

[REDACTED]

From: [REDACTED]@DOVER.GOV.UK>
Sent: 08 April 2025 15:00
To: [REDACTED]@kent.gov.uk
Subject: 25/00112 - Woodhill Farm, Ringwould

Dear [REDACTED]

I have received comments from the Public Rights of Way Officer who has raised some concerns, especially in view of the public footpath ER5 along Ringwould Road. The applicant is stating that the footpath will be upgraded to a minimum width of 2 metres with lighting, as set out in policy SAP34, however this maybe not be achievable having regard to the landownership.

I know we have discussed concerns over pedestrian access onto Glen Road, if the main footpath can not be upgraded, does this raise concerns for you?

Kind regards,

[REDACTED]

From: [REDACTED]@DOVER.GOV.UK>

Sent: 29 Apr 2025 03:35:59

To: dms-myemails@dover.gov.uk

Cc:

Subject: Fw: DOV/25/00112 - Land North West of Kingsdown Recreation Ground, Ringwould Road, Kingsdown

Attachments: Re: Woodhill Farm, Kingsdown - Archaeology , RE: Woodhill Farm, Kingsdown - Archaeology

From: [REDACTED]@kent.gov.uk

Sent: Tuesday, April 29, 2025 15:24

To: [REDACTED]; HeritageConsultations@kent.gov.uk

Subject: Re: DOV/25/00112 - Land North West of Kingsdown Recreation Ground, Ringwould Road, Kingsdown

Hi [REDACTED]

I have responded to the applicant's archaeologists (attached email 23/4/25) which they have acknowledged (second attached email) and said they are updating their assessment. I have yet to receive any updated information direct from the applicant, but our advice - i.e. that pre-determination evaluation is necessary and appropriate - remains unchanged.

Many thanks,
[REDACTED]

PS I am not on leave and am unsure why the applicant is under this impression.

[REDACTED] | Senior Archaeological Officer | Heritage Conservation | Kent County Council | Invicta House,
County Hall, Maidstone ME14 1XX |

Telephone: [REDACTED] | www.kent.gov.uk |

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From: [REDACTED]@DOVER.GOV.UK>

Sent: 29 April 2025 14:29

To: KCC Heritage Consultations - GT <HeritageConsultations@kent.gov.uk>

Cc: [REDACTED]@kent.gov.uk>

Subject: DOV/25/00112 - Land North West of Kingsdown Recreation Ground, Ringwould Road, Kingsdown

Good afternoon,

I am writing with regards to the above planning application.

[REDACTED] has raised an objection to the scheme and is requesting a field evaluation prior to the determination of the application. The agent is disputing this please see below, would you be able to have a look please and let me know your thoughts?

Kind regards,
[REDACTED]

From: [REDACTED]@dhaplanning.co.uk>

Sent: 16 April 2025 17:25

To: [REDACTED]@DOVER.GOV.UK>

Cc: [REDACTED]@DOVER.GOV.UK>

Subject: RE: Woodhill Farm, Kingsdown - Archaeology

Afternoon [REDACTED]

Further to the receipt of the KCC Archaeology comments in respect of application 25/00112.

Please see the attached response.

It appears that in responding the KCC Heritage Team is either referring to information which is not in the public domain or is not relevant to the Site.

As part of the attached response, we seek urgent clarification.

We have tried to contact [redacted] (who provided the original response) but have received [redacted] out of Office until 03 June. Please could you urgently consult KCC on the attached so we can get a response and/or can you also provide any other contact details for Officers covering this area so we can resolve this matter.

Thank you

Kind Regards

[redacted]
Director

Office: [redacted]
Mobile: [redacted]
Email: [redacted]@dhaplanning.co.uk

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From: [redacted]
Sent: 16 April 2025 12:14
To: [redacted]@DOVER.GOV.UK>
Cc: [redacted]@DOVER.GOV.UK>
Subject: RE: Woodhill Farm, Kingsdown

Afternoon [redacted]

We understood that the feedback had already been drafted.

We have a design meeting tomorrow and was hoping to have this for then, if this is possible?

Kind Regards

[redacted]
Director

Office: [redacted]
Mobile: [redacted]
Email: [redacted]@dhaplanning.co.uk

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From: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: 16 April 2025 09:54
To: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Cc: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Subject: Re: Woodhill Farm, Kingsdown

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Morning [REDACTED]

I am aware you spoke to [REDACTED] about the footpath yesterday, I will in a position to send you the design feedback next week.

Kind regards,
[REDACTED]

From: [REDACTED]
Sent: Tuesday, April 15, 2025 09:19
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodhill Farm, Kingsdown

Morning [REDACTED]

Further to our meeting last week, can you share the design feedback?

Can you also advise if you have come to a view on the below, re the footpath?

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)

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From: [REDACTED]
Sent: 10 April 2025 16:28
To: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Subject: RE: Woodhill Farm, Kingsdown

Afternoon [REDACTED]

Thank you again for your time earlier, it was a helpful meeting.

Just on the ER5 PROW point, the site allocation policy would not open in the meeting, but I provide the relevant extract below and I underline the relevant point.

Since we have proposed an alternative pedestrian access to the Site, then ER5 is not our primary pedestrian access. In such a case the PROW does not need to be upgraded to 2m, in line with the policy.

The wording of the policy reflected discussions at the time with DDC and KCC Highways, where other possible pedestrian access options were identified including potential access points to Glen Road, which we have now achieved.

The need to widen the route therefore does not bite. However, as discussed we remain willing to contribute to upgrades to the PROW.

Secure safe, suitable pedestrian access form the Site including improvements and connections to the nearby Public Rights of Way and Bridleway network to provide all weather servicing and lighting where possible. For PROW ER5 to be a primary pedestrian access it must be upgraded to a minimum of 2m in width with overlooking from the highway;

I would be grateful if the Council could confirm that it is in agreement with this position.

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)

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From: [REDACTED]
Sent: 09 April 2025 20:10
To: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>; [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Subject: RE: Woodhill Farm, Kingsdown

Evening [REDACTED]

To inform our meeting tomorrow, I set out a brief Agenda.

I am sure some of these items will overlap as we run through all of this, but as a list of things we would like to cover I thought this might help.

If you want anything to add, do let us know, otherwise we look forward to seeing you tomorrow.

1. Introductions

2. DDC Feedback

- Design & layout including access
- Appearance
- Open space
- Any other comments?

3. Statutory Consultee Feedback – To be addressed

- KCC Highways
- KCC PROW
- National Landscape (AONB Unit) comments
- KCC Archaeology

4. Statutory Comments Pending

- KCC Ecology
- Any other bodies?

5. Resident Feedback

- Any other matters to pick up

6. Next Steps

- Member engagement?
- Timescales/ Committee Date

7. AOB

Kind Regards

██████████
Director

Office: ██████████
Mobile: ██████████
Email: ██████████@dhaplanning.co.uk

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From: ██████████@DOVER.GOV.UK>
Sent: 08 April 2025 15:17
To: ██████████@dhaplanning.co.uk>
Cc: ██████████@dhaplanning.co.uk>; ██████████@DOVER.GOV.UK>
Subject: Re: Woodhill Farm, Kingsdown

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Hi ██████████

I have made all the comments public so you can see all the consultee responses I have received so far. At this stage I am still waiting on Ecology.

We have a meeting to discuss the site tomorrow ahead of our meeting to discuss the proposal in more detail.

Kind regards,

██████████

From: ██████████@dhaplanning.co.uk>
Sent: 07 April 2025 09:43
To: ██████████@DOVER.GOV.UK>

Cc: [REDACTED]@dhaplanning.co.uk>; [REDACTED]@DOVER.GOV.UK>

Subject: RE: Woodhill Farm, Kingsdown

Morning [REDACTED]

Hope you had a good week off.

Appreciate you will still be going through e-mails.

However, ahead of our meeting on Thursday we would welcome an update on comments from KCC Ecology, who I think are the only external consultee we are pending a response from?

Can you also advise if any internal comments from DDC are expected in respect of open space and/or design matters and if these will be shared ahead of our meeting. So far, we have not received any feedback.

Kind Regards

[REDACTED]
Director

Office: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]@dhaplanning.co.uk

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From: [REDACTED]

Sent: 26 March 2025 16:39

To: [REDACTED]@DOVER.GOV.UK>

Cc: [REDACTED]@dhaplanning.co.uk>

Subject: RE: Woodhill Farm, Kingsdown

Hi

Yes, not a problem. I will send an invite.

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@dhaplanning.co.uk

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 26 March 2025 16:32
To: [REDACTED]@dhaplanning.co.uk>
Cc: [REDACTED]@dhaplanning.co.uk>
Subject: Re: Woodhill Farm, Kingsdown

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Hi [REDACTED]

Can you make 3pm?

Kind regards,
[REDACTED]

From: [REDACTED]@dhaplanning.co.uk>
Sent: 26 March 2025 12:22
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@dhaplanning.co.uk>
Subject: RE: Woodhill Farm, Kingsdown

Afternoon

We can do anytime except 11-12pm. Would 2pm be convenient?

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@dhaplanning.co.uk

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From: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: 26 March 2025 12:05
To: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Cc: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: Re: Woodhill Farm, Kingsdown

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Morning [REDACTED]

I declined the meeting on the 7th as its my first day back in and I need some time to evaluate any comments that have come in prior to us discussing. Are you able to make the 10th ?

Kind regards,
[REDACTED]

From: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Sent: 26 March 2025 11:58
To: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: RE: Woodhill Farm, Kingsdown

Morning [REDACTED]

Just tried to call. Can we agree a date for a meeting please, if you can let us know when you are free?

Kind Regards
[REDACTED]

Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)

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From: [REDACTED]
Sent: 25 March 2025 17:52
To: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: RE: Woodhill Farm, Kingsdown

Afternoon [REDACTED]

Sorry to chase, but can you advise of your availability for a meeting?
Conscious you are away next week and we would like to get something booked in.

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)

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From: [REDACTED]
Sent: 25 March 2025 09:40
To: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: RE: Woodhill Farm, Kingsdown

Hi [REDACTED]

I see you have declined the meeting.

Can you suggest an alternative time please.

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>

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From: [REDACTED]
Sent: [REDACTED] 08:36
To: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: RE: Woodhill Farm, Kingsdown

Morning [REDACTED]

We can make a meeting on the 7th.
Would 11am be suitable?

Kind Regards
[REDACTED]

Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@dhaplanning.co.uk

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From: [REDACTED]
Sent: 24 March 2025 17:43
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@dhaplanning.co.uk>
Subject: RE: Woodhill Farm, Kingsdown

Afternoon

I will check with the Team and come back with some dates.

We are still pending comments from KCC Ecology and we do not have any internal comments from Dover DC.
When are these also expected?

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@dhaplanning.co.uk

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From: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: 24 March 2025 17:26
To: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Cc: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: Re: Woodhill Farm, Kingsdown

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Hi [REDACTED]

I am going to be away next week, can I put something in the diary for when I am back please.

I am waiting for KHS comments which I should have by the end of the week.

Kind regards,
[REDACTED]

From: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Sent: 21 March 2025 13:29
To: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: RE: Woodhill Farm, Kingsdown

Afternoon

Thank you for coming back, [REDACTED].

Speak next week.

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)

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From: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: 21 March 2025 13:03
To: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Cc: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: Re: Woodhill Farm, Kingsdown

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Hi [REDACTED]

Sorry I am [REDACTED] this week, I had asked someone to call you to let you know.

I will be in on Monday and will be in contact.

Kind regards,

From: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Sent: Friday, March 21, 2025 7:41:20 AM
To: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: RE: Woodhill Farm, Kingsdown

Morning [REDACTED]

Further to my e-mails below, please can you come back on the meeting and outstanding consultation comments so we can move this forward?

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)

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From: [REDACTED]
Sent: 18 March 2025 18:14
To: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: RE: Woodhill Farm, Kingsdown
Importance: High

Afternoon [REDACTED]

Just following up on the below and further to my phone message.

Please can we confirm the meeting for 31st – can we do 12pm as suggested?

Can you also advise when comments from KCC Ecology, KCC Highways and Dover DC are to be provided.

We would like to have all comments by the time we meet so we can discuss in the round.

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)

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From: [REDACTED]
Sent: 10 March 2025 16:55
To: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: RE: Woodhill Farm, Kingsdown

Afternoon [REDACTED]

Further to the below, I am assuming you meant the 31st. Could we make the meeting 12pm at all?

We are monitoring consultation comments and will continue to respond to these as they come in.

However, are there any internal comments from Dover? Also do you know when comments might be expected from KCC Ecology and KCC Highways?

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)

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From: [REDACTED]
Sent: 06 March 2025 12:16
To: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: RE: Woodhill Farm, Kingsdown

Afternoon

Thank you for coming back.

Do you mean the 31st March? Its just the 30th is a Sunday.

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>

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From: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: 06 March 2025 12:12
To: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Cc: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: Re: Woodhill Farm, Kingsdown

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Afternoon [REDACTED]

Sorry for the delay in replying I have recently taken leave, I am visiting the site.

Are you able to make a meeting on the 30th March at 14:00?

Kind regards,

From: [REDACTED] <[REDACTED]@dhaplanning.co.uk>
Sent: 28 February 2025 09:13
To: [REDACTED] <[REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED] <[REDACTED]@dhaplanning.co.uk>
Subject: RE: Woodhill Farm, Kingsdown

Morning [REDACTED]

Just following up on the below, would we be able to pencil a meeting in the diary with you?

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@dhaplanning.co.uk

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From: [REDACTED]
Sent: 14 February 2025 17:35
To: [REDACTED] <[REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED] <[REDACTED]@dhaplanning.co.uk>
Subject: Woodhill Farm, Kingsdown

Afternoon [REDACTED]

I was just following up on the below and whether it would be helpful to run through the proposals at all?

I see the consultation period ended on 07 March. If a meeting wouldn't be helpful now, could we pencil in a meeting wk commencing 10 March to run through any feedback?

We are currently monitoring consultation comments on-line, so we can come ready with any changes we need to discuss.

Kind Regards

Director

Office:

Mobile:

Email: [@dhaplanning.co.uk](mailto:info@dhaplanning.co.uk)

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From:

Sent: 06 February 2025 10:43

To: [@DOVER.GOV.UK](mailto:info@DOVER.GOV.UK)>

Subject: Woodhill Farm, Kingsdown

Morning

I am well thank you, hope you are to.

The following has been relayed to the team and we are looking at putting spot levels on the plans.

Appreciate the application has only just landed on your desk. However, we would be happy to talk through the proposals with you and also the engagement we have had with the Parish Council, if this would also be of assistance.

Kind Regards

Director

Office:

Mobile:

Email: [@dhaplanning.co.uk](mailto:info@dhaplanning.co.uk)

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From: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: 05 February 2025 15:54
To: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: Woodhill Farm, Kingsdown

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Dear [REDACTED]

I hope this email finds you well.

I am writing with reference to the above planning application.

Given the varying elevations and contours of the site, I would like to request the plan levels for the site, specifically due to the topographical features of the land. I would appreciate it if these could be received prior to next Friday when the press advert goes live.

Kind regards,

[REDACTED]

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 11 June 2025 15:56
To: [REDACTED]; [REDACTED]
Subject: Fw: Office of Mike Tapp MP: Woodhill Farm Development, Kingsdown

From: [REDACTED]@parliament.uk>
Sent: 11 June 2025 15:46
To: [REDACTED]@DOVER.GOV.UK>
Subject: RE: Office of Mike Tapp MP: Woodhill Farm Development, Kingsdown

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Hi [REDACTED]

Thanks for getting back to me on this.

I'd be very happy to do a Teams meeting on this on the 19th at 11:00.

Thanks again and all the best.

Kind regards,
[REDACTED]



[REDACTED]
Office of Mike Tapp MP
Dover and Deal Constituency

From: [REDACTED]@DOVER.GOV.UK>
Sent: 11 June 2025 12:07
To: [REDACTED]@parliament.uk>
Subject: Re: Office of Mike Tapp MP: Woodhill Farm Development, Kingsdown

Dear [REDACTED]

Thank you for your email.

Are you free Tuesday 17th June 2025 11.00 or Thursday 19th June 2025 at 11.00 to discuss the application?

Kind regards,
[REDACTED]

From: [REDACTED]@parliament.uk>
Sent: 05 June 2025 17:59

To: [REDACTED]@DOVER.GOV.UK>

Subject: Office of Mike Tapp MP: Woodhill Farm Development, Kingsdown

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Dear [REDACTED]

I hope you are doing well. I'm the Policy and Casework Assistant to Mike Tapp MP and was getting in touch to ask about setting up a Teams meeting to discuss the details of the Woodhill Farm development next to Ringwould Road in Kingsdown if possible?

[REDACTED] and I visited the site last week with some members of the 'SOS Kingsdown' local group, who spoke about some of their concerns on the development, and they made us aware that you were the planning officer looking at the specific site's plans.

Please do let me know if a Teams meeting would be possible. Thank you.

Kind regards,

[REDACTED]
Office of Mike Tapp MP
Member of Parliament for Dover and Deal



[REDACTED]
Office of Mike Tapp MP
Dover and Deal Constituency

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From: [REDACTED]@dhaplanning.co.uk>
Sent: 20 June 2025 12:11
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodhill Farm, Kingsdown - Archaeology

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Afternoon [REDACTED]

Just to say, this has not being ignored. I just need client sign off to agree the EoT.
I am expecting a response before the end of the day.

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@dhaplanning.co.uk

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 19 June 2025 15:10
To: [REDACTED]@dhaplanning.co.uk>

Cc: [REDACTED]@DOVER.GOV.UK>
Subject: Re: Woodhill Farm, Kingsdown - Archaeology

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Hi [REDACTED]

Having just received the KCC ecology response and the outstanding issues, I would suggest that the end of September is a fair EOT and we can review it after that period?

I will forward the email directly to you.

Kind regards,
[REDACTED]

From: [REDACTED]@dhaplanning.co.uk>
Sent: 19 June 2025 15:05
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: RE: Woodhill Farm, Kingsdown - Archaeology

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Afternoon

Sorry for the delay. I have been out the office.

Appreciate needing to manage timescales. However, could we agree end of August in the first instance? The August committee is not until towards the end of the month.

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@dhaplanning.co.uk

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From: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: 19 June 2025 12:50
To: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Cc: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Subject: Re: Woodhill Farm, Kingsdown - Archaeology

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Afternoon [REDACTED]

I am trying to manage realistic timescales for your client to include planning committee dates and consultation periods following the amendments and additional information, which is why I am suggesting an eot until the 30th September 2025.

I am trying to be proactive in managing the application, thus requesting an eot beforehand.

Kind regards,

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Sent: 19 June 2025 08:48
To: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Subject: RE: Woodhill Farm, Kingsdown - Archaeology

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Morning [REDACTED]

I should have checked before I had replied, but I had thought our EoT was to the end of June. However, since we had already agreed until the end of July, I cannot see the immediate need for this to be reviewed.

Can we therefore agree end of August and then we can make a more informed decision on the extension period.

Kind Regards

[REDACTED]

Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>

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From: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: 18 June 2025 15:07
To: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: Fw: Woodhill Farm, Kingsdown - Archaeology

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Hi [REDACTED]

Thank you for your email, I believe you were copied into the email below and I do not appear to have received anything further in respect of archaeology? We had previously agreed an eot until the 31st July 2025 as per your email dated 30th April 2025. My suggestion for the agreed eot until the end of September 2025 allows for the time the additional documents are received and for the consultation period.

I trust this provides a rationale to the timescales.

Kind regards,

[REDACTED]

From: [REDACTED] [@kent.gov.uk](mailto:[REDACTED]@kent.gov.uk) <[REDACTED]@kent.gov.uk>
Sent: 19 May 2025 12:11
To: [REDACTED] [@pre-construct.com](mailto:[REDACTED]@pre-construct.com); [REDACTED] [@pre-construct.com](mailto:[REDACTED]@pre-construct.com)>
Cc: [REDACTED] [@kitewood.co.uk](mailto:[REDACTED]@kitewood.co.uk); [REDACTED] [@kitewood.co.uk](mailto:[REDACTED]@kitewood.co.uk)>; [REDACTED] [@kitewood.co.uk](mailto:[REDACTED]@kitewood.co.uk); [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk); [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>; [REDACTED] [@pre-construct.com](mailto:[REDACTED]@pre-construct.com); [REDACTED] [@pre-construct.com](mailto:[REDACTED]@pre-construct.com)>; [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Subject: Re: Woodhill Farm, Kingsdown - Archaeology

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Hi [REDACTED]

Thank you for sending through an updated copy of PCA's desk-based assessment (DBA). The revised report has largely addressed my previous concerns about the DBA and I suggest provides a better account of the archaeological potential of the proposed development site.

I note that the report now identifies the presence of a ring-ditch crop-mark within the proposed development site that likely represents the buried remains of a Late Neolithic/Early Bronze Age barrow (funerary monument) along with a second barrow that part extends into the proposed development site. The DBA also rightly acknowledges that there may be further associated features (potentially including funerary evidence) associated within these barrows within the development site. I note that the DBA refers to the likely barrow within the development site as being a 'satellite' ring ditch. This suggests that that the barrow is secondary or ancillary in nature, but this is not necessarily the case, and the relationship and relative chronology between the two barrows cannot be assumed based on size alone.

In terms of the planning application, I note that my advice to the LPA (cc'd) was that pre-determination field evaluation is recommended in this instance and this remains the case. I'd be happy to discuss the scope of pre-determination works further and to agree a WSI for this. The suggestion in the DBA of geophysical survey followed by trial trenching seems reasonable.

Kind regards,

██████████ | Senior Archaeological Officer | Heritage Conservation | Kent County Council | Invicta House, County Hall, Maidstone ME14 1XX |

Telephone: ██████████ | www.kent.gov.uk |

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From: ██████████ [@pre-construct.com](mailto:██████████@pre-construct.com)>
Sent: 15 May 2025 08:57
To: ██████████ [@kent.gov.uk](mailto:██████████@kent.gov.uk)>
Cc: ██████████ [@kitewood.co.uk](mailto:██████████@kitewood.co.uk); ██████████ [@kitewood.co.uk](mailto:██████████@kitewood.co.uk); ██████████ [@kitewood.co.uk](mailto:██████████@kitewood.co.uk); ██████████ [@kitewood.co.uk](mailto:██████████@kitewood.co.uk)>; ██████████ [@dhaplanning.co.uk](mailto:██████████@dhaplanning.co.uk); ██████████ [@dhaplanning.co.uk](mailto:██████████@dhaplanning.co.uk)>; ██████████ [@kent.gov.uk](mailto:██████████@kent.gov.uk)>; ██████████ [@pre-construct.com](mailto:██████████@pre-construct.com)>
Subject: RE: Woodhill Farm, Kingsdown - Archaeology

Dear ██████████

Further to my email below, I would be grateful if you could comment on our attached updated DBA urgently because our Client is keen to progress their planning application.

Thanks and Best Wishes

[REDACTED]

[REDACTED]
Head of Historic Buildings
Pre-Construct Archaeology
| Unit 54 Brockley Cross Business Centre, 96 Endwell Road, London SE4 2PD|
T 020 7732 3925 | D [REDACTED] | M [REDACTED]
www.pre-construct.com | [Linkedin](#)

From: [REDACTED]
Sent: 07 May 2025 10:04
To: [REDACTED]@kent.gov.uk; [REDACTED]@pre-construct.com>
Cc: [REDACTED]@kitewood.co.uk; [REDACTED]@kitewood.co.uk; [REDACTED]@dhaplanning.co.uk;
[REDACTED]@kent.gov.uk
Subject: RE: Woodhill Farm, Kingsdown - Archaeology

Dear [REDACTED]

Further to my email below; pls find attached our updated DBA. Our Client is keen to progress their planning application and would be grateful for your response as soon as possible.

Thanks and Best Wishes

[REDACTED]

[REDACTED]
Head of Historic Buildings
Pre-Construct Archaeology
| Unit 54 Brockley Cross Business Centre, 96 Endwell Road, London SE4 2PD|
T 020 7732 3925 | D [REDACTED] | M [REDACTED]
www.pre-construct.com | [Linkedin](#)

From: [REDACTED]
Sent: 23 April 2025 14:35
To: [REDACTED]@kent.gov.uk' <[REDACTED]@kent.gov.uk>; [REDACTED]@pre-construct.com>
Cc: [REDACTED]@kitewood.co.uk; [REDACTED]@kitewood.co.uk; [REDACTED]@dhaplanning.co.uk;
[REDACTED]@kent.gov.uk
Subject: RE: Woodhill Farm, Kingsdown - Archaeology

Dear [REDACTED]

Thank you for your email below; this is very useful information. @ [REDACTED] is currently updating our DBA.

Thanks and Best Wishes

[REDACTED]

[REDACTED]
Head of Historic Buildings
Pre-Construct Archaeology
| Unit 54 Brockley Cross Business Centre, 96 Endwell Road, London SE4 2PD|
T 020 7732 3925 | D [REDACTED] | M [REDACTED]
www.pre-construct.com | [Linkedin](#)

From: [REDACTED]@kent.gov.uk <[REDACTED]@kent.gov.uk>
Sent: 23 April 2025 12:44
To: [REDACTED]@pre-construct.com>; [REDACTED]@pre-construct.com>

Cc: [REDACTED]@kitewood.co.uk; [REDACTED]@kitewood.co.uk; [REDACTED]@dhaplanning.co.uk;
[REDACTED]@kent.gov.uk

Subject: Re: Woodhill Farm, Kingsdown - Archaeology

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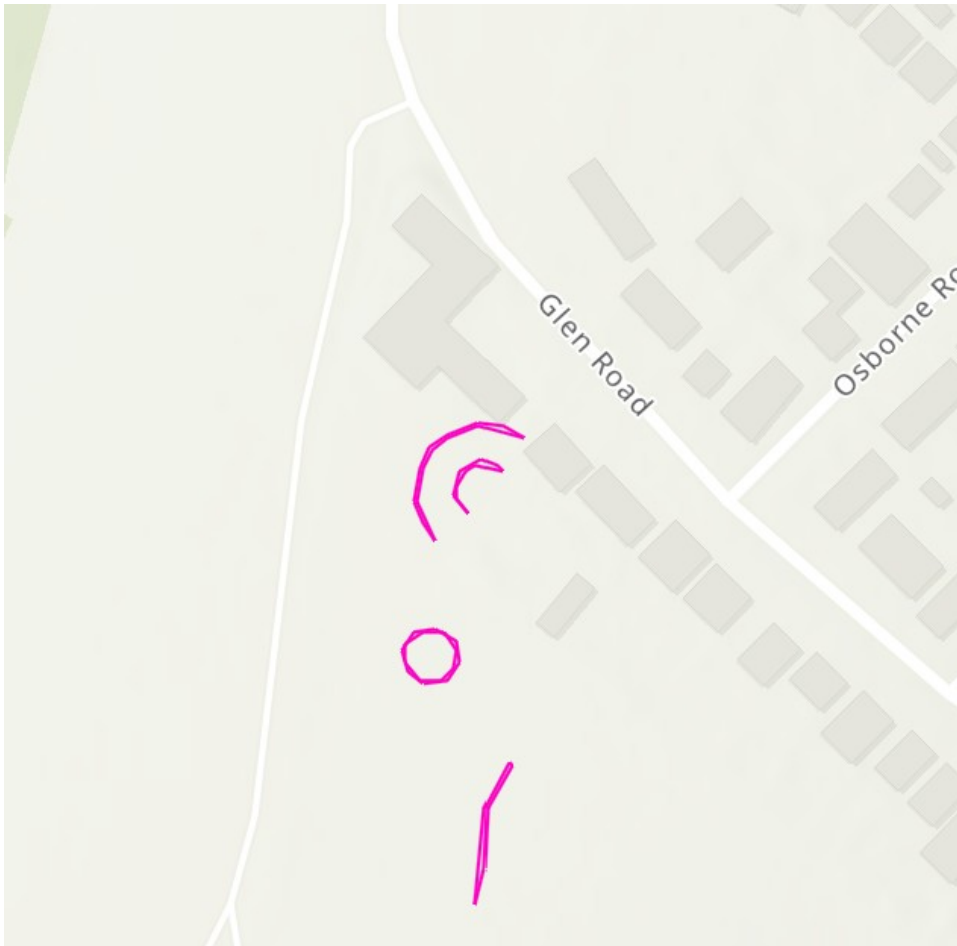
Dear [REDACTED]

Thank you for forwarding [REDACTED] response.

In terms of the archaeological potential of the area I would note that the HER should always be treated as a 'signpost' to known archaeological sites and monuments and that we would expect commercial researchers to make use of a full range of available sources of information not just the KentHER when carrying out an assessment of a proposed development site. A desk-based assessment should use this full range of information to model and predict the archaeological potential of a development site and must go beyond just repeating the HER data.

This means placing a development site into its local and regional context, including reference to the wider topographical and archaeological picture. In this respect the site lies on a down land ridge, in a landscape where there is clear evidence for numerous Prehistoric barrows, suggestive of widespread Late Neolithic/Early Bronze Age funerary activity. The site includes the crest of one such down land ridge, which would have afforded clear views north-eastwards to the sea, with The Downs and longer views towards Thanet beyond and therefore would appear a favourable site for the erection of barrows in Prehistoric times. This position should form the base line from which the site is assessed.

In terms of KentHER monument TR 34 NE 61 I appreciate that the level of information within the base record is limited, however I am very surprised that the desk-based assessment did not pick up that the smaller (but not necessarily less significant) of the two ring-ditches recorded in the HER entry is situated fully within the development site. This is shown on the raster of the NMP cropmarks layer which accompanies the KentHER record and I understand this image was supplied to PCA. It is also clearly visible on Google Earth satellite imagery and is plotted by the Kent Archaeological Society on their on-line archaeological features viewer as readily available information sources. See relevant screen-shot extracts below. This should have been picked up by the desk-based assessment.



I appreciate that there is additional information (gained from more recent archaeological investigation of the double ring-ditch) that I refer to in my consultation response which is currently not included in the KentHER record. KCC's standard requirements for desk-based assessment do note that there may be occasions where the HER record has yet to be updated in respect of more recent discoveries and therefore our guidance recommends consulting with the County Archaeologist/Archaeological Officer in addition to the KentHER (this approach is also reflected in the ClfA "Standard and guidance: desk-based assessment"). In this instance there has been archaeological investigation of the double-ring ditch within the rear garden of Innisfree but this has not been fully reported upon due to contractual issues. I attach an aerial view of the double ring-ditch at Innisfree following stripping; this remains unexcavated and preserved in-situ.

However, even in the absence of this extra information the desk-based assessment should have picked up that there is a probable barrow (evidenced by a crop-mark of a ring-ditch) fully within the development site and another which partially extends into the proposed site. The potential for associated funerary activity should have been identified (including the potential for 'satellite' burials or other unenclosed or 'flat' burials in proximity to the two barrows).

I trust that the above comments are helpful.

Kind regards,

█

█ | Senior Archaeological Officer | Heritage Conservation | Kent County Council | Invicta House, County Hall, Maidstone ME14 1XX |

Telephone: █ | www.kent.gov.uk |

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From: █
Sent: Wednesday, April 16, 2025 14:36
To: █
Cc: █ [@dhaplanning.co.uk](mailto:█@dhaplanning.co.uk)
Subject: Woodhill Farm, Kingsdown - Archaeology

Dear █

@█, PCA Researcher has been reviewing your comments of 31/03/2025 on our DBA for Woodhill Farm, Kingsdown with particular regard to prehistoric monuments within the Site. Please find his response attached along with relevant extracts from the HER provided to PCA by Kent County Council. I would therefore be grateful if you could send us the additional information that you refer to urgently so that we can update our DBA as this document needs to be submitted in support of the application.

Thanks and Best Wishes

█

[Redacted]

Head of Historic Buildings
Pre-Construct Archaeology
| Unit 54 Brockley Cross Business Centre, 96 Endwell Road, London SE4 2PD|
T 020 7732 3925 | D [Redacted] | M [Redacted]
www.pre-construct.com | [Linkedin](#)



[Redacted]

Head of Historic Buildings
Historic Buildings
| |
T 020 7732 3925 | D [Redacted] | M [Redacted]
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[REDACTED]

From: [REDACTED]@DOVER.GOV.UK>
Sent: 24 July 2025 13:14
To: [REDACTED]
Subject: Re: Mike Tapp MP: Woodhill Farm Development, Kingsdown

Good Afternoon,

Thank you for your email.

I have been made aware of the incident and am in contact with Kent Highway Services in this respect. Although, the scheme does incorporate a betterment to the road and this junction.

Kind regards,
[REDACTED]

From: [REDACTED]@parliament.uk>
Sent: 18 July 2025 15:32
To: Development Management <DevelopmentManagement@DOVER.GOV.UK>
Cc: [REDACTED]@parliament.uk>
Subject: Mike Tapp MP: Woodhill Farm Development, Kingsdown

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Hello.

I hope you are well. It has been raised to our office that the on Monday, a road traffic accident occurred at the entrance to the proposed Woodhill Farm development on Ringwould Road. I was just getting in touch to enquire whether this RTA will impact the development's usage of the road as it's sole exit/entry point? Please advise me on whether this would be the case, thank you.

Kind regards,
[REDACTED]



[REDACTED]
Policy and Casework Assistant to Mike Tapp MP
Dover and Deal Constituency

ADVANCE NOTICE OF ANNUAL LEAVE:

I will be on annual leave from July 21st, returning on August 11th.

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From: [REDACTED]
Sent: 18 September 2025 09:19
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 25/00112

Dear Cllr [REDACTED]

Thank you for your e-mail and please accept my apologies that you haven't received a response.

[REDACTED] please can you arrange a convenient time to meet with Cllr [REDACTED] to discuss this application (25/00112 - Land North West Of Kingsdown Recreation Ground, Ringwould Road, Kingsdown).

Kind regards,



[REDACTED]
Development Management Team Leader (Strategic Sites and Place)
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]
Web: [dover.gov.uk](https://www.dover.gov.uk)



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From: Cllr [REDACTED]
Sent: 18 September 2025 08:25
To: [REDACTED]
Cc: [REDACTED]
Subject: Fw: 25/00112

Dear [REDACTED]

I have not had a reply to the email below, sent on 5th September.
Please can you respond.

Regards,

Cllr [REDACTED]

Mill Hill ward, Deal

From: Cllr- [REDACTED]
Sent: Friday, September 5, 2025 15:29
To: [REDACTED]
Subject: 25/00112

Dear [REDACTED]

I wonder if I could come and see you about some aspects of the above application. mainly about the traffic maps which I would like printed out, and explained by you to me. I find it difficult to understand, these drawings, but when printed out on A3 it is easier to see.

Also, I have now lost the detail of how children walk to the primary school, as I read that the paved footpath idea has gone. So how do the children walk there? - especially with a mum and pushchair in the wet when the path parallel to The Rise through the woods is muddy.

Not sure what days you are at DDC offices? And I have a number of meetings. Can you suggest 2 or 3 days/times . ot Monday, is wednesday possible after 11:30?

Cllr [REDACTED]

Mill Hill ward

Dover

[REDACTED]

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 13 Oct 2025 02:17:50
To: [REDACTED]@dhaplanning.co.uk, [REDACTED]@DOVER.GOV.UK
Cc: [REDACTED]@kitewood.co.uk, [REDACTED]@dhaplanning.co.uk
Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown- Meeting Notes
Attachments:

Dear [REDACTED]

I am writing with reference to the archaeological information and when this will be sent over. I have [REDACTED] ready to have a meeting when you are in a position to be able to discuss this.

I am also conscious that we have an agreed an extension of time until the 31st October 2025 and I am on leave from Friday for 2 weeks. I need to reconsult [REDACTED] formally when I have the information, so would be grateful for a further EOT until the 31st November 2025, which means the consultation place can continue when I am on leave.

Kind regards


[REDACTED]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield, Dover
CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk
Web: dover.gov.uk

From: [REDACTED]@dhaplanning.co.uk>
Sent: Tuesday, October 07, 2025 12:39
To: [REDACTED]@DOVER.GOV.UK>; [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@kitewood.co.uk>; [REDACTED]@dhaplanning.co.uk>
Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown- Meeting Notes

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Afternoon

Thank you.

The gyophys was undertaken towards the end of last week. We are currently pending the feedback/output from this.

We will update as soon as we have something.

Kind Regards

[REDACTED]

Director

Office: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]@dhaplanning.co.uk

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From: [REDACTED]@DOVER.GOV.UK>
Sent: Tuesday, October 7, 2025 12:37 PM
To: [REDACTED]@dhaplanning.co.uk>; [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@kitewood.co.uk>; [REDACTED]@dhaplanning.co.uk>
Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown- Meeting Notes

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Hi [REDACTED]
Yes I am working on this matter. Are you able to update us on the archaeological issue?

Kind regards



[REDACTED]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield, Dover
CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk
Web: dover.gov.uk

From: [REDACTED]@dhaplanning.co.uk>
Sent: 07 October 2025 12:34
To: [REDACTED]@DOVER.GOV.UK>; [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@kitewood.co.uk>; [REDACTED]@dhaplanning.co.uk>
Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown- Meeting Notes

Afternoon [REDACTED] & [REDACTED]

Further to our meeting the other week we are pulling together the relevant information agreed.
However, to move forward on the ecology matter, can you assist with securing a response to the attached e-mail.

This is critical since our ecologist does not feel able to respond until this matter is resolved and the Officer's response updated/amended accordingly which we did discuss in our meeting would be re-visited.

Kind Regards

[REDACTED]

Director

Office: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]@dhaplanning.co.uk

-

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From: [REDACTED]@dhaplanning.co.uk>

Sent: Monday, September 29, 2025 9:50 PM

To: [REDACTED]@DOVER.GOV.UK>; [REDACTED]@kitewood.co.uk>

Cc: [REDACTED]@DOVER.GOV.UK>

Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown- Meeting Notes

Evening

Thank you again for your time earlier it was very helpful.

I set out below my notes from the meeting, in terms of actions and next steps which mainly lie with us.

Updated Information Submitted

- DDC confirmed the updated drawings were acceptable and no further changes were sought to the proposals.
- Comments from the Kent Downs National Landscape confirming it was also satisfied with the proposals were noted. Agreed details of landscaping can be addressed via condition.
- DCC continuing to chase KCC PROW Team for an updated consultation response. However, on the basis KCC Highways is satisfied with the proposals this will not prevent the application from being reported to planning committee.

Outstanding Matters

- Full Arb Assessment has been prepared as requested.
- Further ecology note to be provided. But ecologist has determined there is no need for bat surveys and only a single reptile has been found. Agreed reptile mitigation can be addressed via condition.
- Officers to review e-mail from DDC Ecologist before publishing it on its website, regarding suggestion of activities on site.
- Kitewood and its archaeologists have had a meeting with [REDACTED] to discuss archaeological potential. As a first step geophysics is being undertaken this week to determine the likely presence or not of archaeological finds. Agreed DDC to arrange a meeting with [REDACTED] to discuss the outcomes of the geophysics.

Next Steps

Early next week DHA to provide:

- Arb Assessment
- Outcome of the Geophysics
- Ecology Note
- Draft Heads of Terms including affordable housing cascade/thoughts for tenure.
- DDC confirmed 21 day re-consultation period for amended information. Although this will be limited and internal consultation comments can be chased internally
- Agreed target 27 November Planning Committee. DDC outlined a 3wk lead in for reports

If you think I have missed anything, do let me know

Kind Regards

[REDACTED]

Director

Office: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED][@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)



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From: [REDACTED]@DOVER.GOV.UK>
Sent: Wednesday, September 24, 2025 10:24 AM
To: [REDACTED]@dhaplanning.co.uk>; [REDACTED]@kitewood.co.uk>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: Fw: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown

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Dear both,

As requested here are the comments received from the DDC Senior Natural Environment Officer.

Kind regards



[REDACTED]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield, Dover
CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk
Web: dover.gov.uk

Hi [REDACTED]

We had a subsequent discussion regarding the section on reptiles, please also share this addendum, which reflects the clarification I orally provided to you.

If I had formalised our conversation in writing at the time, I would have updated the final paragraph to say:

Although I have not specifically reviewed the application with respect to all other ecological matters, I would have expected a reptile survey due to the presence of suitable habitat in the triangle of 'ruderal habitat' at the northern corner of the site, along with the edge habitats. Without a survey, as a minimum, precautionary vegetation clearance for reptiles must be secured in the planning permission, if granted, but if we don't have certainty that the off-site ruderal habitat will be retained and protected, a reptile survey will provide greater certainty regarding any necessary mitigation measures that need to be implemented. I also note that a garage is proposed for demolition for the new pedestrian access from the northern boundary. I did not see any assessment of its ecological value (including bat roosting potential) in the submission. Further information should be sought from the applicant on these points.

I have reviewed the application and KCC EAS's advice with respect to breeding birds. I have visited the application site and spoken with [REDACTED] (KCC EAS Officer).

In my view, the applicant's ecologist has understated the potential for skylarks to be present on and nest at the site; the challenge to his initial omission of any consideration for farmland birds has led to him entrenching his position, rather than being open to and guided by local knowledge and expertise.

I consider the site to have potential for skylarks, and possibly to have had skylarks previously recorded there; KMBRC biological records show that skylarks have been recorded within the 1km square in which the site lies, although the grid reference is not specific enough to conclude that skylarks have definitely been recorded on the site.

Despite this, I do not believe that a breeding bird survey would lead to significantly different conclusions from those currently in the application, so a breeding bird survey requirement cannot be justified at this time. The boundaries of the site, in which most of the breeding birds would be recorded, are retained within the proposed development, and I consider it unlikely that skylarks would be recorded as the field would likely be purposely managed to ensure its unsuitability for skylarks, if a breeding bird survey was to be required by DDC.

I think part of the reluctance to acknowledge the potential for skylarks is that habitat compensation for skylarks can be difficult to identify and secure. If there was a strategic skylark habitat compensation scheme available, to which developers could contribute, it would be much more straightforward. This is something that I am starting to investigate, as there have been several recent development proposals that have identified skylark habitat loss and compensation requirements.

Although I have not specifically reviewed the application with respect to all other ecological matters, I would have expected a reptile survey due to the presence of suitable habitat in the triangle of 'ruderal habitat' at the northern corner of the site, along with the edge habitats. As a minimum, precautionary vegetation clearance for reptiles must be secured in the planning permission, if granted. I also note that a garage is proposed for demolition for the new pedestrian access from the northern boundary. I did not see any assessment of its ecological value (including bat roosting potential) in the submission. Further information should be sought from the applicant on these points.

Kind regards,

[REDACTED]

[REDACTED]
Senior Natural Environment Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Email: [REDACTED]@dover.gov.uk
Phone: [REDACTED]
Web: dover.gov.uk



My working days are Tuesdays, Wednesdays, Thursdays and Fridays.

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 16 October 2025 08:51
To: [REDACTED]
Subject: Re: Woodhill Farm Kingsdown

Dear [REDACTED]

Thank you for your email.

In respect of the outstanding matters the consultee responses are available for the members of the public to view and are in the hands of the developer to respond to. The outstanding issue relate to ecology and archaeology.

In respect of the highways concern, Kent Highway Services do not raise any issues with regards to the proposed development and whilst the local residents may not be happy with the approach, as the LPA we can't not go against the technical advice given to us.

Kind regards



[REDACTED]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk
Web: dover.gov.uk

From: [REDACTED]@parliament.uk>
Sent: 22 September 2025 13:50
To: [REDACTED]@DOVER.GOV.UK>
Subject: FW: Woodhill Farm Kingsdown

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Dear [REDACTED]

I hope you're doing well.

We've had further correspondence from the 'SOS Kingsdown' group on the Woodhill Farm Development and I would value your input into their concerns if possible please. It'd be really helpful for when I get back in touch with them to clarify the progress of the development. Thank you and all the best once again.

Kind regards,
[REDACTED]



██████████
Policy and Casework Assistant to Mike Tapp MP
Dover and Deal Constituency

From: ██████████
Sent: 01 August 2025 10:27
To: ██████████ [@parliament.uk](mailto:██████████@parliament.uk)>
Cc: ██████████
Subject: Woodhill Farm Kingsdown

Hi ██████████

I hope that you enjoyed a good holiday.

I would be grateful if you could update us on the progress of the Woodhill Farm development please?

In your previous email you mentioned that highways, ecology and archaeology were the current key issues and so it would be helpful to get a better understanding on progress with these specific requirements please. We are still at a loss to understand how KCC Highways can claim the access road, with minor adjustments at the site entrance, is suitable for a considerable increase in traffic volume. As a person that uses the Ringwould Road on a daily basis, I can attest that its barely wide enough for two cars (anything larger causes stoppage and danger), the dip down by the pumping station now floods severely when there is any rain and current traffic volumes have trebled because of the influx of holiday traffic to the campsite, holiday village and golf course at this time of year. These points need further scrutiny and I'd be grateful if you could press Karen and KCC Highways for a review of their findings as desktop measuring is not the correct approach to safe and sustainable environments.

During our site visit with both ██████████ and then with you and ██████████ we requested a review of the proposed number of homes the developer is applying to build because it exceeds the local plan by 40%, and so to be informed that the numbers now are deemed by DDC as "suitable" is very frustrating. There is a complete lack of sustainable transport, employment or local services to facilitate more houses and car use will increase. This goes completely against the national planning framework and so it appears that these issues are being ignored to achieve the housing targets set by government at "any cost." In addition and to remind you all, the village has made strong representations against this application via the prescribed channels and it feels like we are all being ignored, something that the elected members would be well advised not to ignore.

I look forward to hearing from you soon.

Kind Regards,

██████████

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From: [REDACTED]@dhaplanning.co.uk>
Sent: 07 November 2025 11:52
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: RE: 25/00112 - land to the north of Kingsdown recreation grounds

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Good Morning [REDACTED]

Yes – the EoT is agreed.

With regard to Archaeology and the additional work undertaken, with the benefit of the further survey work we are currently reviewing the layout further to see if it can be adjusted to accommodate the feature on site, therefore negating the on-going discussion on whether archaeological works need to be undertaken pre-planning, which for reasons we have already outlined is not possible.

Hopefully, this will provide us with a way forward and expedite the determination of the application in addressing this matter. We will therefore be in contact shortly to discuss any changes.

In the meantime, if you can reconsult on the updated ecology information, this leaves only archaeology as the remaining outstanding matter.

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@dhaplanning.co.uk

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 06 November 2025 09:43
To: [REDACTED]@dhaplanning.co.uk>
Cc: [REDACTED]@dhaplanning.co.uk>
Subject: Re: 25/00112 - land to the north of Kingsdown recreation grounds

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Hi [REDACTED]

Thank you for the additional ecological information, prior to accepting these can we agree a further EOT for two weeks to allow for the consultation period until the 12th December 2025. Could you also let me know when I will be in receipt of the archaeological information please?

Kind regards



[REDACTED]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk
Web: dover.gov.uk

From: [REDACTED]@dhaplanning.co.uk>
Sent: 05 November 2025 20:45
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@dhaplanning.co.uk>
Subject: RE: 25/00112 - land to the north of Kingsdown recreation grounds

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Evening [REDACTED]

Please see the attached response on the Ecology matters raised in respect of application 25/00112, if you could re-consult the Council's Ecologist accordingly.

Many thanks

Kind Regards

[REDACTED]
Director

Office: [REDACTED]

Mobile: [REDACTED]
Email: [REDACTED]@dhaplanning.co.uk

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From: [REDACTED]
Sent: 26 October 2025 12:34
To: [REDACTED]@DOVER.GOV.UK>
Subject: RE: 25/00112 - land to the north of Kingsdown recreation grounds

Afternoon [REDACTED]

I think you have misunderstood the para. There is no Air Quality assessment with this application. It is referring to the assessment which accompanied the Local Plan.

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@dhaplanning.co.uk

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From: [redacted] [@DOVER.GOV.UK](mailto:[redacted]@DOVER.GOV.UK)>
Sent: 16 October 2025 13:31
To: [redacted] [@dhaplanning.co.uk](mailto:[redacted]@dhaplanning.co.uk)>
Subject: 25/00112 - land to the north of Kingsdown recreation grounds

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Dear [redacted]

I am looking at the ecology issues and the shadow HRA. Within the report it sets out at paragraph 3.2.3 about broad mitigation measures are detailed within the Air Quality assessment and will be implemented as part of the plan. Are you able to resend the air quality assessment please, as I am unable to locate the document.

Kind regards



[redacted]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [redacted]
Email: [redacted] [@dover.gov.uk](mailto:[redacted]@dover.gov.uk)
Web: dover.gov.uk

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[REDACTED]

From: [REDACTED]@DOVER.GOV.UK>
Sent: 11 December 2025 14:59
To: [REDACTED]
Subject: Archaeology meeting

Dear [REDACTED]

Would you and the team be free to available to discuss archaeology with [REDACTED] on Monday 15th December at 12:00?

Kind regards



[REDACTED]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk
Web: dover.gov.uk

From: [REDACTED]@dhaplanning.co.uk>
Sent: 03 December 2025 17:05
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: RE: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown-Meeting Notes

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Afternoon [REDACTED]

Further to the below are there any potential dates from [REDACTED]

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@dhaplanning.co.uk

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From: [REDACTED]
Sent: 27 November 2025 22:53
To: [REDACTED]@DOVER.GOV.UK>; [REDACTED]@DOVER.GOV.UK>

Cc: [REDACTED]@kitewood.co.uk>; [REDACTED]@dhaplanning.co.uk>
Subject: RE: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown- Meeting Notes

Evening [REDACTED]

Thank you for your time earlier.

As discussed, please can you progress with arranging a meeting with [REDACTED].

As I had outlined, following the completion of the geophysical survey (which we also suffered some delays in completing) we have had to change heritage consultants to a consultancy that can advise further on this matter, which has resulted in the delay in coming back to you whilst a new appointment was made.

With the benefit of our new consultant it would be helpful to discuss further the options with [REDACTED] regarding the outcomes of the survey.

As discussed, we think Dover DC is essential to that discussion.

If [REDACTED] could advise you of a couple of dates/times he is free for a meeting, that would be helpful.

As discussed, we are also happy for the information I previously shared with you to be sent to [REDACTED]

In view of the above, the proposed EoT is agreed.

Kind Regards

[REDACTED]
Director

Office: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@dhaplanning.co.uk

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 26 November 2025 10:24
To: [REDACTED]@dhaplanning.co.uk>; [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@kitewood.co.uk>; [REDACTED]@dhaplanning.co.uk>
Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown- Meeting Notes

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Good morning [REDACTED]

I can confirm the following comments in respect of the Arb report. DDC Tree & Horticultural Officer is happy with the contents of the tree survey/report. It is possible that there may be some early morning shading to plots 15, 16, 69 and 70 but otherwise no other areas are of concern.

Can you please update me on what is happening with archaeology, as this is still an outstanding matter. We have an agreed EOT until the 12th December 2025. Would you be agreeable to an extension of time until the 31st January 2025, to allow for KCC archaeology to be reconsulted (when the information is received) and taking into account the Christmas break.

Kind regards



[REDACTED]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk
Web: dover.gov.uk

From: [REDACTED]@dhaplanning.co.uk>
Sent: 18 November 2025 14:57
To: [REDACTED]@DOVER.GOV.UK>; [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@kitewood.co.uk>; [REDACTED]@dhaplanning.co.uk>
Subject: RE: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown- Meeting Notes

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Afternoon [REDACTED]

We are to come back to you following my e-mail of 07 November.

However, looking to close the remaining items out. Is there any feedback on the Arb Report submitted on 16 October?

Can you also advise when consultation comments are due back on the updated ecology information?

Kind Regards

██████████
Director

Office: ██████████
Mobile: ██████████
Email: ██████████@dhaplanning.co.uk

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From: ██████████@dhaplanning.co.uk>
Sent: 16 October 2025 10:11
To: ██████████@DOVER.GOV.UK>; ██████████@DOVER.GOV.UK>
Cc: ██████████@kitewood.co.uk>; ██████████@dhaplanning.co.uk>
Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown- Meeting Notes

Morning ██████████

Further to our conversation yesterday.

Extension of Time

The client/applicant confirmed this morning the EoT to 30 November is agreed.

Trees

Updated Arboricultural Impact Assessment attached, if this could be re-consulted on internally.

Archeaology

As explained during our phone call yesterday, the company undertaking the geophysical survey completed the physical mapping on Site, but is experiencing technical difficulties in releasing the report.

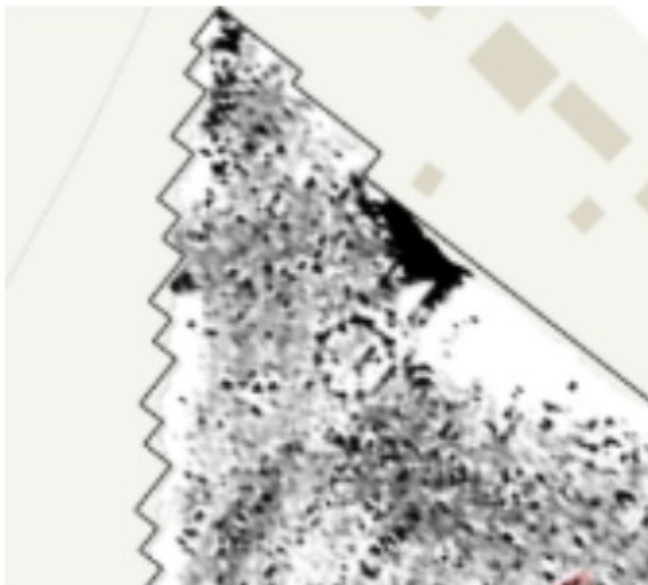
We are chasing this up and this should be received next week at the latest. The attached plan of the geophysical survey is therefore provided on an without prejudice basis in the absence of the report and note the plan still has a draft watermark on it. This is therefore not currently for wider circulation.

As can be see on the Plan, there is an annular anomaly (where there is small ring) in the northern part of the site. I provide screen shots below for ease, together with an extract of the current layout plan, which provides an indication of its location on the Site (in the vicinity of plots 53 & 54).

The area of potential archaeology is in a relatively contained part of the Site and as such we remain on the view that this is conditionable.

Whilst we note that the provisions within the NPPF (para 207) which references the need for field evaluation "where necessary", the mere presence of potential archaeological finds is not sufficient to justify the need for archaeological trenching now. The potential for archaeological finds is common on the majority of greenfield sites. The significance of the feature is also not such that it would also justify trenching now.

As further identified above. the area of potential interest is also contained to a limited part of the Site. After further investigations are carried out (post planning) it would also not be so impactful on the development that measures could not be taken to preserve any features if required.



Allied to the above and as discussed there are real and practical issues/restrictions with undertaking any trial trenching since the Site remains in agricultural use, has been seeded and is therefore in crop.

Kitewood therefore cannot simply go into site and undertake the trenching on all or even a limited part of the Site. As you will appreciate this would be hugely damaging to the crop, the site is also under option.

As above, we should have the full report next week, which can then be shared with KCC Archaeology. Notwithstanding, we hope a pragmatic approach can be taken to moving this matter forward to secure the delivery of an allocated site. As part of this, we could review further the potential wording of otherwise standard archaeology conditions if this is also of assistance.

Kind Regards

[Redacted signature]

Director

Office: [Redacted]

Mobile: [Redacted]

Email: [REDACTED]@dhaplanning.co.uk

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From: [REDACTED]@DOVER.GOV.UK>

Sent: Thursday, October 16, 2025 9:08 AM

To: [REDACTED]@dhaplanning.co.uk>; [REDACTED]@DOVER.GOV.UK>

Cc: [REDACTED]@kitewood.co.uk>; [REDACTED]@dhaplanning.co.uk>

Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown- Meeting Notes

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Dear [REDACTED]

Thank you for your time yesterday.

As we discussed could you please send in the ecology and geophysical studies to [REDACTED] in my absence to ensure that we can start the consultation process. In addition to this would you send me your availability for the week of the 3rd November and I will organise a meeting with [REDACTED].

I am under pressure to try and bring this application to a conclusion, as such, would you agree to the extension of time until the 30th November 2025 please?

Kind regards



Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk
Web: dover.gov.uk

From: [REDACTED]@DOVER.GOV.UK>
Sent: 13 October 2025 14:17
To: [REDACTED]@dhaplanning.co.uk>; [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@kitewood.co.uk>; [REDACTED]@dhaplanning.co.uk>
Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown- Meeting Notes

Dear [REDACTED]

I am writing with reference to the archaeological information and when this will be sent over. I have [REDACTED] ready to have a meeting when you are in a position to be able to discuss this.

I am also conscious that we have an agreed an extension of time until the 31st October 2025 and I am on leave from Friday for 2 weeks. I need to reconsult [REDACTED] formally when I have the information, so would be grateful for a further EOT until the 31st November 2025, which means the consultation place can continue when I am on leave.

Kind regards



Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk
Web: dover.gov.uk

From: [REDACTED]@dhaplanning.co.uk>
Sent: Tuesday, October 07, 2025 12:39
To: [REDACTED]@DOVER.GOV.UK>; [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@kitewood.co.uk>; [REDACTED]@dhaplanning.co.uk>
Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown- Meeting Notes

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Afternoon

Thank you.

The gyophys was undertaken towards the end of last week. We are currently pending the feedback/output from this.

We will update as soon as we have something.
Kind Regards

[Redacted]

Director

Office: [Redacted]

Mobile: [Redacted]

Email: [Redacted]@dhaplanning.co.uk

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From: [Redacted]@DOVER.GOV.UK>
Sent: Tuesday, October 7, 2025 12:37 PM
To: [Redacted]@dhaplanning.co.uk>; [Redacted]@DOVER.GOV.UK>
Cc: [Redacted]@kitewood.co.uk>; [Redacted]@dhaplanning.co.uk>
Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown- Meeting Notes

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Hi [REDACTED]

Yes I am working on this matter. Are you able to update us on the archaeological issue?

Kind regards



[REDACTED]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk
Web: dover.gov.uk

From: [REDACTED]@dhaplanning.co.uk>
Sent: 07 October 2025 12:34
To: [REDACTED]@DOVER.GOV.UK>; [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@kitewood.co.uk>; [REDACTED]@dhaplanning.co.uk>
Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown- Meeting Notes

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Afternoon [REDACTED] & [REDACTED]

Further to our meeting the other week we are pulling together the relevant information agreed. However, to move forward on the ecology matter, can you assist with securing a response to the attached e-mail.

This is critical since our ecologist does not feel able to respond until this matter is resolved and the Officer's response updated/amended accordingly which we did discuss in our meeting would be re-visited.

Kind Regards

[REDACTED]

Director

Office: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]@dhaplanning.co.uk

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From: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>

Sent: Monday, September 29, 2025 9:50 PM

To: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>; [REDACTED] [@kitewood.co.uk](mailto:[REDACTED]@kitewood.co.uk)>

Cc: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>

Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown- Meeting Notes

Evening

Thank you again for your time earlier it was very helpful.

I set out below my notes from the meeting, in terms of actions and next steps which mainly lie with us.

Updated Information Submitted

- DDC confirmed the updated drawings were acceptable and no further changes were sought to the proposals.
- Comments from the Kent Downs National Landscape confirming it was also satisfied with the proposals were noted. Agreed details of landscaping can be addressed via condition.
- DCC continuing to chase KCC PROW Team for an updated consultation response. However, on the basis KCC Highways is satisfied with the proposals this will not prevent the application from being reported to planning committee.

Outstanding Matters

- Full Arb Assessment has been prepared as requested.
- Further ecology note to be provided. But ecologist has determined there is no need for bat surveys and only a single reptile has been found. Agreed reptile mitigation can be addressed via condition.

- Officers to review e-mail from DDC Ecologist before publishing it on its website, regarding suggestion of activities on site.
- Kitewood and its archaeologists have had a meeting with [REDACTED] to discuss archeological potential. As a first step geophys is being undertaken this week to determine the likely present or not of archeological finds. Agreed DDC to arrange a meeting with Ben to discuss the outcomes of the geophys.

Next Steps

Early next week DHA to provide:

- Arb Assessment
- Outcome of the Geophys
- Ecology Note
- Draft Heads of Terms including affordable housing cascade/thoughts for tenure.
- DDC confirmed 21 day re-consultation period for amended information. Although this will be limited and internal consultee comments can be chased internally
- Agreed target 27 November Planning Committee. DDC outlined a 3wk lead in for reports

If you think I have missed anything, do let me know

Kind Regards

[REDACTED]

Director

Office: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]@dhaplanning.co.uk

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From: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: Wednesday, September 24, 2025 10:24 AM
To: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>; [REDACTED] [@kitewood.co.uk](mailto:[REDACTED]@kitewood.co.uk)>
Cc: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Subject: Fw: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown

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Dear both,

As requested here are the comments received from the DDC Senior Natural Environment Officer.

Kind regards



[REDACTED]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED] [@dover.gov.uk](mailto:[REDACTED]@dover.gov.uk)
Web: dover.gov.uk

Hi [REDACTED]

We had a subsequent discussion regarding the section on reptiles, please also share this addendum, which reflects the clarification I orally provided to you.

If I had formalised our conversation in writing at the time, I would have updated the final paragraph to say:

Although I have not specifically reviewed the application with respect to all other ecological matters, I would have expected a reptile survey due to the presence of suitable habitat in the triangle of 'ruderal habitat' at the northern corner of the site, along with the edge habitats. Without a survey, as a minimum, precautionary vegetation clearance for reptiles must be secured in the planning permission, if granted, but if we don't have certainty that the off-site ruderal habitat will be retained and protected, a reptile survey will provide greater certainty regarding any necessary mitigation measures that need to be implemented. I also note that a garage

is proposed for demolition for the new pedestrian access from the northern boundary. I did not see any assessment of its ecological value (including bat roosting potential) in the submission. Further information should be sought from the applicant on these points.

I have reviewed the application and KCC EAS's advice with respect to breeding birds. I have visited the application site and spoken with [REDACTED] (KCC EAS Officer).

In my view, the applicant's ecologist has understated the potential for skylarks to be present on and nest at the site; the challenge to his initial omission of any consideration for farmland birds has led to him entrenching his position, rather than being open to and guided by local knowledge and expertise.

I consider the site to have potential for skylarks, and possibly to have had skylarks previously recorded there; KMBRC biological records show that skylarks have been recorded within the 1km square in which the site lies, although the grid reference is not specific enough to conclude that skylarks have definitely been recorded on the site.

Despite this, I do not believe that a breeding bird survey would lead to significantly different conclusions from those currently in the application, so a breeding bird survey requirement cannot be justified at this time. The boundaries of the site, in which most of the breeding birds would be recorded, are retained within the proposed development, and I consider it unlikely that skylarks would be recorded as the field would likely be purposely managed to ensure its unsuitability for skylarks, if a breeding bird survey was to be required by DDC.

I think part of the reluctance to acknowledge the potential for skylarks is that habitat compensation for skylarks can be difficult to identify and secure. If there was a strategic skylark habitat compensation scheme available, to which developers could contribute, it would be much more straightforward. This is something that I am starting to investigate, as there have been several recent development proposals that have identified skylark habitat loss and compensation requirements.

Although I have not specifically reviewed the application with respect to all other ecological matters, I would have expected a reptile survey due to the presence of suitable habitat in the triangle of 'ruderal habitat' at the northern corner of the site, along with the edge habitats. As a minimum, precautionary vegetation clearance for reptiles must be secured in the planning permission, if granted. I also note that a garage is proposed for demolition for the new pedestrian access from the northern boundary. I did not see any assessment of its ecological value (including bat roosting potential) in the submission. Further information should be sought from the applicant on these points.

Kind regards,

[REDACTED]

[REDACTED]

Senior Natural Environment Officer

Dover District Council

Council Offices, White Cliffs Business Park, Whitfield,

Dover CT16 3PJ



Email: [REDACTED]@dover.gov.uk

Phone: [REDACTED]

Web: dover.gov.uk

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[REDACTED]

From: [REDACTED]@DOVER.GOV.UK>
Sent: 08 December 2025 14:02
To: [REDACTED]@kent.gov.uk
Subject: Fw: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown
Attachments: Preliminary Magnetic Gradient.png

Hi [REDACTED]

I hope you had a nice break, as below could you give me some availability prior to Christmas please?

Kind regards



[REDACTED]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk
Web: dover.gov.uk

From: [REDACTED]@DOVER.GOV.UK>
Sent: Monday, December 01, 2025 11:36
To: [REDACTED]@kent.gov.uk [REDACTED]@kent.gov.uk>
Subject: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown

Dear [REDACTED]

I have been given some information concerning Archaeology at the above site. The agent has advised that following the completion of the geophysical survey (which we also suffered some delays in completing) we have had to change heritage consultants to a consultancy that can advise further on this matter, which has resulted in the delay in coming back to you whilst a new appointment was made.

With the benefit of our new consultant it would be helpful to discuss further the options with [REDACTED] regarding the outcomes of the survey. Would you be able to provide some dates/times for a meeting please, so that we can try and progress this application.

Kind regards



[REDACTED]
Principal Planning Officer

Dover District Council

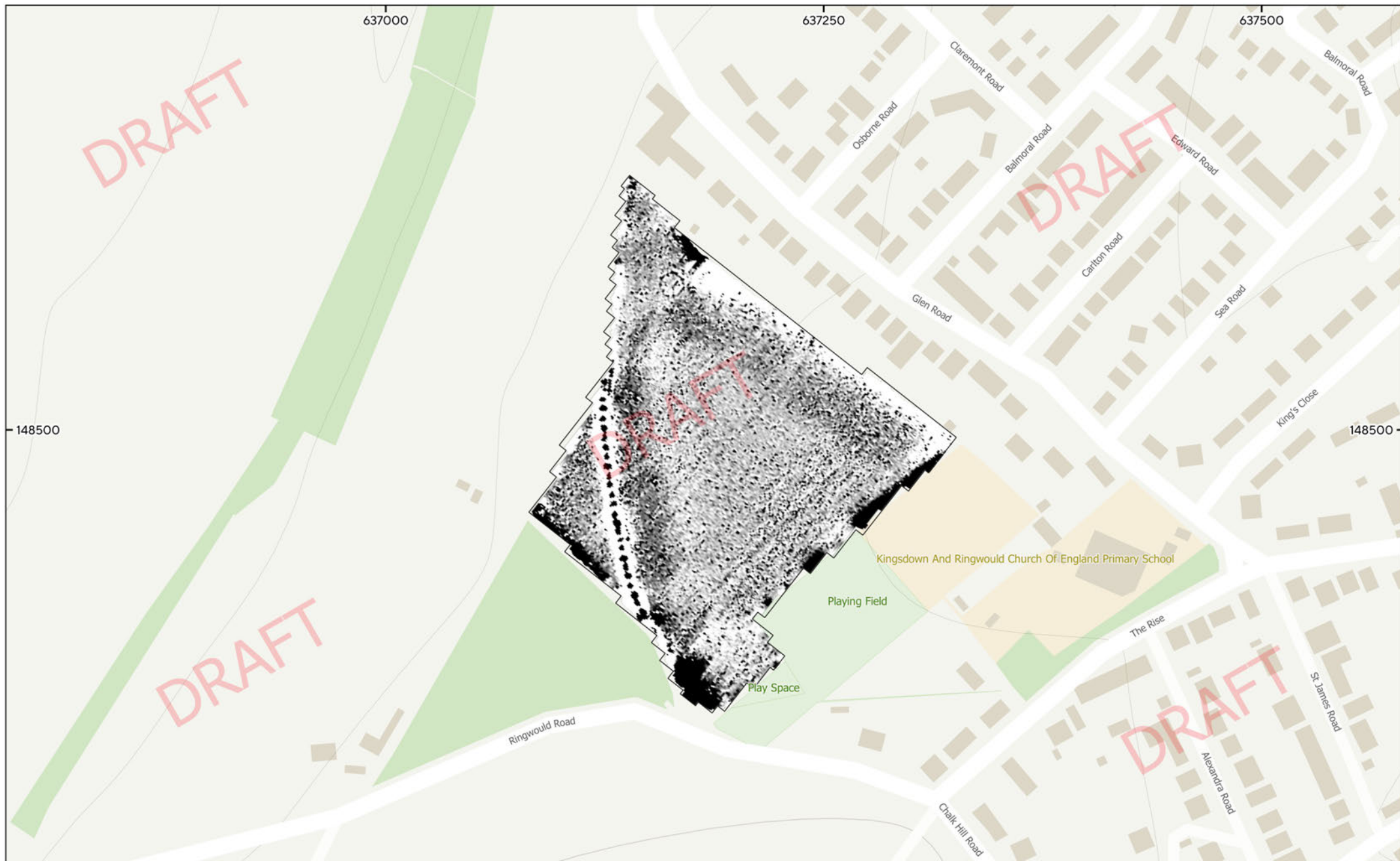
Council Offices, White Cliffs Business Park, Whitfield,

Dover CT16 3PJ

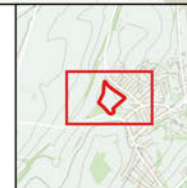
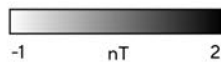
Tel: [REDACTED]

Email: [REDACTED]@[dover.gov.uk](mailto: [REDACTED]@dover.gov.uk)

Web: dover.gov.uk



MSTR2249 - Woodhill Farm, Ringwoud Road, Kingsdown
Preliminary Magnetic Gradient
1:2,000 @ A3
© Magnitude Surveys 2025
Contains satellite imagery © Bing Satellite 2025



 **Magnitude
Surveys**



From: [REDACTED]
Sent: 09 December 2025 15:43
To: Cllr-[REDACTED]
Subject: Re: Kitewood site at Kingsdown-25/00112

Dear Cllr,

We are waiting on an archaeology report and need to discuss this with KCC. At the moment there is not a date for committee as we need to have an answer to this point.

Kind regards



[REDACTED]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@[dover.gov.uk](mailto:[REDACTED]@dover.gov.uk)
Web: dover.gov.uk

From: Cllr-[REDACTED]
Sent: 09 December 2025 14:48
To: [REDACTED]
Subject: Kitewood site at Kingsdown-25/00112

Dear [REDACTED]
Its all gone very quiet at this site. Do you know why? Are there any further documents they need to submit? Or is there an approximate date for planning committee?
Regards,

[REDACTED]
Cllr [REDACTED]
Mill Hill ward
Deal

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From: [REDACTED]@kent.gov.uk
Sent: 11 December 2025 11:06
To: [REDACTED]@DOVER.GOV.UK
Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown

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Hi [REDACTED]

Sorry for the delay in getting back to you, I had to take some unexpected and unplanned leave recently which coincided with an exceptionally busy period. Hopefully things are settling down now, so I can catch up with the backlog.

I can offer the following availability pre-Christmas:

- 15 Dec - 10:00 to 10:30 or 11:45 to 13:30
- 16 Dec - 12:00 to 15:30
- 17 Dec - 10:00 to 14:00
- 18 Dec - 13:00 to 17:30
- 19 Dec - 09:30 onwards

Many thanks,

[REDACTED] | Senior Archaeological Officer | Heritage Conservation | Kent County Council | Invicta House, County Hall, Maidstone ME14 1XX | Telephone: [REDACTED] | www.kent.gov.uk |

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From: [REDACTED]@DOVER.GOV.UK>
Sent: Monday, December 08, 2025 14:02
To: [REDACTED]@kent.gov.uk>
Subject: Fw: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown

Hi [REDACTED]

I hope you had a nice break, as below could you give me some availability prior to Christmas please?

Kind regards



[REDACTED]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk
Web: dover.gov.uk

From: [REDACTED]@DOVER.GOV.UK>
Sent: Monday, December 01, 2025 11:36
To: [REDACTED]@kent.gov.uk <[REDACTED]@kent.gov.uk>
Subject: 25/00112 Land North West Of Kingsdown Recreation Ground, Kingsdown

Dear [REDACTED]

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With the benefit of our new consultant it would be helpful to discuss further the options with [REDACTED] regarding the outcomes of the survey. Would you be able to provide some dates/times for a meeting please, so that we can try and progress this application.

Kind regards



[REDACTED]
Principal Planning Officer
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield,
Dover CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk
Web: dover.gov.uk

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From: [REDACTED]@dhaplanning.co.uk>
Sent: 16 December 2025 14:25
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]@kent.gov.uk
Subject: 25/00112 Land North West Of Kingsdown Recreation Ground: Potential Layout Changes
Attachments: 251225_7353 PL31 Geophysical Overlay 64 Units SKETCH - REV02.pdf

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Good afternoon [REDACTED] and [REDACTED]

I hope you're both well. I'm writing in [REDACTED] absence to request your informal feedback on the attached site layout sketch, following recent discussions with [REDACTED] of KCC Archaeology.

In summary, the revised layout reduces the overall number of units by six and adjusts the mix to allow for the preservation of archaeological features to the north of the Site with an appropriate buffer. Your informal comments will help ensure the design approach aligns with expectations before we proceed with updating the drawing pack.

Updated Site Layout Sketch

The attached sketch illustrates how 64 homes (a reduction of 6 units) could be accommodated while preserving the burial features in the north in situ, with an approximate 8m buffer.

Implications for Unit Mix

To maintain these archaeological features and the buffer zone in situ, the unit mix has been adjusted slightly. For ease of reference, the unit mix changes are summarised below:

Bedrooms	Previously submitted Unit Mix Received by the Council 15 July 2025	Updated Unit Mix proposed with this sketch to preserve the archaeological features to the north	Difference
Affordable			
2 bed flats	4	0	-4
2 bed house	10	14	+4
3 bed house	5	5	0
4 bed house	2	0	-2
Total	21	19	-3
Private			
1 bed house	2	0	-2
2 bed house	14	11	-3
3 bed house	19	17	-3
4 bed house	14	17	+3
Total	49	45	-3
Grand Total	70	64	-6

Please could we have your comments on these proposed layout changes before any drawing pack updates take place?

If possible, we would appreciate receiving your feedback before the Christmas break.

Many Thanks,

[Redacted]

[Redacted]

Senior Planner

Email: [Redacted]@dhaplanning.co.uk

Office: [Redacted]

Mobile: [Redacted]

[Have a site to discuss? Give us a call or visit our interactive map to get started](#)

 **DHA Interactive Map**

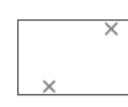




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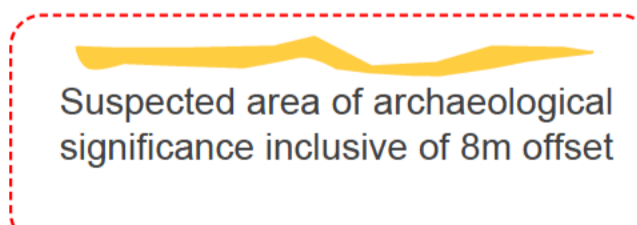
Geophysical Key

-  Points
-  Lines
-  Area



KEY

-  19 Affordable Dwellings
14no. 2 bed houses
5no. 3 bed houses
-  45 Private Dwellings
11no. 2 bed houses
17no. 3 bed houses
17no. 4 bed houses

 Suspected area of archaeological significance inclusive of 8m offset

Rev	Date	Revision Details	Dr	Ch

Client Name: Kitewood

Job Title: Woodhill Farm, Kingsdown

Drawing Title: Block Plan
Geophysical Survey Overlay

Scale: 1:500 @ A0 / 1:1000 @ A2

Drawn	Checked	Date
GMcL	GMcL	06.11.25

Job No: 7353 **Drawing No:** PL31 **Rev:** 2

