides important foraging areas for declining bat species including serotine and noctule; another key wetland species is the shining ram's-horn snail *Segmentina nitida*. The cliffs at Pegwell Bay support an important assemblage of bees and wasps, including one of the UK's largest populations of *Cerceris quadricincta*.

Targets:

1. Protect and enhance existing UK BAP priority habitats and designated sites. There should be no net loss of intertidal mudflats and saltmarsh, and no net loss of sand dunes, in line with England Biodiversity Strategy targets.
2. Existing natural coastal processes should be maintained, and opportunities taken for managed realignment to maintain/enhance intertidal habitats.
3. Pursue opportunities to restore and/or recreate intertidal habitats, grazing marsh, fen and reedbed (including for bittern) as part of a matrix of natural wetland and coastal habitats. Further upstream, there are opportunities to enhance the floodplain of the Great Stour. At least 200ha of grazing marsh should be restored and enhanced around Sandwich and in the Lower Stour Valley, adjoining the Sandwich Bay to Hacklinge Marshes SSSI and/or within the Ash Level and South Richborough Pasture Local Wildlife Site.
4. Pursue opportunities for the establishment, by 2020, of a new, landscape-scale, freshwater wetland complex, including fen, reedbed and grazing marsh, in which successional processes are allowed to proceed. In this context, a 'landscape-scale' complex should be considered as extending over at least 1000
5. Pursue opportunities for creation of acid grassland and heathland where this would contribute to the countywide target of creating, by 2020, up to 21ha in blocks of at least 1ha and no more than 500m from other existing or new semi-natural habitat.
6. Enhance at least 15ha of species-rich grassland to bring it to UK BAP priority habitat quality.
7. Achieve a quantifiable improvement in ecological status of the Nailbourne and the chalk river stretch of the River Stour (upstream of Chilham), as judged by Water Framework Directive indicators.
8. Enhance or reinstate management of Local Wildlife Site woodlands.
9. Action for naturally widely dispersed habitats (ponds, traditional orchards), wildlife associated with arable farmland, and widely dispersed species such as great crested newt will need to focus across the whole of the area and not just within the Biodiversity Opportunity Area boundary.



2.2.3 Within development and infrastructure

Landscape and Biodiversity

- Where a landscape buffer is required to mitigate the impact of development on the wider countryside and/or the Kent Downs AONB, this should be determined by a Landscape Visual Impact Assessment (LVIA).
- Existing trees and hedgerows should wherever possible be retained. Where trees and/or hedgerows are proposed to be removed, applications should be informed by a Tree Survey and/or Arboricultural Assessment. An important tree or hedgerow is one which makes a positive contribution to the visual amenity of the site, the landscape, the setting of historic assets, biodiversity, or habitat connectivity. A tree or hedgerow may also be important for reasons such as its quality as a specimen, its age, the species it supports, or its archaeological or cultural value. The criteria in the Hedgerow Regulations 1997 are also relevant.
- Where sites are identified as being within a Biodiversity Opportunity Area, proposals for development must be in conformity with Strategic Policy 14 - Enhancing Green Infrastructure and Biodiversity.
- Where sites fall within 500m of the Thanet Coast and Sandwich Bay SPA then an Environmental Assessment is required to demonstrate in accordance with the Habitats Regulations that any proposal will not adversely affect the integrity of these sites in accordance with Strategic Policy 13 - Protecting the Districts Hierarchy of Designated Environmental Sites and Biodiversity Assets, as required by the Habitats Regulations Assessment carried out in support of this Plan.
- In addition, in accordance with Strategic Policy 13 - Protecting the Districts Hierarchy of Designated Environmental Sites and Biodiversity Assets, wintering bird surveys will be required for all sites with high and moderate suitability to support Thanet Coast and Sandwich Bay SPA qualifying bird species, as identified in the Habitats Regulation Assessment of the Local plan, in order to determine their individual and cumulative importance for these species and inform mitigation proposals.

Ecology

In accordance with national policy and guidance, suitable protected species and habitats surveys should be carried out on sites which have the potential for such features. Where species and habitat surveys are required, the scope of these surveys should be agreed as part of the planning application process. The results of the surveys should be used to inform the ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with national policy and guidance.

CC2 - Sustainable Design and Construction



In order to mitigate and adapt to the effects of climate change all new development involving the construction of new buildings should demonstrate how they will satisfy the following criteria:

- a. Provide measures to improve the energy efficiency of buildings in accordance with Policy CC1 and, where relevant, also utilise whole development layout, orientation, massing and landscaping to make the best use of solar energy, passive heating and cooling, natural light and natural ventilation;*
- b. Prioritise the use of low embodied carbon and energy efficient building materials and construction techniques;*
- c. Consider the lifecycle of the building and any associated public spaces, including how they can be easily modified to meet changing social and economic needs and how materials can be recycled at the end of their lifetime;*
- d. Provide measures to adapt to climate change, including the provision of water efficiency measures in accordance with Policy CC4, green infrastructure in accordance with Policies CC8, PM1 and PM3 and Strategic Policies SP2 and SP14, sustainable drainage systems (SuDS) in accordance with Policy CC6, suitable shading of gardens and other open spaces, rainwater harvesting, drought resistant landscaping; and in the case of major developments, the shading of pedestrian routes and the provision of opportunities for growing food.*
- e. Minimise waste and promote recycling, during both construction and occupation.*

CC6 - Surface Water Management

All new development should replicate natural ground and surface water flows and decrease surface water run-off through the use of Sustainable Drainage Systems, having regard to the Council's Site-specific Guidance for Managing Flood Risk (as updated) and in accordance with the following criteria:

- a) Proposals must follow the hierarchy of methods for discharge as set out below:*
 - i. Into the ground, infiltration: the preferred method for discharging surface water run-off*
 - ii. To a surface water body, subject to appropriate pollution control measures*
 - iii. To a surface water sewer, highway drain or another drainage system*
 - iv. To a combined sewer.*
- b) SuDS design and robust long-term maintenance plan must be considered as an integral part of the master-planning and design process, and should where possible provide multi-functional benefits;*



- c) No surface water connection to a foul only sewer will be permitted;*
- d) The discharge of surface water runoff into a public surface or combined sewer will only be acceptable if infiltration or discharge into a surface water body are shown not to be possible, an assessment of the capacity of the sewer has been undertaken, and the evidence demonstrates that there is no increased flood risk;*
- e) In Groundwater Source Protection Zones 1 and 2 SuDS will only be permitted if adequate safeguards against possible contamination are provided or where it can be demonstrated that there will be no environmental risks to water quality and adequate mitigation measures can be implemented;*

For major development, the following criteria also apply:

- f) Drainage must be integrated into on-site multifunctional open space and landscape provision;*
- g) Proposals should be informed by guidance produced by the Lead Local Flood Authority;*
- h) Approval for the design and long-term maintenance of SuDS will be required prior to the development being permitted.*

Where SuDS are required, a Sustainable Drainage Strategy containing proportionate information on the proposed sustainable drainage systems must be submitted as part of any planning application.

2.3 HABITAT CREATION

2.3.1 Within development and infrastructure

NE1 - Biodiversity Net Gain

- 1. Development proposals must provide a minimum of 10% Biodiversity Net Gain (BNG).*
- 2. Proposals for BNG should be delivered on-site, taking into account local green infrastructure priorities set out in the Local Nature Recovery Strategy, the Dover District Green Infrastructure Strategy and the Kent Biodiversity Strategy. Only if it can be demonstrated that ecologically meaningful BNG that contributes to the local green infrastructure network cannot be practically and/or feasibly achieved within the site boundary, will the Council consider off-site alternatives in line with the biodiversity gain hierarchy.*
- 3. Where off-site biodiversity gain is proposed, the Kent and Medway Local Nature Recovery Strategy, once published, should be used to guide the locations of BNG. In addition, the following locational hierarchy should be followed where possible:*
 - (i) Within Dover District;*



- (ii) Within neighbouring local authority areas;*
- (iii) Within Kent and Medway;*
- (iv) Within the North Downs or North Kent Plain National Character Area;*
- (v) Elsewhere in England.*

Only when it is demonstrated that there is no possibility of delivering BNG within the above locational hierarchy will the purchase of statutory credits be supported.

4. Development proposals must provide sufficient BNG information to satisfy the Council that the BNG requirement is capable of being successfully discharged. This should include a draft Biodiversity Gain Plan and draft Habitat Management and Monitoring Plan that follow the DEFRA and Natural England templates which should also include the following local considerations:

- (i) The method of BNG delivery (for example on or off site);*
- (ii) Evidence to demonstrate that the biodiversity gain hierarchy and locational hierarchy set out in criteria 3 of this Policy has been followed;*
- (iii) The Statutory Biodiversity Metric should have regard to the Interim Strategic Significance Guidance for BNG in Kent and Medway (as updated), until superseded by the Local Nature Recovery Strategy;*
- (iv) Where baseline habitat of high or very high distinctiveness is retained on site, the draft Habitat Management and Monitoring Plan should include proposals to secure its management to ensure that no deterioration would occur that results in reduced overall BNG*
- (v) In deciding whether any on-site BNG is 'significant' regard shall be had to local guidance on its definition, to inform future management and monitoring requirements.*

5. BNG proposals will be secured by condition and/or legal agreement with the Council or a conservation covenant with a responsible body. Where legal agreements are with the Council this will include a requirement to cover the Council's costs associated with the long-term monitoring of the BNG delivery.

6. Proposals to create biodiversity sites in appropriate locations, including biodiversity enhancement sites and sites associated with delivering the key outcomes of the Dover Green Infrastructure Strategy, and the Local Nature Recovery Strategy when published, will be supported.

7. The Council will encourage BNG that helps deliver nature-based solutions to climate change as well as biodiversity loss, such as the restoration and creation of ecosystems to protect shorelines, protect communities from flooding, or increasing carbon sequestration.



CC8 - Tree Planting and Protection

- a. A minimum of two new trees will be required to be planted for each new dwelling (this does not apply to applications for conversions and changes of use to residential), and a minimum of one new tree will be required to be planted for every 500sqm of new commercial floorspace created.*
- b. Trees should be native Kent species, of local provenance from a bio-secure source, and should be standard size in specification as a minimum.*
- c. A presumption that the trees will be planted on-site rather than off-site will apply. For major development where it is demonstrated that new trees cannot be provided on-site, a financial contribution will be required towards the planting of trees off-site having regard to the Council's Green Infrastructure Strategy.*
- d. A detailed landscaping scheme and landscape management plan should be submitted for all major development schemes, including, but not limited to, details of the trees and shrubs to be planted, and proposals for how the landscaping scheme will be managed and maintained over the lifetime of the development.*

2.4 SPECIES SPECIFIC

2.4.1 Sandwich Bay SAC

Sandwich Bay SAC:

The qualifying features of the SPA are listed as European Golden Plover (*Pluvialis apricaria*, non-breeding), Ruddy Turnstone (*Arenaria interpres*, non-breeding) and Little Tern (*Sterna albifrons*, breeding). However, Little Tern have not bred at Sandwich Bay since approximately the late 1990's and are therefore not included in this SAMM. (Thanet Coast and Sandwich Bay SPA SAMMS, 2023)



SECTION 3: WIDER ENVIRONMENTAL BENEFITS

3.1 GOAL 2: AIR QUALITY

SP2 - Planning for Healthy and Inclusive Communities

8. Seeking to improve the District's air quality, reducing public exposure to poor air quality and minimising inequalities in levels of exposure to air pollution.

NE4 - Air Quality

Development proposals that might lead to a significant deterioration in air quality or national air quality objectives being exceeded, either alone, or in combination with other committed development, will be required to submit an Air Quality Assessment, carried having regard to the relevant guidance and utilising the DEFRA Emissions Factor Toolkit, to be agreed with the Local Planning Authority as part of planning applications. Such an Assessment should address

- a. The cumulative effect of further emissions arising from the proposals; and,*
- b. The proposed mitigation measures, including appropriate design and offsetting measures, which would prevent National Air Quality Objectives being exceeded or would reduce the extent of any air quality deterioration.*

Major development proposals will be required to demonstrate a shift to the use of sustainable low emission transport, in accordance with Policy TI 1, in order to minimise the impact of vehicle emissions on air quality and how such a modal shift will be achieved. Proposals which will result in National Air Quality Objectives being exceeded will not be permitted.

The main sources of pollutant emissions within Dover are linked to port activities, primarily regular cross-channel shipping and elevated levels of Nitrogen Dioxide (NO₂) from large volumes of road traffic and associated transport of goods along the A2 and A20 entering and leaving the town and the port.

Area Quality Management Areas (Air Quality Monitoring)

AQMA- nitrogen dioxide on main trunk route (A20) into Dover (declared in 2004, amended in 2007 and 2009)

AQMA- High St/Ladywell, Dover (declared in 2007)

The priority for the coming year (2024) is to finalise the Air Quality Action Plan (AQAP) based upon detailed modelling of the AQMAs and taking into consideration Defra's proposals for 'tackling roadside nitrogen dioxide concentrations'.



Corporate objectives: (Corporate plan, 2020-2024)

Priority 3: Climate Change, environment & Assets a cleaner sustainable environment

Support the wider climate change agenda to facilitate a better environment for everyone.

We will: Protect public health and enhance the quality of the environment through a range of services including environmental health, port health, licensing and planning enforcement.

We will achieve this through: Developing a strategy, within the Local Plan, Air Quality Review and Air Quality Action Plan, for improving air quality, through cleaner greener transport, more trees planted for carbon emissions and potential new wooded areas.

Noise, Contamination and Air Quality within development

Where sites may be affected by contamination a land contamination assessment will be required. Where sites are in close proximity to noise generating sources like busy road, railways or commercial uses then a noise survey and appropriate mitigation will be required. Where sites are in areas of poor air quality or close to an Air Quality Management Area then an air quality assessment will be required in accordance with Policy NE4 - Air Quality and suitable mitigation should be provided.

3.2 GOAL 3: CLEAN AND PLENTIFUL WATER

Drinking water for development in Dover District is supplied predominantly by groundwater sources from the underlying chalk. Negative impacts upon water quality, can occur either directly, through pollution of surface or ground water, or indirectly through the treatment of wastewater. In line with the objectives of the Water Framework Directive, development must not result in a water body failing to meet the class limits for the status class listed in the current South East River Basin Management Plan.

A number of Source Protection Zones 2 and 3 are located within Dover district, protecting the district's rivers and aquifers from pollution. The majority of the zones are concentrated in the southern third of the District, including a concentration to the north-west of Dover. In order to ensure that as much rainfall as possible returns to the ground to recharge groundwater sources, to control rainwater run off at source and to alleviate pressures on sewer systems and treatment plants, the Local Plan promotes the use of sustainable urban drainage systems (SuDS) which aim to mimic natural drainage as far as possible (Policy CC6). These are, however, only acceptable in Source Protection Zones when it can be demonstrated that there will be no environmental risks to water quality.



3.3 GOAL 4: MANAGING EXPOSURE TO CHEMICALS AND PESTICIDES

Corporate objectives: (Corporate plan, 2020-2024)

Priority 3: Climate Change, environment & Assets a cleaner sustainable environment

Support the development and protection of our environment and open spaces, making the most of our enviable landscapes, heritage and assets and making our parks destinations of activity, recreation and community.

We will:

- Ensure our parks and open spaces are vibrant, clean, easy to access and well-used and that our maintenance regime responds to the challenges posed by climate change, and the need to encourage biodiversity
- Protect public health and enhance the quality of the environment through a range of services including environmental health, port health, licensing and planning enforcement.

We will achieve this through:

- Having strong policies to tackle environmental crimes and breaches of planning control
- Continuing to reduce the incidence and effects of environmental crimes and pollution to air, land and water, through enforcement and educational activities

3.4 GOAL 5: MAXIMISE OUR RESOURCES, MINIMISE OUR WASTE

Corporate objectives: (Corporate plan, 2020-2024)

Priority 3: Climate Change, environment & Assets a cleaner sustainable environment

We will:

Reduce the waste we produce as a community through continued encouragement and investment in recycling

We will achieve this through:

Providing quality recycling and waste services through well-managed contracts

CC2 – Sustainable design and Construction

In order to mitigate and adapt to the effects of climate change all new development involving the construction of new buildings should demonstrate how they will satisfy the following criteria:

- a. Minimise waste and promote recycling, during both construction and occupation*



3.5 GOAL 6: USING RESOURCES FROM NATURE SUSTAINABLY

CC4- Water Efficiency

All new dwellings must be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations, to achieve a maximum use of 110 litres per person per day.

The Council will strongly support proposals that seek to reduce daily water consumption even further, through the use of additional measures such as rainwater harvesting.

Non-residential development shall demonstrate water efficiency at the relevant BREEAM very good standard.

3.6 GOAL 7: MITIGATING AND ADAPTING TO CLIMATE CHANGE

SP1 - Planning for Climate Change

The Council will seek to ensure that all new built development contributes to the mitigation of, and adaptation to, climate change through:

Mitigation

- a. Including low carbon design approaches to reduce energy consumption in buildings;*
- b. Utilising sustainable construction techniques and optimising resource efficiency;*
- c. Incorporating renewable and low carbon technologies;*
- d. Providing opportunities for decentralised energy and heating;*
- e. Maximising green infrastructure; and*
- f. Reducing the need to travel and maximising opportunities for 'smarter' sustainable transport options to deliver the highest possible share of trips by the most sustainable travel modes.*

Adaptation

- g. Ensuring that development is designed to reduce vulnerability to, and provide resilience from, the impacts arising from a changing climate, whilst not increasing the potential for increased greenhouse gas emissions in doing so;*
- h. Incorporating multi-functional green infrastructure to enhance biodiversity, manage flood risk, address overheating and promote local food production;*
- i. Improving water efficiency; and*



j. Ensuring that development does not increase flood risk, including by taking a sequential approach to avoid development in flood risk areas, and where possible reduces the risk of flooding.

CC2 - Sustainable Design and Construction

In order to mitigate and adapt to the effects of climate change all new development involving the construction of new buildings should demonstrate how they will satisfy the following criteria :

a. Provide measures to improve the energy efficiency of buildings in accordance with Policy CC1 and, where relevant, also utilise whole development layout, orientation, massing and landscaping to make the best use of solar energy, passive heating and cooling, natural light and natural ventilation;

b. Prioritise the use of low embodied carbon and energy efficient building materials and construction techniques;

c. Consider the lifecycle of the building and any associated public spaces, including how they can be easily modified to meet changing social and economic needs and how materials can be recycled at the end of their lifetime;

d. Provide measures to adapt to climate change, including the provision of water efficiency measures in accordance with Policy CC4, green infrastructure in accordance with Policies CC8, PM1 and PM3 and Strategic Policies SP2 and SP14, sustainable drainage systems (SuDS) in accordance with Policy CC6, suitable shading of gardens and other open spaces, rainwater harvesting, drought resistant landscaping; and in the case of major developments, the shading of pedestrian routes and the provision of opportunities for growing food.

e. Minimise waste and promote recycling, during both construction and occupation.

Corporate objectives: (Corporate plan, 2020-2024)

Priority 3: Climate Change, environment & Assets a cleaner sustainable environment

- Support the wider climate change agenda to facilitate a better environment for everyone.
- Support the development and protection of our environment and open spaces, making the most of our enviable landscapes, heritage and assets and making our parks destinations of activity, recreation and community.

We will:

- Become a net zero carbon emitter by 2030



- Focus on raising awareness, reducing emissions from our own activities and developing plans to reduce emissions across the District
- Protect and enhance our assets and promote our rich heritage
- Protect and enhance our environment for future generations
- Reduce the waste we produce as a community through continued encouragement and investment in recycling
 - Ensure our parks and open spaces are vibrant, clean, easy to access and well-used and that our maintenance regime responds to the challenges posed by climate change, and the need to encourage biodiversity
- Protect public health and enhance the quality of the environment through a range of services including environmental health, port health, licensing and planning enforcement.

We will achieve this through:

- Preparing a strategy and action plan through the cross-party Climate Change Member Working Group
- Developing a specific topic paper on climate change as a key part of the Local Plan review, including proposed changes to Building Regulations
- Development of strategies within the Local Plan to protect and enhance our heritage and environment
- Ensuring access to green spaces for activity and relaxation, through the Green Infrastructure Policies in the Local Plan
- Providing quality recycling and waste services through well-managed contracts
- Having strong policies to tackle environmental crimes and breaches of planning control
- Developing electric vehicle charging points
- Developing cycling and walking infrastructure and promoting cycling and walking routes
- Continuing with our Kearsney and Parks projects and encouraging/ supporting development of 'great places'
- Continuing to reduce the incidence and effects of environmental crimes and pollution to air, land and water, through enforcement and educational activities
- Improve and protect the health, safety and welfare of people working in, living in and visiting the District through our environmental health and licensing activities



- Developing a strategy, within the Local Plan, Air Quality Review and Air Quality Action Plan, for improving air quality, through cleaner greener transport, more trees planted for carbon emissions and potential new wooded areas

The Green Infrastructure Strategy (2024):

Greater resilience to changing climate – Supporting adaptation and resilience to the changing climate.

Actions:

- Develop and implement Tree Strategy
- Investigate coastal risks and develop long-term plan for coastal management and adaptation

3.7 GOAL 8: REDUCE RISK OF HARM FROM ENVIRONMENTAL HAZARDS

3.8 GOAL 9: ENHANCE BIOSECURITY

3.9 GOAL 10: ENHANCE BEAUTY, HERITAGE AND ENGAGEMENT WITH THE NATURAL ENVIRONMENT

3.9.1 Heritage

Heritage Assets:

Aim: To promote the conservation, restoration and, where appropriate, the enhancement of the District's heritage assets, in order to protect their significance and ensure that they can be appreciated and enjoyed by current and future generations.

HE1 - Designated and Non-designated Heritage Assets

Proposals which conserve or enhance the heritage assets of the District, sustaining and enhancing their significance and making a positive contribution to local character and distinctiveness will be supported. In particular, proposals that bring redundant or under-used buildings and areas, at risk through neglect, decay or other threats into appropriate and viable use consistent with their conservation, will be encouraged. This includes those on the Heritage at Risk Register held by Historic England, building and sites identified during the planning process and any local list of heritage assets at risk.



Development will not be permitted where it will cause total loss of significance or substantial harm to a designated heritage asset, unless it can be demonstrated that the harm or loss is necessary to provide substantial public benefits that will outweigh the harm or loss caused, or

a. Where the nature of the heritage asset prevents all reasonable or viable uses of the site, and no viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and

b. Conservation through grant funding is not possible, and the harm to or loss of the asset is outweighed by the benefits of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, or where a non-designated heritage asset is likely to be impacted, harm will be weighed against the public benefits of the proposals, including, where appropriate, securing the optimum viable use of the heritage asset.

For development that involves the installation of energy-efficiency improvements to heritage assets, applications should also demonstrate a whole building approach, including an assessment of the suitability of the proposed measures for the particular property, its construction and materials, in addition to the impact on its heritage significance.

All applications with potential to affect a heritage asset or its setting must be supported by a Heritage Statement, which should draw on the evidence contained in the Dover District Heritage Strategy, including referencing the heritage themes of the Strategy that apply. Such a Statement should include a description of the asset's historic, architectural or archaeological significance and the likely impact of the proposals on its significance, proportionate to the importance of the asset.

Conservation Areas:

Aim: To promote the conservation and enhancement of the District's Conservation Areas, in order to protect their significance and ensure that they can be appreciated and enjoyed by current and future generations, and to ensure that new development is sympathetic to the character and appearance of the Conservation Area.

HE2 - Conservation Areas

Applications for development or redevelopment in Conservations Areas will be supported provided that such proposals preserve or enhance the special architectural or historic character and appearance of the Area. Applications should be guided by and make reference to the appropriate Conservation Area Character Appraisal where one is in operation.



All new development and alterations in Conservation Areas should:

- a. Respect the plan form, architectural features, materials, height, massing, building lines, roofscapes, scale, relationships between buildings and the spaces between them; and*
- b. Retain trees, open spaces, walls, fences and other features where they contribute positively to the character and appearance of the Area; and*
- c. Be appropriate in land use to the character, appearance and historic function of the Area, and*
- d. Not generate levels of traffic, parking or other environmental problems which would result in unacceptable harm to the character, appearance or significance of the Area; and*
- e. Not prejudice important views into or out of the Area.*

Historic Parks and Gardens:

Aim: To protect the historic parks and gardens in the District in a manner appropriate to their significance.

HE4 - Historic Parks and Gardens

Proposals which protect and enhance the character, fabric, features, setting or views into and from the district's Historic Parks and Gardens as included in Historic England's Register of Parks and Gardens of Special Historic Interest in England and the Kent Gardens Compendium will be supported.

Corporate objectives: (Corporate plan, 2020-2024)

Priority 3: Climate Change, environment & Assets a cleaner sustainable environment

- Support the development and protection of our environment and open spaces, making the most of our enviable landscapes, heritage and assets and making our parks destinations of activity, recreation and community.

We will: Protect and enhance our assets and promote our rich heritage

We will achieve this through: Development of strategies within the Local Plan to protect and enhance our heritage and environment



3.9.2 Health and wellbeing

The Green Infrastructure Strategy (2024):

D. Improved health and wellbeing for all – Improving the availability and accessibility of green places which boost the health and wellbeing of everyone.

Actions:

- Develop and implement strategic approach to PROW and GI corridor connections for development allocations
- Develop and implement Play and Sports Facilities Strategies

3.9.3 Access to nature

SP2 - Planning for Healthy and Inclusive Communities

2. Creating opportunities for better active travel, to promote physical health, including provision for safe cycle and pedestrian routes

3.9.4 Connectivity

The Green Infrastructure Strategy (2024):

E. Sustainable places – Green infrastructure in new and existing communities that provides multiple benefits, so people and nature thrive

Actions:

- Progress development and implementation of a Walking and Cycling Strategy
- Create / provide / encourage more spaces to support community food growing
- Public engagement strategy for GI
- Review and implement approach to Local Nature Reserve designation
- Spatial actions - Dover Town: Improve the provision of GI in Dover town centre
- Spatial actions - Deal and Walmer: Establish and improve the 'green heart' of Deal
- Spatial actions - Aylesham: Create better access connections in Aylesham for health, recreation and active travel
- Spatial actions - Sandwich: Create better access connections in Sandwich for health, recreation and active travel
- Spatial actions – Villages in ver Districts: Create better access connections for health, recreation and active travel



Corporate objectives: (Corporate plan, 2020-2024)

Priority 3: Climate Change, environment & Assets a cleaner sustainable environment

- Support the development and protection of our environment and open spaces, making the most of our enviable landscapes, heritage and assets and making our parks destinations of activity, recreation and community.

We will: Protect and enhance our environment for future generations

We will achieve this through:

- Developing cycling and walking infrastructure and promoting cycling and walking routes
- Developing a strategy, within the Local Plan, Air Quality Review and Air Quality Action Plan, for improving air quality, through cleaner greener transport, more trees planted for carbon emissions and potential new wooded areas

3.9.5 Open spaces and recreation

SP2 - Planning for Healthy and Inclusive Communities

9. Ensuring improved access to and quality of greenspaces, the provision of new green infrastructure, and spaces for play, recreation and sports.

PM3 - Providing Open Space

Residential development of ten or more dwellings will be required to provide or contribute towards the provision of open space that meets the needs of that development, in addition to appropriate maintenance costs. This will be delivered through on-site delivery and/or financial contributions towards new or improved off-site provision, as per the following criteria:

a. Where new open space is provided, it should meet the following quantity and access standards:

| Open space type | | Quantity standards (per 1,000 population) | | Access standard (maximum distance from the new homes) |
|---------------------------------------|----------------------------|---|---------|---|
| Accessible greenspace | <i>Parks & gardens</i> | 1.91 ha | 0.45 ha | 1,200 metres or 15-minute walk time |
| | <i>Amenity greenspace</i> | | 1.46 ha | 800 metres or 10-minute walk time |
| Allotment | | 0.21 ha | | 1,200 metres or 15-minute walk time |
| Provision for children & young people | | 0.06 ha | | Strategic sites: 1,200 metres or 15-minute walk time Non-strategic sites: 600 metres or 7.5-minute walk time |

Table 6.3 Open Space Quantity and Access Standards (Policy PM3)

b. Developments that reach the thresholds in Table 6.4 will be expected to provide new open space of the following typologies on-site. This on-site open space provision will be of the minimum size prescribed within the table.

| Open Space Type | | Number of Dwellings | Minimum area to be provided on site |
|-------------------------|---|---------------------|-------------------------------------|
| Amenity Greenspace | | 60 | 0.2 ha |
| Play Areas ¹ | Local Area for Play (LAP) | 25 | 0.01 ha |
| | Locally Equipped Area for Play (LEAP) | 100 | 0.04 ha |
| | Neighbourhood Equipped Play Area (NEAP) | 260 | 0.10 ha |

1 Minimum recommended size for play areas by Fields In Trust

Table 6.4 Open Space Thresholds and Minimum Sizes for On-site Provision (Policy PM3)

a. Where open space is to be provided on-site, this should be supported by a governance strategy which will need to be agreed with the Council. This strategy will need to set out what facilities are to be delivered and by when, and how and when they will be managed and maintained over time to an acceptable standard. The open space could be offered to the local Town or Parish Council, the District Council or appropriate community group or charity, subject to payment of a commuted sum. Should a private management company model be promoted, then it will need to be established and run in a way that is affordable, gives the residents a key governance role and is focused towards the management of the facilities to be delivered by the development. d Where the thresholds in

b. Table 6.4 are not met, a financial contribution will be sought for the purpose of funding quantitative or qualitative improvement to an existing, or the provision of new, publicly accessible open space. The financial contribution will cover the cost of providing and maintaining the improvements to existing, or provision of new open space, and will be secured through developer contributions (Currently Section 106 Agreements)

Proposals for new open space shall respond to any existing deficiencies in specific types of open space in the locality of the development, as set out in the most recent evidence. The Council will work with applicants to identify open space needs and will support proposals that deviate from the mix of typologies set out in this policy where deficiencies are corrected, and the full provision of open space is made



PM5 - Protection of Open Space, Sports Facilities and Local Green Space

Development proposals that involve the whole or partial loss of open space including outdoor recreation facilities, playing/sports fields, allotments or of built and indoor sports facilities, will not be supported unless:

- a. A robust assessment of open space and sports provision, using the quantity and access standards for open space and sports facilities set out in this Local Plan, has identified a surplus in the catchment area to meet both current and future needs, and full consideration has been given to all functions that open space and indoor built sports facilities can perform, having regard to the existing deficiencies within the local area; or*
- b. Any replacement facility (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quantity, quality, availability and accessibility of open space or sport and recreational opportunities; or*
- c. The development is for alternative sports or recreational provision, the benefits of which clearly outweigh the loss of the former or current use.*

In all circumstances, the loss of open space will not be permitted if that open space:

- 1. Contributes to the distinctive form, character and setting of a settlement;*
- 2. Creates focal points within the built-up area; or*
- 3. Provides the setting for important buildings or scheduled monuments, or are themselves of historic or cultural value.*

The sites identified on the Policies Map as Local Green Space, including those identified within adopted Neighbourhood Plans, will be protected from development in accordance with the requirements of the National Planning Policy Framework.

Corporate objectives: (Corporate plan, 2020-2024)

Priority 3: Climate Change, environment & Assets a cleaner sustainable environment

Support the development and protection of our environment and open spaces, making the most of our enviable landscapes, heritage and assets and making our parks destinations of activity, recreation and community.

We will:

- Protect and enhance our assets and promote our rich heritage
- Protect and enhance our environment for future generations
- Ensure our parks and open spaces are vibrant, clean, easy to access and well-used and that our maintenance regime responds to the challenges posed by climate change, and the need to encourage biodiversity



We will achieve this through:

- Development of strategies within the Local Plan to protect and enhance our heritage and environment
- Ensuring access to green spaces for activity and relaxation, through the Green Infrastructure Policies in the Local Plan
- Developing cycling and walking infrastructure and promoting cycling and walking routes
- Continuing with our Kearsney and Parks projects and encouraging/ supporting development of 'great places'



SECTION 4: DISTRICT PROJECTS TO NOTE

4.1 Dover Beacon Project (Levelling Up Fund) to deliver £90 Million of economic benefit to Dover

Dover District Council has secured £18.1 million for the Dover Beacon project to transform a brownfield site on Bench Street in the heart of Dover town centre. The redevelopment of the site – to be open in 2026 - delivers jobs, skills, education and showcase, as well as over £90 million of economic benefit. (Levelling Up Fund).

4.2 Dover Access Improvements (Levelling Up Fund) Bid

Kent County Council has been awarded £45 million for the ‘Dover Access Improvements’ project. This will improve the flow of traffic from the UK to the EU, with more border control points and a new exit route to help the Port of Dover operate more efficiently and reduce congestion on local roads within and around Dover, as well as reduce congestion and the use of ‘Operation TAP (A20)’ and ‘Operation Brock (M20)’ on regional, county and national highway into Dover. (Levelling Up Fund)

The Kent County Council project is focused on improving the flow of traffic from the UK to the EU. It will include a change in sequence of border controls, a change in sequence of outbound controls, an increase in pre-check in plaza capacity, an extension of the current buffer zone, increase in the number of border control points and a new dock exit route. The intention is to enable the UK to meet in full its obligations under the Treaty of Le Touquet 2003, improve the efficiency of the Port and to also reduce congestion on the strategic and local road network. (Dover Access Improvement Bid)

4.3 Dover Western Heights

Dover District Council is welcoming news that a new grant from Historic England is set to provide a key boost to help conserve and regenerate Dover’s nationally significant Western Heights. One of the most important and impressive fortifications in Britain, the Western Heights are a series of forts linked by miles of ditches on the western hilltop above Dover.

Historic England has awarded a grant to DDC for a three-year project to support conservation and regeneration work at Dover’s Western Heights and improve how this amazing asset connects with the town and waterfront. The capacity building grant will fund a project officer who will deliver a range of work including coordinating and increasing volunteering opportunities, building visitor numbers through promotion and events, and the creation of a ‘vision’ document for the Western Heights.



The Western Heights is an extensive site of national importance, including a scheduled monument, two listed buildings, a conservation area, a local nature reserve with protected species, and a wildlife site with important chalk grassland.

The grant follows Dover's Western Heights Masterplan which sets out a range of objectives, including to enhance the area as a destination of national and international significance, complementing Dover's other heritage attractions.

The Regional Capacity Building Grant programme is for projects that promote the understanding, management and conservation of the historic environment. (Dover Western Heights)

4.4 Dover Downlands Project

The Dover Downlands Project aims to increase and improve chalk downlands and associated biodiversity in the Dover area of the Kent Downs National Landscape. (Dover Downlands Project)

4.5 Coombe Down

Kent Wildlife Trust have been carrying out conservation work on the hillsides at Coombe Down. To restore Coombe Down to a mixture of open grassy slopes with thick scrub and a woodland edge to benefit nesting birds and insects, as well as create a mosaic of habitats that will lead to a landscape more resilient to the impacts of the climate and nature crises. (Coombe Down Project)

4.6 Wetland Project

Dover District Council's commitment to conservation in the district has led to new wetland habitat in Worth being created. Last year, the council agreed the change of use of 27 hectares of agricultural land at Blue Pigeons Farm, part of Worth Marshes which is around 250 hectares, stating it would deliver noticeable benefits to wildlife. The RSPB is now transforming the site into a lowland wet grassland landscape for rare and threatened species. The site already supports threatened birds such as lapwing and redshank that come to the area to breed in the summer, along with wildfowl that spend the winter here. Further threatened birds, including turtle doves and skylarks, also call this reserve home. (Wetland Project)

4.7 Turtle Dove Friendly Zones

DDC will work with RSPB to ensure that that strong consideration is given to protecting and enhancing Turtle Dove habitat in development planning. This is essential to maintain their range because development pressures can lead to encroachment on existing breeding and foraging habitats. There are Turtle Dove Friendly Zones in Ash, Wingham and Lydden. (DDC Officer)



4.8 Monitor and Manage

Carry out visitor surveys at sensitive biodiversity sites including Sandwich Bay, Lydden and Temple Ewell Downs, to monitor visitor impacts. (DDC Officer)

4.9 Grassland restoration/ management

Continuing the legacy of the Up on the Downs Project with a focus on grassland restoration / management. (DDC Officer)

4.10 Dover District Heritage Strategy

Support the Objectives and recommendations within the Heritage Strategy, including R1 which seeks to sustain the heritage value of gateways and historic routes to and through settlements. (DDC Officer)

4.11 River Dour Greenway

Support the ongoing Dover Dour Greenway project to provide an improving walking and cycling link. (DDC Officer)

4.12 Kingsdown and Walmer beach management plan

A new management plan has been drafted. This has involved engagement with stakeholders including Walmer Town Council and Ringwould & Kingsdown Parish Council. White Cliffs Countryside Partnership will lead volunteer events with the objective of enhancing biodiversity. (DDC Officer)

4.13 Reduced mowing regimes

Dover District Council continues to identify areas of land within its ownership that are suitable for management using lower input regimes, to encourage biodiversity. This includes a large section of Connaught Park, several cemeteries, land near the seafront at Walmer and banks adjacent to waterways in Sandwich. (DDC Officer)



SECTION 5: SPECIFIC PRIORITIES WITHIN NEIGHBOURHOOD PLANS

5.1 Available Plans:

As of 2024 the district has 9 designated Neighbourhood Areas. The Neighbourhood Plans for these areas are at various stages in their evolution, with the Ash and Worth Neighbourhood Plans now adopted and forming part of the development plan for the District.

5.2 Ash Neighbourhood Plan

[GBD03a Ash Neighbourhood Plan Sept 21 \(doverdistrictlocalplan.co.uk\)](https://doverdistrictlocalplan.co.uk/GBD03a)

Biodiversity (Project 1): To establish a group to develop an Ash biodiversity plan which undertakes the detailed study of the western end of the village to produce a report for the parish council. This will make recommendations for action to enhance and preserve the habitat. The aim will be to produce a guidance booklet for the community to improve the understanding and conservation of the parish's wildlife. (Ash Neighbourhood Plan)

5.3 Worth Neighbourhood Plan

[GBD03b Worth Neighbourhood Plan Sept 14 \(doverdistrictlocalplan.co.uk\)](https://doverdistrictlocalplan.co.uk/GBD03b)

SECTION 6: DOCUMENTS REVIEWED AND REFERENCED

| Document reference | Link |
|--|---|
| Green Infrastructure Strategy (2024) | Green-Infrastructure-Strategy-2024.pdf (dover.gov.uk) |
| Biodiversity Opportunity Statements | NEBD01a Biodiversity Opportunity Area Statement - Dover and Folkestone Cliffs and Downs (doverdistrictlocalplan.co.uk) |
| | NEBD01b Biodiversity Opportunity Area Statement - East Kent Woodlands and Downs (doverdistrictlocalplan.co.uk) |
| | NEBD01c Biodiversity Opportunity Area Statement - Lower Stour Wetlands (doverdistrictlocalplan.co.uk) |
| Dover District Local Plan (2024) | Dover District Local Plan (2024) |
| Thanet Coast and Sandwich Bay SPA SAMMS (2023) | NEEB04a Thanet Coast and Sandwich Bay SPA SAMM Strategy Final Rev 1.1 March 2023 (doverdistrictlocalplan.co.uk) |
| Corporate Plan (2020-2024) | GBD04 Dover District Council Corporate Plan (doverdistrictlocalplan.co.uk) |
| Flood Risk to Communities (2017) | https://www.kent.gov.uk/_data/assets/pdf_file/006/71664/Flood-risk-to-communities-in-Dover.pdf |
| Review of Coastal Change Management Areas (2018) | Review of Coastal Change Management Areas (2018) (doverdistrictlocalplan.co.uk) |
| Climate Change Topic Paper (2022) | Climate Change Topic Paper 2022 (doverdistrictlocalplan.co.uk) |
| Air Quality Monitoring | Air Quality Monitoring in the Dover District |
| Ash Neighbourhood Plan (2021) | GBD03a Ash Neighbourhood Plan Sept 21 (doverdistrictlocalplan.co.uk) |
| Worth Neighbourhood Plan (2014) | GBD03b Worth Neighbourhood Plan Sept 14 (doverdistrictlocalplan.co.uk) |
| Levelling Up Fund | Levelling Up Fund Delivers £63 Million Boost for Dover Levelling Up Fund Delivers £63 Million Boost for Dover |
| Dover Access Improvements Bid | AppendixADoverAccessImprovementsBid.docx.pdf (kent.gov.uk) |
| Dover Downlands Project | Dover Downlands Project Kent Wildlife Trust |
| Coombe Down | Coombe Down Kent Wildlife Trust |
| Wetland Project | DDC supports wetland project to help rare and threatened wildlife (dover.gov.uk) |
| Dover Western Heights | Funding Boost to Help Conserve and Regenerate Dover's Western Heights |