

From: DDC SupportAssistants <SupportAssistants@DOVER.GOV.UK>

Sent: 11 Mar 2025 03:04:09

To: dms-planning@dover.gov.uk

Cc:

Subject: FW: 25/00112

Attachments: holiday and golf club details.docx



Support Officer

Development Management

Dover District Council

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

Email: developmentmanagement@dover.gov.uk

Web: <http://dover.gov.uk>

Tel: [REDACTED]

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

Sent: 11 March 2025 12:54

To: DDC SupportAssistants <SupportAssistants@DOVER.GOV.UK>

Subject: Fw: 25/00112

Can you please upload as sensitive.

From: Cllr-[REDACTED] <Cllr-[REDACTED]@DOVER.GOV.UK>

Sent: 09 February 2025 15:35

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

Subject: 25/00112

Dear [REDACTED]

Looking at this application I have a couple of questions that you could help me with, and also some comments about roads, which I want to bring to your attention.

I am looking at the drawing of the detailed site plan, the red dotted lines going along a track/road/path from Glen road, in between the houses Winstead and Little Basset, into the site.

Could you please confirm what this is... is it an emergency road exit or entrance for cars and fire engines, or a pathway for pedestrians? Is it a bike access as well?

Also, could you please ask the applicant to provide a map on the planning portal to show how proposed homeowners can walk from this site into the village, to go to the primary school, or down the road to the butcher or shop on Upper Street. Include please where there are and are not pavements, and road width.. (one way or 2 waytraffic).

I [REDACTED], and am concerned about highways and narrow roads. I hope you will come and have a look here. Could I offer to meet with you here?

I am writing down a few of the problems which I want to point out to you when you are considering this development. Personally, I am not objecting to 50 houses as such, but do not believe the road infrastructure as suggested, is adequate. Nor is other infrastructure like access to Dr surgeries, or secondary schools.

1. would like to challenge the idea of promoting cycling, and going anywhere by bike, unless you are an experienced and very fit cyclist, and even then it is just too dangerous. It is also dangerous to walk along the narrow roads. Kingsdown has an upper part, at the top of Glen rd, and a lower part, at the bottom of Upper street, which is the road with the shops. It is just too difficult to cycle up this hill, from sea level to the site. .. i have a bike and would only ever walk up the hill, and too fast and too dangerous to whizz down.
The roads are too narrow, and far too dangerous for cyclists on most roads in the village, including Glen rd, (outside the village it changes name to Liverpool rd,), Upper st, the Rise . Ringwould road is too narrow for a car to pass safely in each direction. certainly not safe for a cycle. the Rise and parts of Upper st are only 1 car width. the roads often have no pavements and are single lane with some passing places.. not suitable to walk on or to cycle. is
2. The road junction at Ringwould, where the road to Kingsdown meets the A258 is a problem as well. This was reported and noted when the local plan was being drawn up.
3. Road traffic has increased a lot during the last few years, with many vans now on the roads, lorries come along the roads exceeding the weight limit frequently, the bus takes up the whole road and cars have to wait for it to pass, and many cars now take a 'short cut' from Ringwould, through Kingsdown, and then go along the Kingsdown road to get into Deal, thus avoiding frequent congestion along the main Dover rd.
4. cars, caravans, vans, all increase in the summer by a great deal, due to the holiday chalet park (149 chalets on site), and the holiday camp site (capacity 600 people) and very many holiday and air BandB houses let between easter and September each year. and traffic for the 3 busy and popular public houses in the village. this makes the narrow village roads very crowded and difficult.
5. we have a popular Golf club in Kingsdown, with a membership of a bit under 600. (See details of chalet park, camp site and Golf Club in the Attached doc.)
6. Most houses on the new site will have 2 cars, as public transport is very poor. The houses are family sized, and yes, the primary aged children can walk to the local school (with supervision), but there are no secondary schools locally. Is school transport to Dover, Sandwich and Deal provided by KCC?

7.

Regards,

[REDACTED]

Cllr [REDACTED]

DDC Councillor for Mill Hill, Deal

[REDACTED]

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[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 01:39:40
To: dms-myemails@dover.gov.uk
Cc:
Subject: Fw: Woodhill Farm, Kingsdown
Attachments:

From: [REDACTED]@DOVER.GOV.UK>
Sent: 28 April 2025 08:41
To: [REDACTED]@dhaplanning.co.uk>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: Re: Woodhill Farm, Kingsdown

Morning [REDACTED]

Yes, [REDACTED] is contacting KCC PROW and flagging up to them that there is a potential alternative pedestrian access and the policy wording of the allocation.

We will keep you updated as soon as [REDACTED] hears back.

Thank you,

[REDACTED]



[REDACTED]
Development Management Team Leader (Majors and Minors Applications)
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ
Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk

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From: [REDACTED]@dhaplanning.co.uk>
Sent: 25 April 2025 15:53
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: RE: Woodhill Farm, Kingsdown

Afternoon [REDACTED]

Thank you for coming back on the below.

When contacting the PROW Team are you also asking they re-visit their comments as we discussed since they appear to have overlooked the other connection in responding?

Kind Regards
[REDACTED]

Director

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

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 24 April 2025 10:23
To: [REDACTED]@dhaplanning.co.uk>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: Re: Woodhill Farm, Kingsdown

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Morning [REDACTED]

Just to follow up on your footpath comment from your email on 10th May. We have spoken with policy and we agree that the requirement to widen is only required if PROW ER5 is the primary pedestrian access. As you are proposing an alternative pedestrian access, ER5 does not need to be widened. [REDACTED] is contacting KCC PROW regarding other improvements to ER5.

I trust that this clarifies the Council's position on this matter, but please let us know if you would like to discuss.

Thank you,

[REDACTED]



[REDACTED]
Development Management Team Leader (Majors and Minors Applications)

Dover District Council

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

Tel: [REDACTED]

Email: [REDACTED]@dover.gov.uk

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From: [REDACTED]
Sent: Wednesday, April 23, 2025 15:23
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Woodhill Farm, Kingsdown

Hi [REDACTED]

I am busy with committee at the moment, I will have the design comments to you by Monday.

Kind regards,
[REDACTED]

From: [REDACTED]
Sent: Wednesday, April 23, 2025 09:48
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodhill Farm, Kingsdown

Morning [REDACTED]

Would you be able to send over the design comments today please?

Many thanks

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: 16 April 2025 12:14
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]

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

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From: [REDACTED] <[REDACTED]@DOVER.GOV.UK>
Sent: 16 April 2025 09:54
To: [REDACTED] <[REDACTED]@dhaplanning.co.uk>
Cc: [REDACTED] <[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 Karen

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] <[REDACTED]@dhaplanning.co.uk>

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From: [REDACTED]
Sent: 10 April 2025 16:28
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

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

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From: [REDACTED]
Sent: 09 April 2025 20:10
To: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>

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

[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: 08 April 2025 15:17
To: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Cc: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>; [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Subject: Re: Woodhill Farm, Kingsdown

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Hi Lucy,

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,
[REDACTED]

From: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Sent: 07 April 2025 09:43
To: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>; [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[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] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>

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From: [REDACTED]
Sent: 26 March 2025 16:39
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

Hi

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

Kind Regards

[REDACTED]
Director

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

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

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Hi [REDACTED]

Can you make 3pm?

Kind regards,
[REDACTED]

From: [REDACTED] <[REDACTED]@dhaplanning.co.uk>
Sent: 26 March 2025 12:22
To: [REDACTED] <[REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED] <[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] <[REDACTED]@DOVER.GOV.UK>
Sent: 26 March 2025 12:05
To: [REDACTED] <[REDACTED]@dhaplanning.co.uk>
Cc: [REDACTED] <[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] <[REDACTED]@dhaplanning.co.uk>
Sent: 26 March 2025 11:58
To: [REDACTED] <[REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED] <[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

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From: [REDACTED]
Sent: 25 March 2025 17:52

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

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From: [REDACTED]
Sent: 25 March 2025 09:40
To: [REDACTED] <[REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED] <[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>

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From: [REDACTED]
Sent: 25 March 2025 08:36
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]

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

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From: [REDACTED]
Sent: 24 March 2025 17:43
To: [REDACTED] [>](mailto:[REDACTED]@DOVER.GOV.UK)
Cc: [REDACTED] [>](mailto:[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] [>](mailto:[REDACTED]@dhaplanning.co.uk)

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

From: [REDACTED] <[REDACTED]@dhaplanning.co.uk>
Sent: 21 March 2025 13:29
To: [REDACTED] <[REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED] <[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

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

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Hi [REDACTED]

Sorry [REDACTED] I had asked someone to call you to let you know.

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

kind regards,
[REDACTED]

From: [REDACTED] <[REDACTED]@dhaplanning.co.uk>
Sent: Friday, March 21, 2025 7:41:20 AM
To: [REDACTED] <[REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED] <[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

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From: [REDACTED]
Sent: 18 March 2025 18:14
To: [REDACTED] <[REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED] <[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

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From: [REDACTED]
Sent: 10 March 2025 16:55
To: [REDACTED]@DOVER.GOV.UK>
Cc: [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

Director

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

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From: [REDACTED]
Sent: 06 March 2025 12:16
To: [REDACTED]@DOVER.GOV.UK>
Cc: [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]@dhaplanning.co.uk

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From: [redacted] [@DOVER.GOV.UK](mailto:[redacted]@DOVER.GOV.UK)>
Sent: 06 March 2025 12:12
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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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,
[redacted]

From: [redacted] [@dhaplanning.co.uk](mailto:[redacted]@dhaplanning.co.uk)>
Sent: 28 February 2025 09:13
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 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](mailto:[redacted]@dhaplanning.co.uk)

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From: [REDACTED]
Sent: 14 February 2025 17:35
To: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] [@dhaplanning.co.uk](mailto:[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

[REDACTED]
Director

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

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From: [REDACTED]
Sent: 06 February 2025 10:43
To: [REDACTED]@DOVER.GOV.UK>
Subject: Woodhill Farm, Kingsdown

Morning [REDACTED]

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

[REDACTED]
Director

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

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

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Dear [REDACTED]

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[REDACTED]

From: [REDACTED]@DOVER.GOV.UK>
Sent: 29 April 2025 15:24
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Woodhill Farm, Kingsdown

Hi [REDACTED]

I have set out a brief synopsis of our meeting.

Consultees comments.

- KCC archaeology, I have received your correspondence and have requested some advice from KCC.
- I am liaising with PROW's regarding the footpath.
- Loss of pale coloured weatherboarding - change to dark weatherboarding as per ANOB's comments.
- Concerns raised by KHS - this is with you to review.
- I am waiting for ecology comments from KCC - I have chased.

Design

- The ridge height of the flats needs to be reduced.
- House types need some visual interest, introduce plinths, window heads, external chimney course on side of the dwellings, exposed rafters
- Plot 4 - is drawn incorrectly, can you please look into this?
- The flank elevation of plot 4 needs to be pushed back within the plot, so this behind plot 3.
- You are going to look at plot 28 and rotating this so it becomes the main focal point upon entering the site.
- Introduction of chestnut post and rail fencing in place of the current proposed post and rail
- Boundary treatments between plots 62/63 needs to be changed from close boarded fence to brick wall. Also any of boundary treatments that face public areas - roads, footpath
- Can you look at the position of affordable housing to disperse them within the site.

I trust this has been of some assistance to you.

Kind regards,
[REDACTED]

From: [REDACTED]@dhaplanning.co.uk>
Sent: 29 April 2025 08:21
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: RE: Woodhill Farm, Kingsdown

Morning [REDACTED]

Sorry to chase, but any update on the design comments?

Kind Regards

Director

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

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 23 April 2025 15:24
To: [REDACTED]@dhaplanning.co.uk>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: Re: Woodhill Farm, Kingsdown

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Hi [REDACTED]

I am busy with committee at the moment, I will have the design comments to you by Monday.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: Wednesday, April 23, 2025 09:48
To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Woodhill Farm, Kingsdown

Morning [REDACTED]

Would you be able to send over the design comments today please?

Many thanks

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>
Sent: 16 April 2025 09:54
To: [REDACTED]@dhaplanning.co.uk>
Cc: [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

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From: [REDACTED]
Sent: 10 April 2025 16:28
To: [REDACTED]@DOVER.GOV.UK>
Cc: [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 from 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

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From: [Redacted]
Sent: 09 April 2025 20:10
To: [Redacted]@DOVER.GOV.UK>
Cc: [Redacted]@dhaplanning.co.uk>; [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

[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: 08 April 2025 15:17

To: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.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

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Hi [REDACTED]

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,

[REDACTED]

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

Sent: 07 April 2025 09:43

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

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](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: 26 March 2025 16:32
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]

Can you make 3pm?

Kind regards,
[REDACTED]

From: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Sent: 26 March 2025 12:22
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

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

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: 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 Lucy,

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

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From: [REDACTED]
Sent: 25 March 2025 08:36
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]

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

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From: [REDACTED]
Sent: 24 March 2025 17:43
To: [REDACTED] [@DOVER.GOV.UK](mailto:[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>

Sent: 24 March 2025 17:26

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

Cc: [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] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Sent: 21 March 2025 13:29
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, [REDACTED].

Speak next week.

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: 21 March 2025 13:03
To: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>

Cc: [REDACTED]@dhaplanning.co.uk>
Subject: Re: Woodhill Farm, Kingsdown

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Hi [REDACTED]

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

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

kind regards,
[REDACTED]

From: [REDACTED]@dhaplanning.co.uk>
Sent: Friday, March 21, 2025 7:41:20 AM
To: [REDACTED]@DOVER.GOV.UK>
Cc: [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

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From: [REDACTED]
Sent: 18 March 2025 18:14
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
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] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>

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From: [REDACTED]
Sent: 10 March 2025 16:55
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 [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] <[\[REDACTED\]@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

Director

Office:

Mobile:

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: 06 March 2025 12:12

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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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,

[REDACTED]

From: [REDACTED]@dhaplanning.co.uk>
Sent: 28 February 2025 09:13
To: [REDACTED]@DOVER.GOV.UK>
Cc: [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]@DOVER.GOV.UK>
Cc: [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

[Redacted]
Director

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

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From: [Redacted]
Sent: 06 February 2025 10:43
To: [Redacted]@DOVER.GOV.UK>
Subject: Woodhill Farm, Kingsdown

Morning [Redacted]

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

[Redacted]
Director

Office: [Redacted]

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

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

[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]

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]@dhaplanning.co.uk>
Sent: 04 June 2025 22:41
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]@kent.gov.uk
Subject: RE: Woodhill Farm, Kingsdown; Application ref: 25/00112
Attachments: Woodhill Farm HRA V1.pdf; KCC Ecology Response V2.pdf

[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]

Further to the consultation response from KCC Ecology in respect of application 25/00112, please see the attached response to the points raised for KCC's further consideration.

I also attach a copy of the HRA which accompanied the application.

Kind Regards

[REDACTED]
Director

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

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From: [REDACTED]
Sent: 06 May 2025 12:48
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: RE: Woodhill Farm, Kingsdown

Good Afternoon [REDACTED]

Further to our on-going correspondence in respect of application DOV/25/00112, please see the attached updated Desk Based Assessment responding to the consultation comments raised by KCC Heritage.

Please can they be re-consulted on the amended report?

Kind Regards

[REDACTED]
Director

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

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From: [REDACTED]
Sent: 30 April 2025 13:07
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: RE: Woodhill Farm, Kingsdown

Afternoon

Kitewood has confirmed its agreement to the proposed EOT.

Many thanks

Kind Regards

[REDACTED]
Director

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

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From: [REDACTED]
Sent: 30 April 2025 11:11
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: RE: Woodhill Farm, Kingsdown

Morning [REDACTED]

Just to acknowledge receipt – I have just had to defer to my client on timescales, but agree we need to agree and EOT.

Thanks

Kind Regards

[REDACTED]
Director

Office: [REDACTED]

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

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 30 April 2025 09:36
To: [REDACTED]@dhaplanning.co.uk>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: Re: Woodhill Farm, Kingsdown

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Good morning [REDACTED]

I hope the email has been of some assistance to you.

The application is due to be determined by the 6th May 2025, having regard to our discussions this will not be possible. Would you agree an extension of time until the 31st July 2025 to allow for reconsultations, planning committee and the S!06 to be submitted and signed.

Kind regards,
[REDACTED]

From: [REDACTED]@dhaplanning.co.uk>
Sent: 29 April 2025 08:21
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: RE: Woodhill Farm, Kingsdown

Morning [REDACTED]

Sorry to chase, but any update on the design comments?

Kind Regards

[REDACTED]
Director

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

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 23 April 2025 15:24
To: [REDACTED]@dhaplanning.co.uk>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: Re: Woodhill Farm, Kingsdown

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Hi [REDACTED]

I am busy with committee at the moment, I will have the design comments to you by Monday.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: Wednesday, April 23, 2025 09:48
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodhill Farm, Kingsdown

Morning [REDACTED]

Would you be able to send over the design comments today please?

Many thanks

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

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From: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: 16 April 2025 09:54
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

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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

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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 from 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 Signature]

Director

Office: [Redacted]

Mobile: [Redacted]

Email: [Redacted]@dhaplanning.co.uk

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IF YOU ARE ADVISED THAT OUR BANK DETAILS HAVE CHANGED, PLEASE CONTACT OUR MAIDSTONE OFFICE IMMEDIATELY

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

[REDACTED]

Director

Office: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]@dhaplanning.co.uk

-

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

Sent: 08 April 2025 15:17

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

Cc: [REDACTED]@dhaplanning.co.uk>; [REDACTED]@DOVER.GOV.UK>
Subject: Re: Woodhill Farm, Kingsdown

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Hi [REDACTED]

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,

[REDACTED]

From: [REDACTED]@dhaplanning.co.uk>
Sent: 07 April 2025 09:43
To: [REDACTED]@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](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] [@dhaplanning.co.uk](mailto:[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](mailto:[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] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: 26 March 2025 12:05
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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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] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Sent: 26 March 2025 11:58
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]

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

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From: [REDACTED]
Sent: 25 March 2025 17:52
To: [REDACTED]@DOVER.GOV.UK>
Cc: [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

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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: 25 March 2025 08:36
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]

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 Name]

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: 24 March 2025 17:26
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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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] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Sent: 21 March 2025 13:29
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, [REDACTED]

Speak next week.

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: 21 March 2025 13:03
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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Hi [REDACTED]

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

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

kind regards,

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Sent: Friday, March 21, 2025 7:41:20 AM
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]

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



Director

Office:

Mobile:

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

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From: [REDACTED]
Sent: 18 March 2025 18:14
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
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] <[\[REDACTED\]@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

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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] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: 06 March 2025 12:12
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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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,

[REDACTED]

From: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Sent: 28 February 2025 09:13
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 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] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] [@dhaplanning.co.uk](mailto:[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

[REDACTED]

Director

Office: [REDACTED]

Mobile: [REDACTED]

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

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From: [REDACTED]
Sent: 06 February 2025 10:43
To: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Subject: Woodhill Farm, Kingsdown

Morning [REDACTED]

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: [Redacted]

Mobile: [Redacted]

Email: [Redacted]@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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Woodhill Farm, Kingsdown

Information to Inform an Habitat Regulations Assessment

January 2025



T: 0118 989 10 86
E: info@derekfinnie.com
W: www.derekfinnie.com

20 Soames Place, Mulberry Grove
Wokingham, Berkshire RG40 5AT



COMMISSIONED BY
Kitewood Estates Ltd
85 Gracechurch Street
London
EC3V 0AA

Woodhill Farm, Kingsdown

Information to Inform an Habitat Regulations Assessment

January 2025

Report Ref: DFA25008

Derek Finnie Associates Ltd

20 Soames Place
Wokingham
Berkshire
RG40 5AT

info@derekfinnie.com



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1 INTRODUCTION

1.1 Background

- 1.1.1 Derek Finnie Associates has been instructed by Kitewood Estates Limited to provide ecological advice in relation to a proposed development within land known as Woodhill Farm, Deal, herein referred to as the 'Site'. Kitewood are preparing a planning application for 70 residential units. The Site is identified within the adopted Dover District Local Plan for a development of 50 dwellings under Policy KIN002
- 1.1.2 Dover to Kingsdown Cliffs which holds the multiple designations of Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) lies 660m to the east of the Site whilst Thanet Coast and Sandwich Bay SPA/SAC lies 5.9km to the north of the Site. Several other Natura 2000 sites are present in the wider area.
- 1.1.3 Hence, on initial inspection, there is the potential for the proposed scheme to have an adverse impact on the integrity of either, or both, Dover to Kingsdown Cliffs SAC and Thanet Coast and Sandwich Bay SPA/SAC. As such Dover District Council have requested sufficient information to undertake a Habitat Regulations Assessment (HRA) of the scheme.
- 1.1.4 An HRA, under the Conservation of Habitats and Species Regulations 2017 (as amended) should be undertaken by the competent authority, in this case Dover District Council (DDC), if a plan or project is deemed "likely to have a significant effect" on a European Site (i.e. a SPA, SAC, or by extension, a Ramsar site, collectively known as Natura 2000 sites).
- 1.1.5 The following report, therefore, has been prepared to provide a sufficient level of information to allow DDC to determine if the proposed development of the Site would have a significant effect on the integrity of any Nature 2000 site. Where potential impacts are identified, avoidance and/or mitigation measures are proposed.

2 RELEVANT EUROPEAN SITES AND THEIR DESCRIPTION

2.1 Dover to Kingsdown Cliffs SAC

2.1.1 Dover to Kingsdown Cliffs which holds the multiple designations of Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) lies 660m to the east of the Site, although the SAC boundary is actually 900m to the south east as the SAC and SSSI boundary do not overlap completely. The SAC/SSSI support a full zonation of maritime cliff communities found on chalk substrates, reflecting different levels of exposure to wind and salt spray. The most exposed, lowest parts of the cliff face support rock-crevice communities with rock samphire *Crithmum maritimum*, rock sea-lavender *Limonium binervosum* and thrift *Armeria maritima*, with the rare hoary stock *Matthiola incana* in places. On more sheltered slopes there is a community restricted to south-facing chalk cliffs characterised by wild cabbage *Brassica oleracea*. There are good paramaritime grassland transitions to chalk grassland. The endangered oxtongue broomrape *Orobanche artemisiae-campestris*, confined in the UK to unstable coastal chalk cliffs of southern England, has a stronghold on this site

2.2 Thanet Coast And Sandwich Bay

Special Protection Area

2.2.1 Thanet Coast and Sandwich Bay covers over 1880ha of the Kent coastline and lies 5.9km to the Site. It was originally designated under Article 4.1 of the Habitats Directive in 1994, principally because it supports during the breeding season *Sterna albifrons* (Eastern Atlantic - breeding) 0.3% of the GB breeding population 5-year mean, (1992-1996) of little tern, with up to six pairs known to breed. Over winter the area regularly supports over 400 golden plover which represents 0.2% of the GB population 5-year peak mean (1991/92-1995/). It also supports winter populations of turnstone at levels approaching an average of 940, which is 1.4% of the population 5-year peak mean (1991/92-1995/96); this qualifies the SPA under Article 4.2

Special Area of Conservation (SAC)

2.2.2 Thanet Coast has been designated as a SPA on account of the unusual communities that are found on this, the longest continuous stretch of coastal chalk in the UK. It represents approximately 20% of the UK resource of this type and 12% of the EU resource. This site contains an example of reefs on soft chalk along the shore. Thanet has sublittoral chalk platforms that extend into the littoral and form chalk cliffs. The sublittoral chalk reefs within the site are comparatively impoverished, owing to the harsh environmental conditions in the extreme southern area of the North Sea, but they are an unusual feature because of the scarcity of hard substrates in the area. Infralittoral kelp forests are characteristically absent, owing to the high turbidity of the water. The subtidal chalk platforms extend offshore in a series of steps dissected by gullies. Species present include an unusually rich littoral algal flora, essentially of chalk-boring algae, which may extend above high-water mark into the splash zone in wave-exposed areas. Thanet remains the sole known location for some algal species.

2.2.3 The Thanet Coast also provides the second most extensive representation of chalk caves in the UK on the extreme south-east coast of England. The site is bordered by about 23 km of chalk cliffs with many caves and stack and arch formations. Partially



submerged caves around Thanet vary considerably in depth, height and aspect and hence in the algal communities present. Some caves extend for up to 30 m into the cliffs and reach 6-10 m in height, although many are much smaller.

2.3 Other Sites

2.3.1 The following sites have been screened out of the assessment based on the information provided with in the HRA of the Local plan (LUC 2024):

- Lydden and Temple Ewell Downs SAC
- Stodmarsh SPA and Ramsar
- Folkestone to Etchinghill Escarpment SAC
- Blean Complex SAC
- Margate and Long Sands
- Outer Thames Estuary

3 PROPOSED DEVELOPMENT AND POTENTIAL IMPACTS

3.1 Proposed Development

3.1.1 Kitewood are preparing a planning application for 70 residential units along with associated infrastructure, landscaping and access.

3.2 Potential Impacts

3.2.1 As the proposed residential development at Woodhill Farm would involve no land take from any Natura 2000 Site, the issues that require consideration are the potential for significant effects to arise from indirect sources.

3.2.2 Given the distance to the SAC and SPA at its nearest point and the intervening land uses, the only potential pathway for impact upon the SPA and its qualifying features would be:

- an increase in recreational pressure resulting from an increase in residential dwellings; and
- an alteration in air quality due to an increase in vehicle movements in and around the SPA.

3.2.3 In terms of air pollution, the HRA of the Local Plan, which includes the Site, determines that there would no adverse effect on Integrity as a result of air pollution in relation to Sandwich Bay SAC, Thanet Coast and Sandwich Bay SPA and Ramsar, and Dover to Kingsdown Cliffs SAC. This will be supported by broad mitigation measures that are detailed within the Air Quality Assessment and will be implemented as part of the plan. Hence, there is no requirement to consider air pollution further in that assessment.

3.2.4 Therefore, the proposed development would appear to have the potential to lead to a Likely Significant Effect on Thanet Coast and Sandwich Bay SPA and Ramsar, and Dover to Kingsdown Cliffs SAC, through an increase residential pressure, hence an Appropriate Assessment is required.

4 APPROPRIATE ASSESSMENT

4.1 Impact Assessment

4.1.1 Research has shown human activities can result in the disturbance of birds at a level that may substantially affect their behaviour, and consequently affect the long-term viability of the population.

4.1.2 At Thanet Coast and Sandwich Bay SPA ,visitor studies undertaken in 2020 found that 91% of visitors originated from the District (LUC 2024). Therefore, any increases in recreational pressure from the proposed development is likely to result in a significant impact on the European sites and will require appropriate avoidance and mitigation measures to be implemented. Based on visitor survey data collected between 2011 and 2020 to inform the Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy, a ZOI of 9km was identified.

4.1.3 Such disturbing effects can for example result in changes to feeding or roosting behaviour, increases in energy expenditure due to increased flight, abandonment of nest sites, increased predation of eggs and chicks and desertion of supporting habitat (both within or outside the designated site boundary where appropriate). This may undermine successful nesting, rearing, feeding and/or roosting, and/or may reduce the availability of suitable habitat as birds are displaced and their distribution within the site contracts. Disturbance associated with human activity may take a variety of forms including noise, light, sound, vibration, trampling, and presence of people, animals (including dogs) and structures.

4.1.4 Dover to Kingsdown Cliffs SAC supports calcareous grassland habitat and vegetated sea cliffs along the coast, which are likely to be a unique attraction for visitors. The calcareous grassland habitat is likely to be particularly susceptible to impacts from recreational activities, such as walking and dog walking, which can result in physical disturbance through trampling and erosion and nutrient enrichment, which can alter the soil chemistry and alter the prevalence of competitive species. In comparison, impacts to the vegetated cliffs from recreational activities are likely to be limited as the steep cliff habitat cannot accessed and disturbed from recreational activities

4.2 Consequences for Conservation Objectives

4.2.1 With regards to the Natura 2000 sites, the impact pathway present in Table 1 may be considered in terms of the proposed development, alone or in combination with other developments.

Table 1. Impact Pathways

Impact Pathway	Effect of the development
Adversely affect the extent and distribution of the habitats of the qualifying species	The proposals do not directly affect the extent and distribution of habitats. No effect for Annex 1 birds.



Impact Pathway	Effect of the development
Adversely affect the structure and function of the habitats of the qualifying features	Trampling by an increased number of visitors could adversely affect habitats through damage to vegetation and/or soil compaction/erosion.
Adversely affect the supporting processes on which the habitats of the qualifying features rely	Underlying supporting processes would not be affected.
Adversely affect the populations of the qualifying species	Disturbance could directly interrupt nesting activity or indirectly increase predation.
Adversely affect the distribution of the qualifying species within the site?	Disturbance could directly displace birds on a permanent basis.

- 4.2.2 Therefore, in the absence of avoidance or mitigation, the proposed development would lead to a likely significant effect upon the Natura 2000 and their qualifying features. Since the above summaries identify the potential for adverse effects on the integrity of the International Sites, impact avoidance and mitigation measures must be considered.

5 PROPOSED AVOIDANCE/MITIGATION

5.1 Recreational Pressure

5.1.1 The HRA of Local Plan, which includes the current site, concluded there would be no Adverse Effect on Integrity as a result of increased recreational pressure in relation to all European sites providing the following safeguards and mitigation measures are implemented successfully. This included:

- The delivery of the Thanet Coast and Sandwich Bay SPA Strategic Access Monitoring and Mitigation Strategy (SAMM). The Local Plan commits to the successful delivery of this scheme and will be funded through developer contributions for those residential developments that come forward within the ZOI of 9km.
- Provision of updated monitoring surveys to ensure that mitigation is based on the most up-to-date information.
- Provision of open space as requirement within the Local Plan.
- The Local Plan outlines support for the access management and monitoring of Dover to Kingsdown Cliffs SAC.

5.1.2 As the proposed scheme will contribute towards the Thanet Coast and Sandwich Bay SPA Strategic Access Monitoring and Mitigation Strategy through developer contributions, it will benefit from the avoidance measures that are created by this scheme. Hence, there would be no adverse impact upon any Natura 2000 site or their qualifying features.

5.1.3 Developer contributions would be secured through a Section 106 agreement.

6 SUMMARY

- 6.1.1 It can be demonstrated through the implementation of an appropriate avoidance strategy that any potential negative Likely Significant Effects upon the integrity of the any Natura 2000 resulting from the proposed development of a net increase of 70 residential units within Woodhill Farm can be successfully avoided.



REFERENCES

LUC 2024 *Dover District Local Plan Habitats Regulations Assessment* Prepared by LUC on behalf of DCC.



██████████
DHA Planning

VIA EMAIL

2nd June 2025

Ref: ██████████/KFLW01

Dear ██████████

RE: 25/00112 WOODHILL FARM, KINGSOWN – ECOLOGY RESPONSE

Thank you for sending through the consultation response from Kent County Council's Ecology Advice Service (EAS) which I have now had the time to review. EAS raise several points which I have responded to in turn below.

However, before I do so, it is important to understand the responsibility incumbent on developers when it comes to submitting sufficient information to inform a planning application. Within the still extant Defra Circular 01/2005, at paragraph 99 it places a requirement on a developer to establish:

“the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, before the planning permission is granted,”

However, it continues to state:

*“bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a **reasonable likelihood** of the species being present **and affected** by the development.”* [my emphasis]

This is re-iterated within the Judge's summing up in what is commonly referred to as the 'Morge' case where he stipulates *“the risk of any impact on protected species should be 'real' (identifiable) rather than 'hypothetical' or 'fanciful'* (Boggis V Natural England & Waveney District Council [2009] Ewca Civ 1061 and R (Morge) v Hampshire County Council [2011]).”

Even when a species may be present within the Site, the level of survey required should be proportional to the predicted level of impact, as stated in Section 5.5 of BS42020: 2013:



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E: info@derekfinnie.com
W: www.derekfinnie.com

20 Soames Place, Mulberry Grove
Wokingham, Berkshire RG40 5AT



“The work involved in preparing and implementing all ecological surveys, impact assessment and measure for avoidance, compensation and enhancements should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision maker and their consultees should ensure any comments and advice made over that application are also proportionate.”

The onus is not on the developer to undertake a significant amount of surveys to demonstrate a species' absence from a site.

Great Crested Newt

There are indeed three waterbodies shown on some mapping within 500m of the Site, although the latest Standing Advice for Nature England states surveys of waterbodies within 250m of the Site are usually sufficient.

Nevertheless, the pond located some 450m to the south west of the site, which lies on the other side of the main road, which acts as a barrier, was dry in May 2025 and had been for some time.

The pond 330m to the north of the Site, on the far side of an existing residential development, is located in the middle of a horse grazed field. It appears to be have once been an ornamental duck pond and is artificially lined. It appeared to be completely dry in May 2025, with much of the liner exposed. Given it is likely fed from surface run off from an extremely limited catchment, it is likely to be dry much of the time.

The third pond, located some 135m from the Site boundary (not 100m as suggested by EAS) is located within the grounds of a school. Again it is artificially lined with paving slabs forming the edge, overhanging the pond by approximately 75mm. This is likely to form a significant barrier to newts entering and exiting the pond, so the probability of it being used as a breeding pond is negligible.

As the first two ponds appear to dry, there is no possibility that they are being used as breeding ponds. Furthermore, given the distance to the ponds and the barriers between the ponds and the Site, the likely of any amphibian travelling from these ponds, in the unlikely situation they were being used as breeding locations, to the Site is negligible.

In respect to the pond within the School, there is very limited accurate research into the distance that newts will disperse from a breeding pond, with 500m generally being the accepted distance. However, this distance is more likely to represent that distance a newt may move to colonise a new pond, rather than the actual distance a newt will travel from a breeding pond if good quality terrestrial habitat is present in the immediate vicinity, as is the case here. Jehle (2000), through radio tracking a population of great crested newts, demonstrated that 95% of newts within the target populations remained within 63m of the breeding pond. Indeed Natural England (EN 2004 & NE 2007) suggests the majority of newts will be found within 150m of the breeding pond rather than 500m. Hence it is reasonable to assume, especially when considering a low population, that the majority of newts will remain close the breeding pond.



When viewing the immediate surrounding habitat, it is reasonable to assume that the probability of a single newt, even if it were to be present with the School pond, traveling 135m through good quality habitat that lies between the School and the Site, to the improved grassland within the proposed development zone is negligible. If it is also assumed that a single newt remains within 135m of the breeding pond, which exceeds that distance found by Jehle (2000), the area of improved grassland within the proposed development site represented 0.2% of the area covered by the 135m radius. Again, this further reduces the probability of a newt being present within the site and certainly gives weight to the assertion that there is no reasonable likelihood of the species being present, hence surveys are not warranted when the Paragraph 99 of Defra Circular 01/2005 is applied.

Hence, it maintained, there is negligible potential for newts to be present within the Site. As such, there would be no breach of the relevant legislation and no reason to obtain any form of derogation licence.

Bat Activity

The proposed development area, being mainly improved grassland, does not represent suitable foraging or commuting habitat. Some of the hedge lines around the periphery of the Site may provide some sub-optimal commuting routes, but as the hedgerows will be retained and enhanced as a result of the scheme there will actually be an increase in commuting habitat. Currently, the curtilages of the existing residential dwellings do not have hedges, hence any bats which are currently utilising this area are doing so without direct commuting routes. Hence, in line with Paragraph 99 of Defra 01/2005 and Section 5.5 of BS42020, undertaking activity surveys is not deemed necessary as there would be no adverse impact.

Breeding Bird Survey

It has been shown the skylarks will avoid fields that have tall features such as trees or buildings within 200m (Donald 2004). No part of the Site is more than 100m away from either buildings or tall trees. Hence, there is no potential for skylark to be nesting within the Site.

As for potential mortality of other species during site clearance works, this could easily be controlled by a suitable worded Condition.

Winter Birds

EAS refers to the Site as 'arable cropland' within the Site, however, it is clearly described as '*agriculturally improved grassland in August 2024*', within the submitted Ecological Assessment. This was also the case during a subsequent site visit in May 2025. Hence the Site is unsuitable to support golden plover.

Furthermore, it is evidence from several pathways around the Site, as well as the Public Right of Way, that the Site is well used for informal recreation such as dog walking. Golden plover show an infinity to feed over winter on undisturbed habitats (Fuller & Youngman 1979); the level of disturbance makes the Site highly site highly sub-optimal for this species.

Therefore, as there is no expectation the qualifying features of the SPA could be present within the Site, there is no requirement to undertake a winter bird survey.



It should also be noted that Natural England, the Statutory Consultee in respect to Natura 2000 sites, has raised no concerns over potential adverse impacts upon the SPA or its qualifying features.

As the Site does not support arable crops, it is highly unlikely that a significant population of farmland birds over winter on the Site.

Habitat Regulations Assessment

Information to Inform a Habitat Regulation Assessment was submitted with the application (Derek Finnie Associates, Report Ref: DFA25008). It appears the EAS have not reviewed this document, which does cover their concerns.

Overall, we maintain sufficient information has been provided, in line with current policy and guidance, to allow the Local Planning Authority to make a fully informed decision on the likely impact upon the ecological resource within the Site as a result of the scheme.

I hope you find this useful, but if you require any additional information, please do not hesitate to contact me.

Regards,
For and on behalf of Derek Finnie Associates Ltd.



Derek Finnie CEnv MEnvSc MCIEEM
Managing Director

Citations

Donald, p. F. 2004. *The Skylark*. Poyser, London.

English Nature (2004) An Evaluation of Great Crested Newt Mitigation Projects in England 1990 – 2001. *English Nature Research Report number 575*. English Nature, Peterborough.

Fuller, R.J. & Youngman, R.E. 1979. The Utilisation of Farmland by Golden Plovers wintering in southern England. *Bird Study*. **26(1)**: 37 – 46.

Jehle, R. (2000) The terrestrial summer habitats of radio-tracked great crested newts (*Triturus cristatus*) and marbled newts (*T. marmoratus*). *Herpetological Journal*. **10**: 137 – 142.

Natural England (2007a) Field Assessment of great crested newt mitigation projects in England. *Natural England Research Report NERR001*. Natural England. Peterborough.



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?

Mike 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



Carter Powell
Office of Mike Tapp MP
Dover and Deal Constituency

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

Sent: 18 Jun 2025 02:12:35

To: [REDACTED]@dhaplanning.co.uk

Cc:

Subject: Re: 25/00112 - Land Nort West of Kingsdown Recreation Ground, Ringwoud Road, Kingsdown

Attachments:

Dear [REDACTED]

Are you in a position to be able to respond to my email dated the 11th June 2025 by the end of this week please? If I do not hear from you by this time I will be looking to refuse the application due to the lack of an appropriate archaeology assessment, outstanding safe pedestrian access and insufficient information relating to ecology being contrary to policy SAP34, criterion i and f.

I am trying to work with you to achieve a positive outcome for your client.

Kind regards,
[REDACTED]

From: [REDACTED]

Sent: 11 June 2025 12:51

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

Subject: 25/00112 - Land Nort West of Kingsdown Recreation Ground, Ringwoud Road, Kingsdown

Dear [REDACTED]

Thank you for the updated ecological information, this has been sent to KCC Ecological Advice Service for their comment.

I am aware that the outstanding issues we spoke at our meeting have not been submitted and remain outstanding for example highways and archaeology. We have an agreed extension of time until the 31st July 2025, having regard to the outstanding issues and the dates for planning committee this is not achievable. May I suggest that we agree an additional extension of time until the 30th September 2025 to deal with these issues.

Kind regards,
[REDACTED]

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From: [REDACTED]@dhaplanning.co.uk>
Sent: 18 June 2025 14:29
To: [REDACTED]
Subject: RE: 25/00112 - Land Nort West of Kingsdown Recreation Ground, Ringwould Road, Kingsdown

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Afternoon [REDACTED]

Further to the below, I needed to confer with my clients re timescales.

We have made changes to the scheme following the design feedback received and have now prepared a comprehensive response addressing the matters raised by KCC Highways. This information should be with you later this week/early next week.

In respect of the points you raised below, we provided additional information in respect of archaeology and ecology and pend formal consultation responses.

Kitewood still wish to work with Dover in moving this application forward. However, they are concerned about extending the EoT until September (3 months). Please can we keep the EoT on a rolling basis and suggest in the first instance it is extended until 30 July?

Kind Regards

[REDACTED]
Director

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

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 18 June 2025 14:13
To: [REDACTED]@dhaplanning.co.uk>
Subject: Re: 25/00112 - Land Nort West of Kingsdown Recreation Ground, Ringwould Road, Kingsdown

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Dear [REDACTED]

Are you in a position to be able to respond to my email dated the 11th June 2025 by the end of this week please? If I do not hear from you by this time I will be looking to refuse the application due to the lack of an appropriate archaeology assessment, outstanding safe pedestrian access and insufficient information relating to ecology being contrary to policy SAP34, criterion i and f.

I am trying to work with you to achieve a positive outcome for your client.

Kind regards,
[REDACTED]

From: [REDACTED]
Sent: 11 June 2025 12:51
To: [REDACTED]@dhaplanning.co.uk>
Subject: 25/00112 - Land Nort West of Kingsdown Recreation Ground, Ringwould Road, Kingsdown

Dear [REDACTED]

Thank you for the updated ecological information, this has been sent to KCC Ecological Advice Service for their comment.

I am aware that the outstanding issues we spoke at our meeting have not been submitted and remain outstanding for example highways and archaeology. We have an agreed extension of time until the 31st July 2025, having regard to the outstanding issues and the dates for planning committee this is not achievable. May I suggest that we agree an additional extension of time until the 30th September 2025 to deal with these issues.

Kind regards,
[REDACTED]

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From: [REDACTED]@dhaplanning.co.uk>
Sent: 20 June 2025 16:35
To: [REDACTED]@kent.gov.uk
Cc:
Subject: Woodhill Farm, Kingsdown Application ref: 25/00112 - Dover
Attachments: Woodhill Farm, Kingsdown. KCC EAS. June 25.pdf

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Good Afternoon [REDACTED]

I am contacting you on behalf of Kitewood, in respect of its application at Kingsdown for 70 new homes.

I attach for ease, a copy of your latest comments on the application.

Our ecologists have reviewed this, and we remain at odds over the need for the breeding bird surveys and wintering bird surveys.

We thought this might be a matter could be discussed over Teams, if you are amenable to a short meeting to discuss?

I would therefore be grateful if you could advise of your availability.

I have copied in the Case Officer, should [REDACTED] also wish to attend the meeting.

We look forward to hearing from you.

Kind Regards

[REDACTED]
Director

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

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ECOLOGICAL ADVICE SERVICE

TO: ██████████
FROM: ██████████
DATE: 19 June 2025
SUBJECT: Woodhill Farm, Kingsdown 25/00112

The following is provided by Kent County Council's Ecological Advice Service (KCC EAS) for Local Planning Authorities. It is independent, professional advice and is not a comment/position on the application from the county council. It is intended to advise the relevant planning officer(s) on the potential ecological impacts of the planning application and if sufficient/appropriate ecological information has been provided.

Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed in every instance to the planning officer, who will seek input from the EAS where appropriate and necessary.

SUMMARY: FURTHER INFORMATION REQUIRED

We have reviewed the ecologists response dated 2nd June 2025 and advise that a number of issues remain outstanding. We are requesting the following, with further information given below:

- Great crested newt survey results and updated report
- Breeding bird surveys
- Winter bird surveys
- Updated Information to Inform Habitats Regulations Assessment

GREAT CRESTED NEWT (GCN)

We previously raised concerns that the EclA (Derek Finnie Associates, Jan 25) had concluded that there were no ponds within 250m of the site, '4.3.3 – *there are no waterbodies within the site or in the immediate vicinity*' and this was their basis for presuming GCN likely absence.

From our own data search we concluded that 3 ponds were present within 500m of the site, with the closest being c. 100m from the eastern site boundary. The ecologist has

since acknowledged that there are three ponds present and they appear to visited them to have an understanding of their suitability for GCN, it is therefore unknown as to why this wasn't included within the EclA.

Derek Finnie Associates Response – June 25

'The pond 330m to the north of the Site, on the far side of an existing residential development, is located in the middle of a horse grazed field. It appears to be have once been an ornamental duck pond and is artificially lined. It appeared to be completely dry in May 2025, with much of the liner exposed. Given it is likely fed form surface run off from an extremely limited catchment, it is likely to be dry much of the time. The third pond, located some 135m from the Site boundary (not 100m as suggested by EAS) is located within the grounds of a school. Again it is artificially lined with paving slabs forming the edge, overhanging the pond by approximately 75mm. This is likely to form a significant barrier to newts entering and exiting the pond, so the probability of it being used as a breeding pond is negligible.'

The use of **c. 100** means **'circa' 100m (i.e. "approximately")** and as the measurements used from our aerial measurements came to 113m (see Fig 1 below), this is an accurate statement and the difference of 35m is irrelevant in this instance.



Fig 1. Distance of pond to the site

It isn't clear why the ecologist stated no waterbodies were present within the immediate vicinity of the site, particularly given they appear to have visited these ponds, and there is a pond c. 100 to the east. If the ecologist is satisfied that all ponds can be ruled out as potential GCN breeding ponds, then photographs and HSI results should have been included within an EclA, and we request that this information be provided. If any suitable breeding ponds are present within 250m of the site then the Natural England Rapid Risk Assessment calculator produces an 'amber: offence likely' score. It is therefore important to have the results of survey information.

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	1 - 5 ha lost or damaged	0.4
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
	Maximum:	0.4
Rapid risk assessment result:		AMBER: OFFENCE LIKELY

BATS

We are satisfied that the additional information given in regards to the potential presence of bats is sufficient in avoiding the need for additional survey works, provided appropriate mitigation measures are implemented.

BREEDING BIRDS

We previously raised concerns over the lack of survey information given in regard to breeding birds, and the potential for ground nesting species of conservation concern to be present (skylark, corn bunting, meadow pipit etc). There has not been appropriate justification given as to why they can be presumed absent, other than that they have a preference for nesting away from tall boundary features. Skylark are a Birds of Conservation Concern 'red listed' species and are listed as a Species of Principal Importance (also known as 'priority' species) under S41 of the NERC Act 2006. Their conservation must therefore be considered as part of any local planning authority's biodiversity duty

The site contains expanses of open agricultural grassland which are highly suitable for nesting skylark. They cannot be presumed absent solely due to the presence of hedges and housing bounding the field. The minimum skylark territory is 0.25ha, and the site would be able to accommodate multiple territories away from boundary features. In fact skylarks have been found to [prefer small fields](#), with multiple territories distributed near field margins.

"Birds preferred small fields and territory density decreased with increasing field size. Density was highest in crops with low vegetation height and cover. Set-aside, lucerne and grass supported highest territory density." - Density and productivity of breeding Skylarks *Alauda arvensis* in relation to crop type on agricultural lands in western France (Eraud, C. & Boutin, J.M – 2010).

We additionally stress that the breeding bird surveys recommended are not solely to establish the presence of skylark, but additional farmland species, and its importance as a potential foraging resource for coastal species given the site is within 800m of the coast.



Fig 2. Open grassland onsite

WINTERING BIRDS

We previously requested the completion of wintering bird surveys to inform a Habitats Regulation Assessment (HRA), given the sites proximity to coastal designations, in addition to assessing the sites overall importance as a foraging resource for farmland species. The potential presence of golden plover was of particular concern given the sites proximity to Thanet Coast and Sandwich Bay SPA and Ramsar.

Derek Finnie Associates Response – June 25

EAS refers to the Site as ‘arable cropland’ within the Site, however, it is clearly described as ‘agriculturally improved grassland in August 2024’, within the submitted Ecological Assessment. This was also the case during a subsequent site visit in May 2025. Hence the Site is unsuitable to support golden plover. Furthermore, it is evidence from several pathways around the Site, as well as the Public Right of Way, that the Site is well used for informal recreation such as dog walking. Golden plover show an infinity to feed over winter on undisturbed habitats (Fuller & Youngman 1979); the level of disturbance makes the Site highly site highly sub-optimal for this species. Therefore, as there is no expectation the qualifying features of the SPA could be present within the Site, there is no requirement to undertake a winter bird survey.’

The site’s broad habitat type is ‘arable – cropland, temporary grass or clover ley’ according to UKHabs and the submitted BNG metric. The EclA states that ‘a review of historical aerial photography suggest there is a frequent switch been arable crops and improved grassland’, and the definition of temporary grass and clover ley is ‘temporary grass or legumes in rotation with grain or tilled crops, usually as a soil conservation measure’. If the ecologist saying that this is improved grassland, rather than ‘arable cropland, temporary grass and clover ley’, then the BNG metric will need to be revised.

This information is not relevant in regards to the sites potential for supporting wintering bird assemblages, including golden plover. Most studies detail [a preference for grassland](#) over

stubble crop for foraging golden plover, therefore if the site is improved grassland or temporary grass or clover ley it is likely more suitable for golden plover than if it was winter stubble. Golden plover [primarily forage nocturnally](#) so they would not be disturbed by dogwalkers.

We request that a series of winter bird surveys are undertaken.

HABITAT REGULATIONS ASSESSMENT

The HRA has now been made available for us to view, however no surveys have been undertaken to inform it. We advise that winter bird surveys, as mentioned above, will be required to determine whether the site qualifies as Functionally Linked Land (FLL) and no reference to FLL has been included within the HRA.

If you have any queries regarding our comments, please do not hesitate to get in touch.


Biodiversity Officer

This response was submitted following consideration of the following documents:

- Information to Inform Habitats Regulation Assessment
- Block Plan – ECE Architecture (June 24) – Derek Finnie Associates (Jan 25)
- Proposed Site Layout - ECE Architecture (Jan 25)
- Biodiversity Net Gain Report – Derek Finnie Associates (Jan 25)
- Ecological Assessment – Derek Finnie Associates (Jan 25)
- Design & Access Statement – ECE Architecture (Jan 25)

[REDACTED]

From: [REDACTED]@DOVER.GOV.UK>
Sent: 24 June 2025 13:32
To: [REDACTED]
Subject: RE: Woodhill Farm, Kingsdown Application ref: 25/00112 - Dover

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi [REDACTED]

The SLA we have with KCC states:

“All communication with applicants, consultants, planning agents and/or other interested parties, including pre-application advice, must be first directed through the relevant planning officer at Dover District Council as the designated main point of contact. There should be no direct contact unless otherwise agreed by both the service provider and Dover District Council. Where direct communication with an interested party has been authorised, the KCC ecologist will respond to their enquiries within five working days.”

So, I think you can say that we don't agree to them corresponding directly with the agent.

In terms of our position, it might be helpful to explain to [REDACTED] that the local plan HRA reviewed all allocated sites for their FLL potential and this one was identified as having medium suitability for golden plover, but as it is beyond 5km from the SPA, it was screened out from requiring a wintering bird survey, in accordance with Natural England's stated position and input to the local plan consultation.

If the detailed site assessment indicated that there had been an increase in the habitat suitability or other change, that could provide justification for a wintering bird survey, but this doesn't seem to be the case for this site, so we need to rely on the local plan HRA conclusion which framed any site allocation policy requirement for wintering bird survey.

All the best,

[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.

From: [REDACTED]@DOVER.GOV.UK>
Sent: 24 June 2025 12:59
To: [REDACTED]@DOVER.GOV.UK>
Subject: Fw: Woodhill Farm, Kingsdown Application ref: 25/00112 - Dover

FYI

From: [REDACTED]@kent.gov.uk <[REDACTED]@kent.gov.uk>
Sent: 24 June 2025 12:31
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@dover.gov.uk>
Subject: Re: Woodhill Farm, Kingsdown Application ref: 25/00112 - Dover

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Hi [REDACTED]

Yes I've not got back to them yet, I'm not convinced it would be particularly useful as we've justified our concerns. There isn't much wiggle room when it comes to determining whether a site is FLL and there's suitable habitat for qualifying species onsite.

Happy to have a catch up to go through our comments - when is a good time for you?

Kind regards,

[REDACTED]

[REDACTED] | Biodiversity Officer | Kent County Council
Natural Environment and Coast Team, Growth Environment & Transport, Kent County Council, Invicta House, Maidstone, ME14 1XX | [REDACTED]@kent.gov.uk | www.kent.gov.uk

From: [REDACTED]@DOVER.GOV.UK>
Sent: 24 June 2025 12:17
To: [REDACTED]@kent.gov.uk>
Cc: [REDACTED]@dover.gov.uk>
Subject: Fw: Woodhill Farm, Kingsdown Application ref: 25/00112 - Dover

Hi [REDACTED]

I have seen the applicant has been in direct contact with you regarding our comments. Would you be able to spare me some time please to go through the advice, its a politically sensitive site and also of concern to local residents.

Kind regards,

[REDACTED]

From: [REDACTED]@dhaplanning.co.uk>
Sent: 20 June 2025 16:34
To: [REDACTED]@kent.gov.uk [REDACTED]@kent.gov.uk>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: Woodhill Farm, Kingsdown Application ref: 25/00112 - Dover

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Good Afternoon [REDACTED]

I am contacting you on behalf of Kitewood, in respect of its application at Kingsdown for 70 new homes.

I attach for ease, a copy of your latest comments on the application.

Our ecologists have reviewed this, and we remain at odds over the need for the breeding bird surveys and wintering bird surveys.

We thought this might be a matter could be discussed over Teams, if you are amendable to a short meeting to discuss?

I would therefore be grateful if you could advise of your availability.

I have copied in the Case Officer, should Karen also wish to attend the meeting.

We look forward to hearing from you.

Kind Regards

[Redacted Signature]

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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