

From: [REDACTED]@DOVER.GOV.UK>
Sent: 09 Feb 2026 03:58:16
To: dms-myemails@dover.gov.uk
Cc:
Subject: Fw: 25/00112 Land North West Of Kingsdown Recreation Ground: Potential Layout Changes
Attachments:

Kind regards

Please note: I do not work Fridays.

Upcoming leave: 17th -23rd February 2026



[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.u

From: [REDACTED]@kent.gov.uk [REDACTED]@kent.gov.uk>
Sent: Tuesday, January 13, 2026 14:51
To: [REDACTED]@DOVER.GOV.UK>; [REDACTED]@dhaplanning.co.uk <[REDACTED]@dhaplanning.co.uk>; [REDACTED]@dhaplanning.co.uk [REDACTED]@dhaplanning.co.uk>; [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@kitewood.co.uk [REDACTED]@kitewood.co.uk>
Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground: Potential Layout Changes

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Hi [REDACTED]

Yes agreed, from an archaeological perspective the indicated exclusion zone around the ring-ditches looks reasonable, but the turning point looks too close where it extends into the archaeological offset area - can the turning point be flipped or slightly rotated to pull it further away from the ring-ditch and outside the 8m offset area?

Many thanks,
[REDACTED]

[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]s@DOVER.GOV.UK>
Sent: 12 January 2026 15:52
To: [REDACTED]@dhaplanning.co.uk>; [REDACTED]@dhaplanning.co.uk>; [REDACTED]@DOVER.GOV.UK>; [REDACTED]@kent.gov.uk>
Cc: [REDACTED]@kitewood.co.uk>
Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground: Potential Layout Changes

Dear all,

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With regard to the proposed layout, I have some concerns about the position of the garage serving Plot 52. As currently shown, it becomes the main focal point when entering this part of the site. In addition, the revised layout places all parking to the front of the properties, which significantly reduces opportunities for planting to soften the street scene. This results in a large expanse of hardstanding and creates a cramped, overdeveloped appearance within the north-west corner of the site.

I would suggest that you may wish to revisit the layout and I will be happy to look at any alternatives.

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 January 2026 14:07
To: [REDACTED]@dhaplanning.co.uk>; [REDACTED]@DOVER.GOV.UK>; [REDACTED]
[REDACTED]@DOVER.GOV.UK>; [REDACTED]@kent.gov.uk>
Cc: [REDACTED]@kitewood.co.uk>; [REDACTED]@rps.tetrattech.com>
Subject: 25/00112 Land North West Of Kingsdown Recreation Ground: Potential Layout Changes

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Good Afternoon & Happy New Year

I was just following up on the below.

Appreciate that we have had Christmas and many of us including ourselves have been off on leave.

However, do you think we could receive comments back on the sketch layout this week?

[REDACTED]@kent.gov.uk appreciate details of the layout are a matter for the Council. However, it would be helpful if you could advise if the proposals provide a suitable off-set?

Kind Regards

[REDACTED]
Director

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

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020 3005 9725

Leeds
0113 323 6669

www.dhaplanning.co.uk

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

Sent: 16 December 2025 14:25

To: [redacted]@dover.gov.uk>; [redacted]@dover.gov.uk>

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

[redacted]@rps.tetrattech.com>; [redacted]@kent.gov.uk

Subject: 25/00112 Land North West Of Kingsdown Recreation Ground: Potential Layout Changes

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]

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 09 Feb 2026 03:53:58
To: dms-myemails@dover.gov.uk
Cc:
Subject: Fw: 25/00112 Land North West Of Kingsdown Recreation Ground: Potential Layout Changes
Attachments: 4251225_7353 PL31 Geophysical Overlay 64 Units SKETCH - REV03.pdf

Kind regards

Please note: I do not work Fridays.

Upcoming leave: 17th -23rd February 2026



[REDACTED]
Principal Planning Officer

Dover District Council
Council Offices, White Cliffs Business Park, Whitfield, Dover
CT16 3PJ
Tel: 01304 872463
Email: karen.evans@dover.gov.uk
Web: dover.gov.u

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

Sent: 23 January 2026 11:44

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

[REDACTED]@DOVER.GOV.UK>

Cc: [REDACTED]@kitewood.co.uk' [REDACTED]@kitewood.co.uk>

Subject: RE: 25/00112 Land North West Of Kingsdown Recreation Ground: Potential Layout Changes

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Morning [REDACTED]

The design Team has now had time to consider the changes further and I attach for your consideration an amended layout.

For ease of comparison, I provide on the left a screen shot of the previously proposed changes to the layout in the north-eastern corner of the Site, against the now proposed changes in the centre.

On the far right, is the layout as currently submitted.

In response to the feedback provided we have:

- Taken the turning area outside the archaeological zone
- Removed the garage at the end of the road by plot 49
- Adjusted the arrangement of the terraced homes (52-56) so it can be seen that the parking spaces to the front of the properties provide space for soft landscaping. Soft planting is also accommodated to the south in front of plots 50 & 51. The changes demonstrate that suitable soft landscaping can be incorporated ensuring the space is not dominated by hard landscaping and follows the design approach previously submitted.

We would be grateful if you could advise if this now addresses the Council's concerns. At which point, we can then up-date the planning drawing pack.

On the basis that the proposals represent a reduction in housing and we have reduced the development area, we are not anticipating that any of the technical reports will need to be revised.





Kind Regards

Director

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

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www.dhaplanning.co.uk

From: [Redacted]
Sent: 16 January 2026 15:08
To: [Redacted]@DOVER.GOV.UK>; [Redacted]@dhaplanning.co.uk>; [Redacted]
 [Redacted]@DOVER.GOV.UK>
Cc: [Redacted]@kitewood.co.uk
Subject: RE: 25/00112 Land North West Of Kingsdown Recreation Ground: Potential Layout Changes

Afternoon

Just to say we are reviewing the feedback and hopefully we can come back to you next week.

Kind Regards

[REDACTED]
Director

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

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www.dhaplanning.co.uk

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

Sent: 15 January 2026 10:36

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

Cc: [REDACTED]@kitewood.co.uk

Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground: Potential Layout Changes

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Dear [REDACTED]

Further to [REDACTED] comments below, if the turning point is flipped, I am concerned that it may encroach into the landscape buffer required by policy. I wanted to flag this now while you are reviewing the layout.

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]@kent.gov.uk <[REDACTED]@kent.gov.uk>

Sent: Tuesday, January 13, 2026 14:51

To: [REDACTED]@DOVER.GOV.UK>; [REDACTED]@dhaplanning.co.uk [REDACTED]@dhaplanning.co.uk>;
[REDACTED]@dhaplanning.co.uk [REDACTED]@dhaplanning.co.uk>; [REDACTED]
[REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@kitewood.co.uk <[REDACTED]@kitewood.co.uk>
Subject: Re: 25/00112 Land North West Of Kingsdown Recreation Ground: Potential Layout Changes

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[REDACTED]

[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: 12 January 2026 15:52
To: [REDACTED]@dhaplanning.co.uk>; [REDACTED]@dhaplanning.co.uk>; [REDACTED]
[REDACTED]@DOVER.GOV.UK>; [REDACTED]@kent.gov.uk>
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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 January 2026 14:07
To: [REDACTED]@dhaplanning.co.uk>; [REDACTED]@DOVER.GOV.UK>; [REDACTED]
[REDACTED]@DOVER.GOV.UK>; [REDACTED]@kent.gov.uk [REDACTED]@kent.gov.uk>

Cc: [redacted]@kitewood.co.uk>; [redacted]@rps.tetrattech.com>
Subject: 25/00112 Land North West Of Kingsdown Recreation Ground: Potential Layout Changes

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[redacted]
Director

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

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

Sent: 16 December 2025 14:25

To: [redacted]@dovery.gov.uk>; [redacted]@dovery.gov.uk>

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

[redacted]@rps.tetrattech.com>; [redacted]@kent.gov.uk

Subject: 25/00112 Land North West Of Kingsdown Recreation Ground: Potential Layout Changes

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Many Thanks,



Senior Planner

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

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Merry Christmas!
Wishing all our clients
and colleagues a happy,
healthy and prosperous
2026

DHA offices will be closed from 25th
December until 1st January (Inclusive).
Thank you for your continued business
and we look forward to working with
you in 2026!

Kent 01622 776226
Gatwick 01293 221320
London 020 3005 9725
Leeds 0113 323 6669

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 09 Feb 2026 02:33:12
To: dms-myemails@dover.gov.uk
Cc:
Subject: Fw: Kitewood site at Kingsdown-25/00112
Attachments:

Kind regards

Please note: I do not work Fridays.

Upcoming leave: 17th -23rd February 2026



[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.u

From: [REDACTED]@DOVER.GOV.UK>
Sent: 09 February 2026 14:33
To: Cllr-[REDACTED] <Cllr-[REDACTED]@DOVER.GOV.UK>
Subject: Re: Kitewood site at Kingsdown-25/00112

Dear Cllr,

I spoke to the agent last week and they have undertaken the geophysical studies regarding archaeology. I am waiting for this information and I know they are looking to amend the layout. Once I am in receipt of this information, the application will be readvertised.

As you know this is an allocated site, as such there is likely to be housing in this location.

Kind regards

Please note: I do not work Fridays.

Upcoming leave: 17th -23rd February 2026



[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.u

From: Cllr-[REDACTED] <Cllr-[REDACTED]@DOVER.GOV.UK>
Sent: 09 February 2026 14:19
To: [REDACTED]@DOVER.GOV.UK>
Subject: Re: Kitewood site at Kingsdown-25/00112

Dear [REDACTED]

Has there been any news, or further reports from Archaeology? I can't see anything new on the application on the web. Are they having 2nd thoughts about the development?

Regards, [REDACTED]

Cllr [REDACTED]
Mill Hill ward
Deal
[REDACTED]

From: [REDACTED]@DOVER.GOV.UK>
Sent: Tuesday, December 9, 2025 15:43
To: Cllr-[REDACTED] <Cllr-[REDACTED]@DOVER.GOV.UK>
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
Web: dover.gov.uk

From: Cllr-[REDACTED] <Cllr-[REDACTED]@DOVER.GOV.UK>
Sent: 09 December 2025 14:48
To: [REDACTED]@DOVER.GOV.UK>
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,
Helen

Cllr [REDACTED]
Mill Hill ward
Deal
[REDACTED]

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[REDACTED]

From: Cllr- [REDACTED]
Sent: 09 February 2026 14:19
To: [REDACTED]
Subject: Re: Kitewood site at Kingsdown-25/00112

Dear [REDACTED]
Has there been any news, or further reports from Archaeology? I can't see anything new on the application on the web. Are they having 2nd thoughts about the development?
Regards, [REDACTED]

Cllr [REDACTED]
Mill Hill ward
Deal
[REDACTED]

From: [REDACTED]
Sent: Tuesday, December 9, 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
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
[REDACTED]

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From: [REDACTED]
Sent: 09 February 2026 14:33
To: Cllr-[REDACTED]
Subject: Re: Kitewood site at Kingsdown-25/00112

Dear Cllr,

I spoke to the agent last week and they have undertaken the geophysical studies regarding archaeology. I am waiting for this information and I know they are looking to amend the layout. Once I am in receipt of this information, the application will be readvertised.

As you know this is an allocated site, as such there is likely to be housing in this location.

Kind regards

Please note: I do not work Fridays.
Upcoming leave: 17th -23rd February 2026



[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.u

From: Cllr-[REDACTED]
Sent: 09 February 2026 14:19
To: [REDACTED]
Subject: Re: Kitewood site at Kingsdown-25/00112

Dear [REDACTED]
Has there been any news, or further reports from Archaeology? I can't see anything new on the application on the web. Are they having 2nd thoughts about the development?

Regards, [REDACTED]

Cllr [REDACTED]
Mill Hill ward
Deal
[REDACTED]

From: [REDACTED]
Sent: Tuesday, December 9, 2025 15:43
To: Cllr-[REDACTED]
Subject: Re: Kitewood site at Kingsdown-25/00112

Dear Cllr,

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

Dear [REDACTED]
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Regards,
[REDACTED]

Cllr [REDACTED]
Mill Hill ward
Deal
[REDACTED]

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From: [REDACTED]
Sent: 16 February 2026 12:26
To: Cllr-[REDACTED]
Subject: Re: 25/00112 - fire,

Good Morning,

Here is the information provided by Kent Fire and Rescue. There is a reduction in the amount of development, but the following needs to be considered;

Upon reviewing the available plans on the Dover planning portal, I acknowledge the pumping appliance plan demonstrating a swept path analysis (drawing: ITL19167-GA-010, Rev F), which appears satisfactory. However, where this application is for 70-dwellings, under the Kent Design Guide there is guidance for a secondary emergency access point in the form of a pedestrianised footpath, or cycle lane in developments in excess of 50 dwellings, therefore this should be taken into consideration due to exceeding this figure.

Kind regards

[REDACTED]
Please note: I do not work Fridays.
Upcoming leave: 17th -23rd February 2026



[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: Cllr-[REDACTED]
Sent: 16 February 2026 09:43
To: Karen Evans
Subject: 25/00112 - fire,

Just double checked about fire. Presumably the lane going from the development between Winstead house and Little Bassett house onto Glen rd is wide enough for a fire engine?

[REDACTED]
Cllr [REDACTED]
Mill Hill ward
Deal

[REDACTED]
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[REDACTED]

From: [REDACTED]
Sent: 15 February 2026 17:23
To: [REDACTED]
Cc: Cllr-[REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Subject: Re Proposals for 64 dwellings at Woodhill Farm, Kingsdown (25/00112)

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Dear [REDACTED]

I note the amended planning application for residential development at Woodhill Farm, in Kingsdown.

I also note that the number of units has been reduced from 70 to 64 in order to address the impact of the proposals on an area of archaeological importance, at the northern end of the site.

These amendments fail to address any of the more fundamental objections raised by residents to the original scheme, can you please confirm or otherwise, that the original objections will be taken into account and given full weight when you evaluate the current proposals.

I look forward to hearing from you in the near future.

Kind regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 16 February 2026 08:40
To: [REDACTED]
Cc: Cllr-[REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Subject: Re: Re Proposals for 64 dwellings at Woodhill Farm, Kingsdown (25/00112)

Dear [REDACTED]

I can confirm the original representations will still stand and will be reported within any reports.

Kind regards

[REDACTED]
Please note: I do not work Fridays.
Upcoming leave: 17th -23rd February 2026



[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]
Sent: 15 February 2026 17:23
To: [REDACTED]
Cc: Cllr-[REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Subject: Re Proposals for 64 dwellings at Woodhill Farm, Kingsdown (25/00112)

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Dear [REDACTED]

I note the amended planning application for residential development at Woodhill Farm, in Kingsdown.

I also note that the number of units has been reduced from 70 to 64 in order to address the impact of the proposals on an area of archaeological importance, at the northern end of the site.

These amendments fail to address any of the more fundamental objections raised by residents to the original scheme, can you please confirm or otherwise, that the original objections will be taken into account and given full weight when you evaluate the current proposals.

I look forward to hearing from you in the near future.

Kind regards



[REDACTED]

From: Cllr-[REDACTED]
Sent: 16 February 2026 09:43
To: [REDACTED]
Subject: 25/00112 - fire,

Just double checked about fire. Presumably the lane going from the development between Winstead house and Little Bassett house onto Glen rd is wide enough for a fire engine?

Helen

Cllr [REDACTED]
Mill Hill ward
Deal
[REDACTED]

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 16 February 2026 12:29
To: [REDACTED]
Subject: Fw: 25/00112 Kingsdown 64 houses - archaeology

FYI

Kind regards

[REDACTED]
Please note: I do not work Fridays.
Upcoming leave: 17th -23rd February 2026



[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.u

From: Cllr-[REDACTED] <Cllr-[REDACTED]@DOVER.GOV.UK>
Sent: 16 February 2026 09:38
To: [REDACTED]@DOVER.GOV.UK>
Subject: 25/00112 Kingsdown 64 houses - archaeology

Dear [REDACTED]
Looking at the archaeology comments.

1. 31.03 25, KCC archaeology report
2. 06.05,25 UPDATED ARCHAEOLOGY DESK BASED ASSESSMENT_PART1 APPENDIX 11-1
3. 11.02.26 Cover letter showing amended layout.

There does not appear to be any further archaeology report since May last year. Is there one? (talking about the area being left free from housing now?).I would be interested to see it.

If there is one, could it please be put up as a new report in the application.

Also, there now is now No secondary access to this development in case of fire, for a fire engine which is required for developments over 50 houses. There is only a small footpath going onto Glen road. Could you explain about fire engine access please?

Regards,

Cllr [REDACTED]
Mill Hill ward
Deal
[REDACTED]

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[REDACTED]

From:

Sent:

[REDACTED]
18 February 2026 11:17

To:

Cc:

Cllr-[REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]

Subject:

Re Woodhill Farm Proposals 25/00112

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Dear [REDACTED]

Thank you for your prompt reply confirming that the original 632 objections will be taken into account in the evaluation of the current amended proposals.

I note that [REDACTED], KCC Archaeology officer, highlighted the importance of the funerary monuments on the site, in his consultation reply dated 31 March 2025, and he recommends that a Field Evaluation is necessary so that the significance of the monuments and associated burials can be fully understood and taken into consideration. Do you know if this work was ever carried out by the applicants, and if so can you provide a link to it please.

Many thanks for your help.

Kind regards

[REDACTED]

From: [REDACTED]@dhaplanning.co.uk>
Sent: 18 February 2026 20:30
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: DOV/25/00112
Attachments: 7353 - D05_3A Design Addendum 2 Document.pdf; 7353 PL-30P4 Illustrative Street Scenes_compressed.pdf

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Evening [REDACTED]

The requested archaeological addendum will be provided separately.

But to assist we have also had prepared a DAS addendum further illustrating how the proposals accommodate the feature, plus updated street scenes, if these can be added to the application documents.

Kind Regards

[REDACTED]

Director

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

Have a site to discuss? Give us a call or visit our interactive map to get started

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From: [REDACTED]
Sent: 17 February 2026 14:08
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: DOV/25/00112

Afternoon [REDACTED]

Further to the below I can confirm this is being done.

Do we need to agree a list of conditions and HoTs?

Kind Regards

[REDACTED]
Director

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

Have a site to discuss? Give us a call or visit our interactive map to get started

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 16 February 2026 16:37
To: [REDACTED]@dhaplanning.co.uk>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: DOV/25/00112

[External email - This message originated from outside DHA – prior to opening any attachments or opening links, please ensure their authenticity with the sender]

Dear [REDACTED]

Thank you for the updated plans.

I appreciate you have provided a covering letter regarding the changes to the layout in connection with archaeology. Given the level of interest surrounding the site I would suggest you provide the findings of the geo physical survey and put it in an addendum. I have already had a Cllr requesting the findings of the archaeological work.

Kind regards

[REDACTED]

Please note: I do not work Fridays.
Upcoming leave: 17th -23rd February 2026



[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.u

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WOODHILL FARM, KINGSDOWN

DESIGN AND ACCESS STATEMENT ADDENDUM 2

KITEWOOD

ECE Architecture

ECE Architecture

12th February 2026

64-68 Brighton Road
 Worthing
 West Sussex
 BN11 2EN

76 Great Suffolk Street
 London
 SE1 0BL

Westworks
 Beacon Tower
 Colston Street
 Bristol
 BS1 4XE

Telephone
 Sussex 01903 248 777
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 Bristol 0117 214 1101

sussex@eearchitecture.com

london@eearchitecture.com

bristol@ecestworks.com

www.eearchitecture.com

Revisions

Revision	Notes	Issue Date	By	Checked By
/	Draft Issue	16.02.26	AC	SLG
A	Submission Issue	18.02.26	SLG	AK

CONTENTS

1.0 Introduction	3
2.0 Archaeological Discovery	5
3.0 Design Implications	7
4.0 Proposed Amendments	9
5.0 Design Rationale and Conclusions	15

CONSULTANTS

Client	Kitewood
Architect	ECE Architecture
Planning Consultant	DHA Planing
Landscape Consultant	Pegasus
Ecological Consultant	Derek Finnie Associates
Highways Consultant	iTransport
Drainage Consultant	Abstruct Consulting

1.0 INTRODUCTION

1.0 INTRODUCTION

A Full planning application was submitted to Dover District Council ('DDC') for the following: "Full planning application for the erection of 70 residential dwellings, including access from Ringwould Road, parking, landscaping, open space and associated infrastructure". The application reference number is DOV/25/00112, submitted in January 2025.

This Design and Access Statement Addendum has been prepared in support of the amendments to the Full Planning Application prior to determination and sets out the following:

- A potential new archaeological finding prompted proposed changes to the site layout and proposed dwelling mix.
- An overlay comparison with the current application.
- The agreed layout sketch showing proposed amendments to the site layout.
- A proposed solution in the form of a revised site layout and streetscenes.



2.0 ARCHAEOLOGICAL DISCOVERY

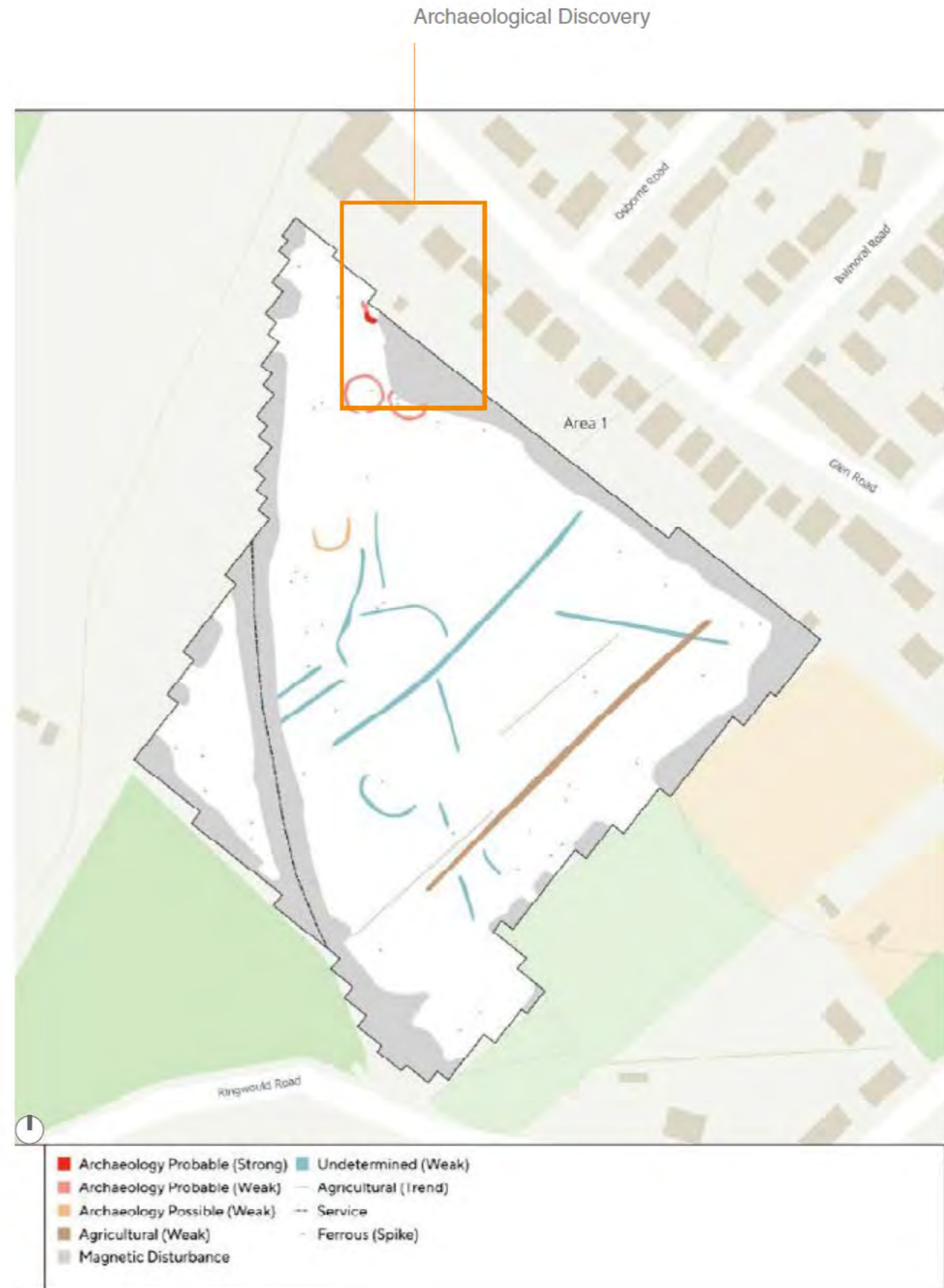
2.01 ARCHAEOLOGICAL INVESTIGATION

From a design perspective, the Council has agreed on the site plan and the appearance during the initial consultation period. The final issue that needs to be resolved in order for the application to progress to the Planning Committee relates to archaeology.

The double ring ditch and one small ring ditch were subject to geophysical investigation in the north of the survey area. From the report by Magnitude Surveys, three anomalies identified with probable archaeological origin were detected. They appear as a near-perfect circle with a diameter of c. 12m and a possible entrance in the south. To the east of this curvilinear anomaly was detected with a similar enhancement and diameter.

As an agreed mitigation measure, an 8-metre buffer zone exclusive of all development including private gardens, parking and dwellings has been established along the northern site boundary, positioned outside the area proposed for structural development. This buffer will serve as an additional area of open space and will ensure that the features identified in the northern part of the site are preserved in situ.

This approach has been prepared in accordance with discussions with the archaeological consultant and has been agreed with KCC Heritage and Conservation. It is intended to safeguard the significance of the remains through preservation rather than excavation. The establishment of the buffer zone removes built development from the sensitive area and provides long-term protection.



Geophysical Survey Map

3.0 DESIGN IMPLICATIONS

3.01 IMPACT ON THE ORIGINAL LAYOUT/DESIGN

In accordance with the initial landscape assessment, the scheme was developed fronting onto the open space and landscape buffer to the west of the site, preserving the public rights of way within landscaping. The proposed 8m buffer to archaeological remains would result in the loss of at least 5no detached open market units from the proposed site layout. In order to rebalance the mix on the site and ensure delivery of the scheme, changes are proposed to both the layout and mix of dwellings.



Impact of the discovery

Old Site Plan Layout with Geophysical overlay

4.0 PROPOSED AMENDMENTS

4.01 DESIGN PRINCIPLES RETAINED

The proposals represent a reduction from the 70 units previously shown to a total of 64no. units, a loss of 6no. units. The new layout no longer proposes any apartments, with the mix focused on 2, 3 & 4 bed dwellings. The development provides 30% affordable homes, as previously submitted.

A sketch was submitted to Dover DC and the County Archaeologist. This removed built development from the exclusion zone and proposed separating the loop road into two independently accessible shared surface streets with turning facilities to ensure refuse and fire access to all dwellings.

Following minor amendments to ensure that all private space was outside of the exclusion zone, a clear view from the road network out to the open space, unfettered by structures or parking and the turning head suitably clear of both the PROW and exclusion zone, the sketch was agreed by all parties.

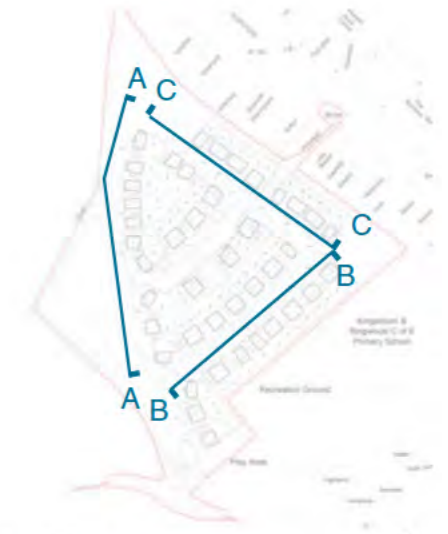
Bedrooms	Previously submitted Unit Mix. Received by the Council 15 July 2025	Updated Unit Mix proposed with this sketch to preserve the archaeological features to the	Difference
Affordable			
2 bed flats	4	0	-4
2 bed house	10	13	+4
3 bed house	5	6	0
4 bed house	2	0	-2
Total	21	19	-3
Private			
1 bed 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

Table 4.1 Unit mix Original vs New



A sketch submitted to Dover DC

4.02 STREET SCENE - AA



Key Plan



Decorative bullnose tiles changed to club tiles and addition of horizontal banding

Addition of projecting triple course banding

Darker colour weatherboard to blend in with the tonal landscape and better reflect rural farm buildings

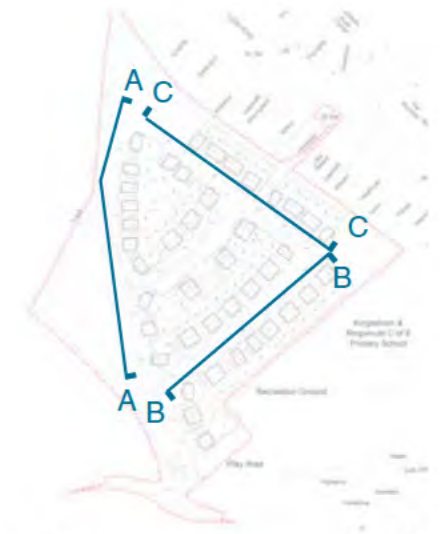


Revised Street Scene AA



Originally Submitted Street Scene AA

4.03 STREET SCENE - AA



Key Plan

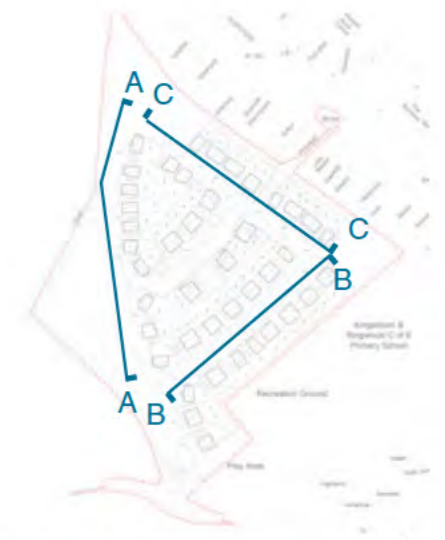


Revised Street Scene AA Continue



Originally Submitted Street Scene AA Continue

4.04 STREET SCENE - BB



Key Plan

Projecting triple course
banding

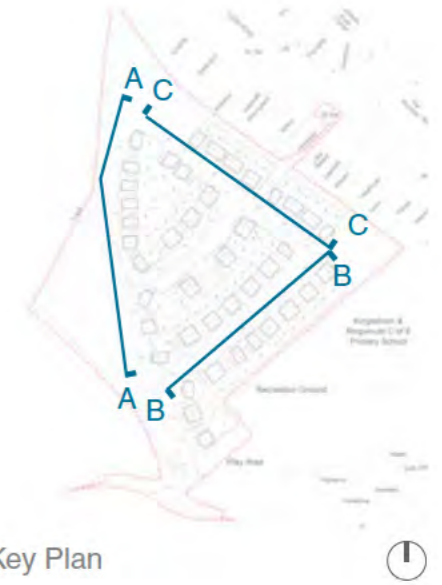


Revised Street Scene BB



Originally Submitted Street Scene BB

4.05 STREET SCENE - CC



Key Plan



Revised Street Scene CC



Originally Submitted Street Scene CC

5.0 DESIGN RATIONALE AND CONCLUSIONS

5.01 DESIGN DEVELOPMENT

The agreed sketch has now been fully developed into a revised site plan which ensures that the design intent for the scheme remains unchanged. The road network, with the exception of the removal of a short section through the exclusion zone, remains unchanged and the proposals have resulted in an increase of open space provided on site. In turn, this results in an uplift in BNG with 42.99% gain in habitat units and 23.38% gain in hedgerow units. The new turning heads have been tracked for refuse vehicles.

As previously, all dwellings are served with:

- Parking spaces in accordance with KCC parking standards, with a total of 154 spaces provided
- Appropriate back-to-back and back to side relationships maintaining privacy and amenity to all proposed dwellings

The revised proposal has been carefully developed to minimise any impact on the identified archaeological remains, to ensure that they continue to be protected.

The material palette has been carefully reviewed to ensure that the balance of materials is maintained across the site in line with the previous proposals. No new dwelling designs are proposed, however new semi detached pairings have been submitted as part of the house type drawings.



Original Site Layout



New Site Layout

5.02 DESIGN RESPONSE

The material palette has been carefully reviewed to ensure that the balance of materials is maintained across the site in line with the previous proposals. No new dwelling designs are proposed, however new semi detached pairings have been submitted as part of the house type drawings.

The discovery of significant archaeological remains in the north of the site has necessitated a new area of open space in order to provide an 8m exclusion zone to the finds, clear of any built form, gardens or hardstanding.

The loop road has been removed from the exclusion zone and the mix of dwellings altered across the site to compensate for the reduction in units.

The revised proposals maintain the design quality and landscape integrity of the previously submitted layout. The proposal continues to provide a broad mix of dwellings and policy compliant quantum of affordable dwellings on site, whilst protecting the archaeological remains. It is therefore considered an appropriate design response to the newly discovered constraint.



Type B-1& C-2 Front Elevation



Type B-2& G-2 Front Elevation



Type A-1 Front Elevation





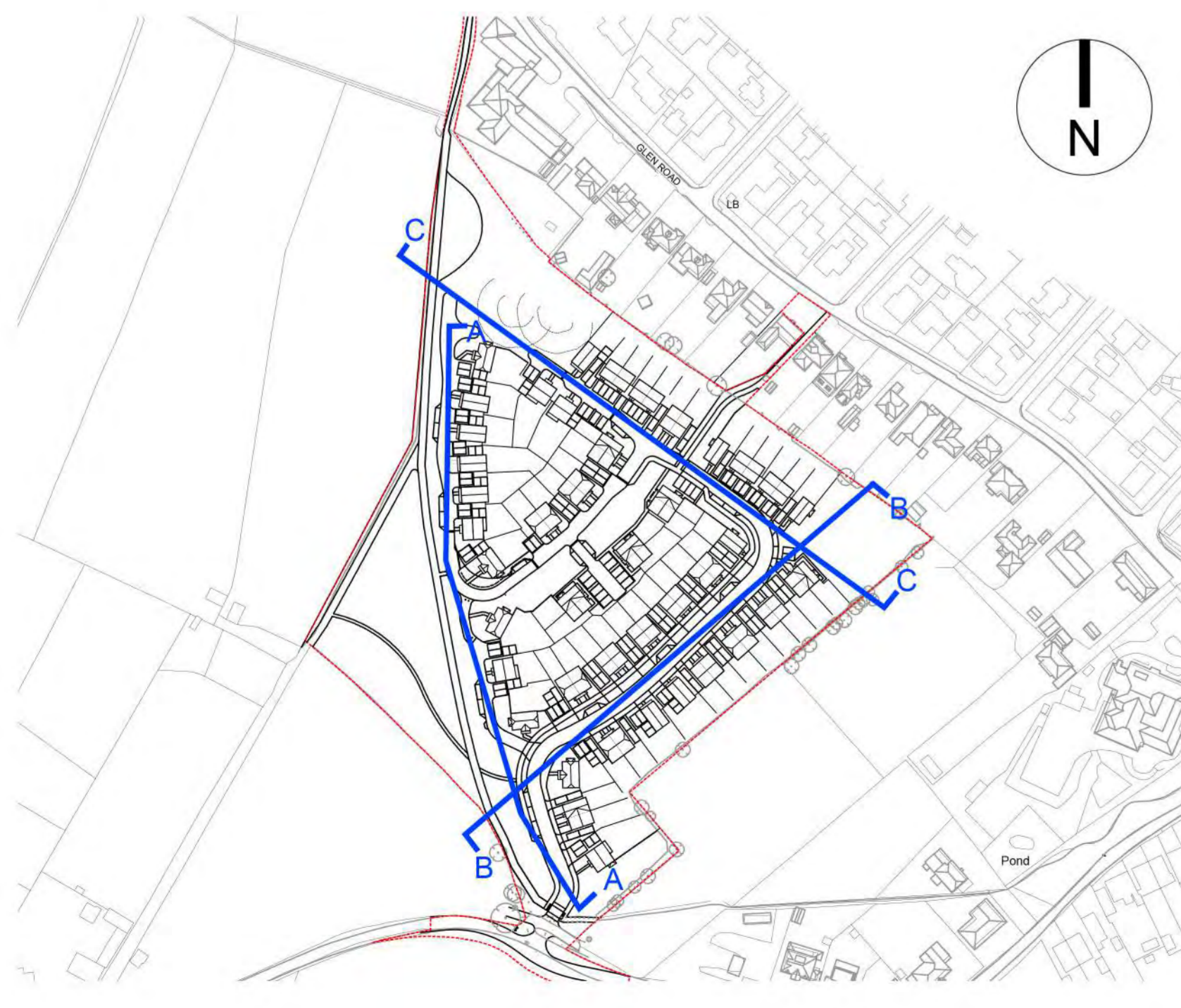
Street Scene A-A



Street Scene B-B



Street Scene C-C



Street Scene Key - Not To Scale

Rev	Date	Revision Details	Dr	Ch
P4	12.02.24	Amended to updated site layout	GP	SLG
P3	27.06.23	Amended following client comments	KA	SLG
P2	23.09.23	Dwelling orientation & colour to consultee comments	KA	SLG
P1	30.01.23	Amended following client comments	AX	SLG


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Client's Name
Kitewood

Job Title
Woodhill Farm, Kingsdown

Drawing Title
Illustrative Street Scenes

Scale
1:200 @ A0 / 1:400 @ A2

Drawn	Checked	Date
AX	SLG	19.12.24

Job No	Drawing No	Rev
7353	PL-30	P4

Status
APPROVAL