

From: [REDACTED]@dhaplanning.co.uk>
Sent: 03 March 2026 20:09
To: [REDACTED]; KSLPlanning; [REDACTED]
Subject: RE: (Amended Details)Dover District Council- consultation on 25/00112

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Evening

Further to Dover District Council's e-mail below and on behalf of the applicant, I would like to re-iterate the Council's request for an urgent meeting.

The applicant alongside the Council have committed considerable resources to moving this application forward on what is an allocated site.

Now 13 months on from the EA's original no comment, during which time there has been no substantive change to the proposals as outlined by the Council, we receive an objection as the application is being reported to committee and which these comments now jeopardise.

On review of the comments, we consider items 1 and 2 can be addressed by condition. The 3rd point I believe is just a matter of clarification which we can easily provide.

To expedite matters because of the compressed timescales the applicant and the Council are now under, we think a brief meeting would be the quickest and simplest way forward.

We therefore look forward to you advising of your availability for a meeting, preferably this week.

Kind Regards

[REDACTED]
Director

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

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 03 March 2026 19:55
To: KSLPlanning <KSLPLANNING@environment-agency.gov.uk>; [REDACTED]
[REDACTED]@dhaplanning.co.uk>; [REDACTED]@DOVER.GOV.UK>
Subject: Re: (Amended Details)Dover District Council- consultation on 25/00112

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Dear [REDACTED]

I am writing in relation to the above planning application and to acknowledge your objection received today. On 6 February 2025, the Environment Agency advised that, due to the scale, nature and setting of the proposal, together with the supporting information submitted, the scheme was considered low risk and they therefore had no specific comments to make.

The recent re-consultation was undertaken to reflect amendments to the layout and a reduction in the number of dwellings to 64. In light of the previous response, it is unexpected that the Environment Agency has now raised an objection.

The committee report is currently being prepared for the March meeting. Given the lateness of this objection, would you be able to meet with the applicants at the earliest opportunity so that this matter can be addressed promptly?

Kind regards

[REDACTED]
Please note: I do not work Fridays.



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

From: KSLPlanning <KSLPLANNING@environment-agency.gov.uk>
Sent: 03 March 2026 14:40
To: Development Management <DevelopmentManagement@DOVER.GOV.UK>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: RE: (Amended Details)Dover District Council- consultation on 25/00112

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FAO [REDACTED]

Dear [REDACTED]

Thank you for consulting us on the above application. Please find attached our response.

If you have any queries, do not hesitate to ask.

Many thanks

[REDACTED]

[REDACTED]

Planning Advisor, Kent and South London Sustainable Places
Environment Agency | Orchard House, Endeavour Park, Addington, West Malling, Kent, ME19 5SH

[REDACTED]@environment-agency.gov.uk

Mobile: [REDACTED]

Working pattern: 9-5 Monday to Friday
Pronouns: He/Him ([why is this here?](#))



-----Original Message-----

From: developmentmanagement@dover.gov.uk <developmentmanagement@dover.gov.uk>
Sent: 12 February 2026 15:08
To: KSLPlanning <KSLPLANNING@environment-agency.gov.uk>
Subject: (Amended Details)Dover District Council- consultation on 25/00112

Please find attached correspondence relating to Land North West Of Kingsdown Recreation Ground, Ringwould Road, Kingsdown, Development Management Dover District Council

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 04 March 2026 16:56
To: [REDACTED]
Subject: Re: 25/00112 - Kingsdown meeting - EA objection

Thank you so [REDACTED] for all your help with this matter.

Kind regards

[REDACTED]
Please note: I do not work Fridays.



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

From: [REDACTED]@environment-agency.gov.uk>
Sent: 04 March 2026 16:25
To: [REDACTED]@DOVER.GOV.UK>
Subject: RE: 25/00112 - Kingsdown meeting - EA objection

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Hi [REDACTED]

No problem at all and glad everyone was pleased with the short meeting!

I've asked [REDACTED] to include a paragraph confirming that our most recent response supersedes our previous comments. We've also included a line confirming that the full environmental sensitivity was not taken into consideration, alongside the submitted documents.

Adam will forward our formal response shortly.

Many thanks,

[REDACTED]
Planning Specialist –Kent and South London Sustainable Places
Environment Agency | Orchard House, Endeavour Park, Addington, West Malling, Kent, ME19 5SH
☎ + [REDACTED] 📧 kslplanning@environment-agency.gov.uk

Pronouns: he/him ([why is this here?](#))



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If you're planning a new development, we want to work with you to make the process as smooth as possible. We offer a bespoke advice service where you will be assigned a project manager who will be a single point of contact for you at the EA, giving you detailed specialist advice. This early engagement can significantly reduce uncertainty and delays to your project. More information can be found on our website [here](#)

From: [REDACTED]@DOVER.GOV.UK>
Sent: 04 March 2026 15:20
To: [REDACTED]@environment-agency.gov.uk>
Subject: Re: 25/00112 - Kingsdown meeting - EA objection

You don't often get email from [REDACTED]@dover.gov.uk. [Learn why this is important](#)

Hi [REDACTED]

Thank you for the meeting today. Given the level of interest in this application, are you able to set out why you know think conditions are acceptable, to avoid confusion by the members of the public please?

Kind regards

[REDACTED]
Please note: I do not work Fridays.



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

From:
Sent: Wednesday, March 04, 2026 11:00
Subject: Accepted: 25/00112 - Kingsdown meeting - EA objection
When: Wed 04/03/2026 15:00 - 16:00
Where: Microsoft Teams Meeting

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[REDACTED]

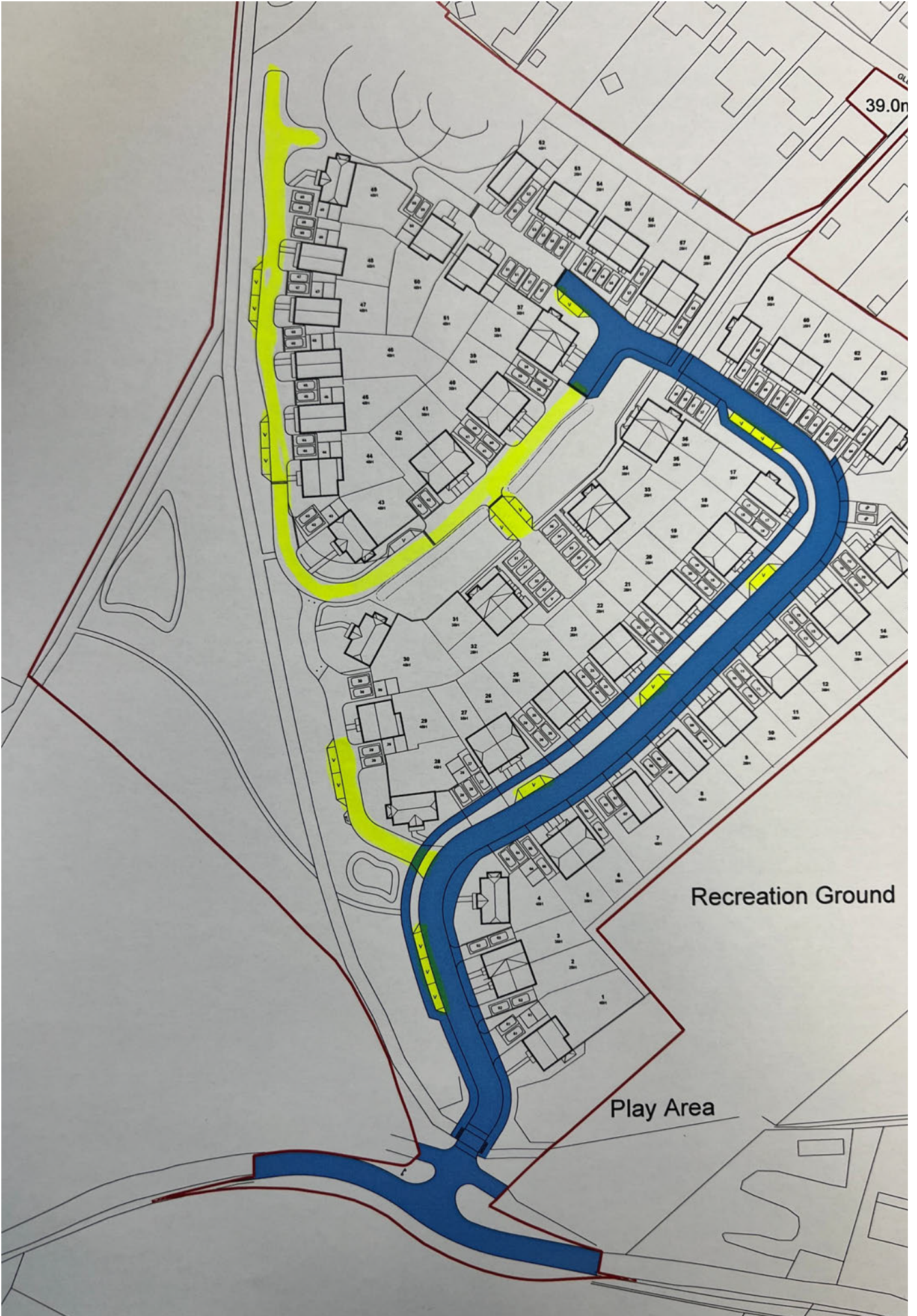
From: [REDACTED]@dhaplanning.co.uk>
Sent: 05 March 2026 15:14
To: [REDACTED]
Cc: [REDACTED]
Subject: Adoption Plan - Kingsdown

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Hi [REDACTED]

Sorry, this is a bit rough and ready, but please see the marked-up plan below.

Before we get it changed, if we extended the areas shown for potential adoption to include the areas I have roughly highlighted yellow, would this satisfy KCC Highways?



Kind Regards

[Redacted]
Director

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

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From: [REDACTED]@dhaplanning.co.uk>
Sent: 05 March 2026 17:27
To: [REDACTED]
Cc: [REDACTED]
Subject: Adoption Plan - Kingsdown - DOV/25/00112
Attachments: 7353 PL08P2 Potential Adoption Plan.pdf

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Good Afternoon [REDACTED]

Further to our conversation this afternoon, does the attached now achieve what KCC Highways were after?

Kind Regards

[REDACTED]
Director

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

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From: [REDACTED]
Sent: 05 March 2026 15:14
To: [REDACTED]@dover.gov.uk>

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

Subject: Adoption Plan - Kingsdown

Hi [REDACTED]

Sorry, this is a bit rough and ready, but please see the marked-up plan below.

Before we get it changed, if we extended the areas shown for potential adoption to include the areas I have roughly highlighted yellow, would this satisfy KCC Highways?



Kind Regards

Director

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

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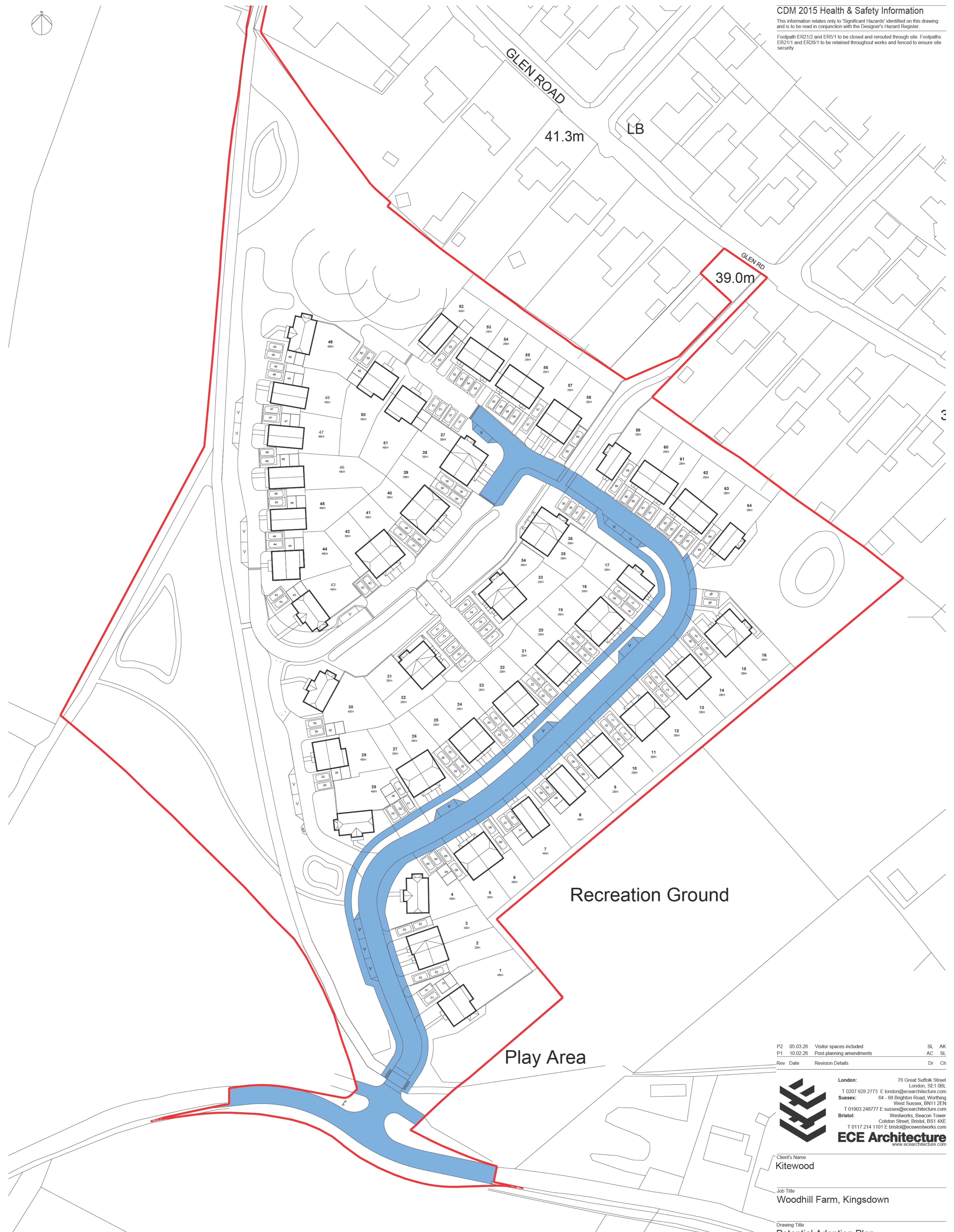
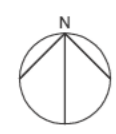
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Footpath ER21/2 and ER5/1 to be closed and rerouted through site. Footpaths ER21/1 and ER20/1 to be retained throughout works and fenced to ensure site security.



Rev	Date	Revision Details	Dr	Ch
P2	05.03.26	Visitor spaces included	SL	AK
P1	10.02.26	Post-planning amendments	AC	SL

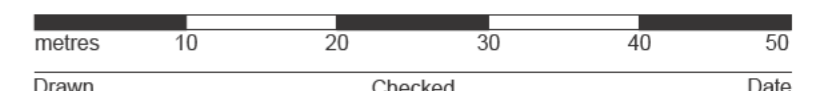
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T 0207 928 2773 E london@ecearchitecture.com
Sussex: 64 - 68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@eceworks.com

Client's Name
Kitewood

Job Title
Woodhill Farm, Kingsdown

Drawing Title
Potential Adoption Plan

Scale
1:500 @ A1 / 1:1000 @ A3



Drawn	Checked	Date
AX	SLG	20.05.25

Job No	Drawing No	Rev
7353	PL-08	P2

Status
APPROVAL

KEY
Adopted Highway

[REDACTED]

From: [REDACTED]@DOVER.GOV.UK>
Sent: 05 March 2026 21:52
To: [REDACTED]
Subject: Fw: Adoption Plan - Kingsdown - DOV/25/00112
Attachments: 7353 PL08P2 Potential Adoption Plan.pdf

Hi [REDACTED]

I have received this from Kitewood.

Kind regards

[REDACTED]
Please note: I do not work Fridays.



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

From: [REDACTED]@dhaplanning.co.uk>
Sent: 05 March 2026 17:27
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@kitewood.co.uk>
Subject: Adoption Plan - Kingsdown - DOV/25/00112

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Good Afternoon [REDACTED]

Further to our conversation this afternoon, does the attached now achieve what KCC Highways were after?

Kind Regards

[REDACTED]
Director

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

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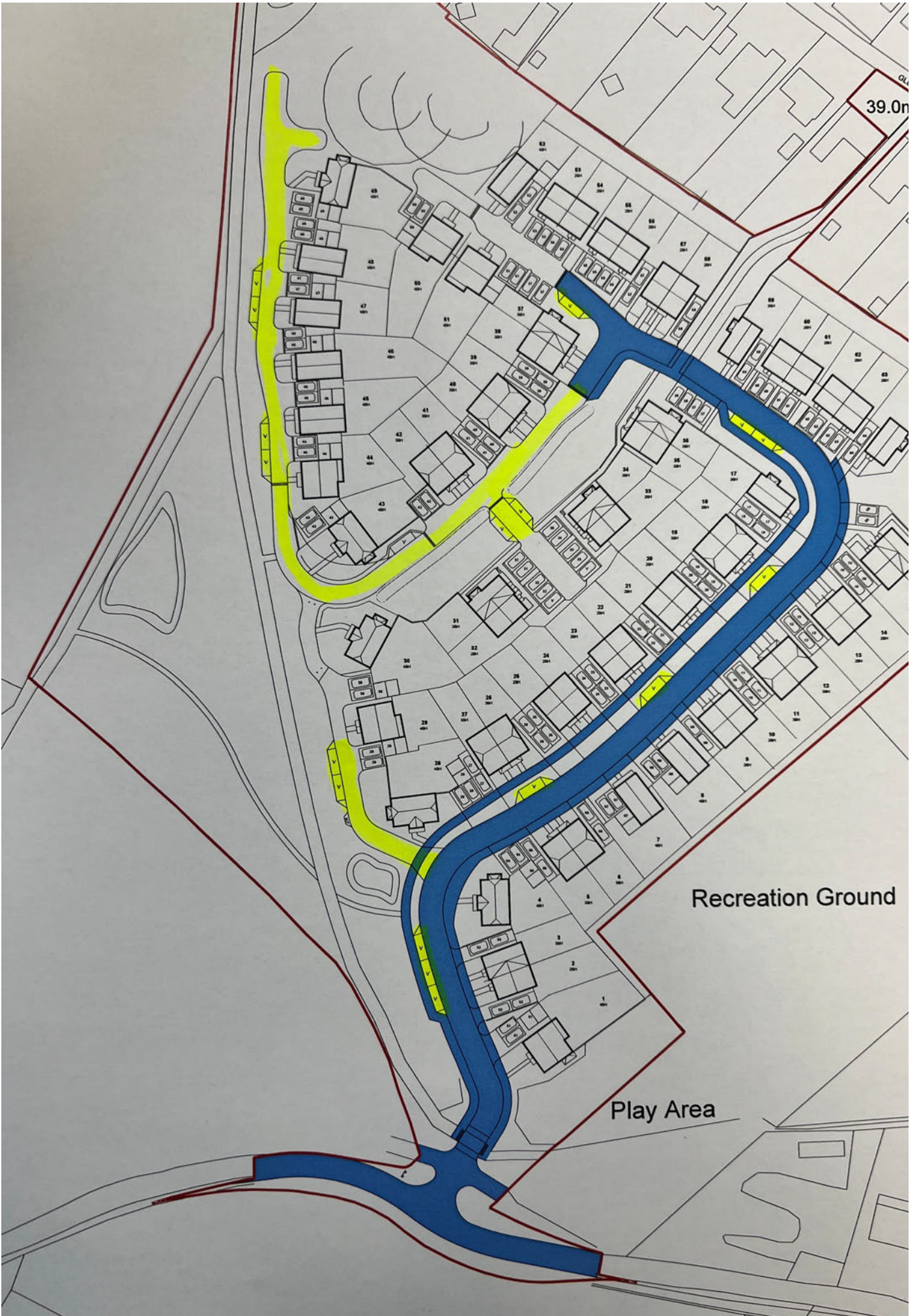
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From: [REDACTED]
Sent: 05 March 2026 15:14
To: [REDACTED]@dover.gov.uk>
Cc: [REDACTED]@kitewood.co.uk>
Subject: Adoption Plan - Kingsdown

Hi [REDACTED]

Sorry, this is a bit rough and ready, but please see the marked-up plan below.

Before we get it changed, if we extended the areas shown for potential adoption to include the areas I have roughly highlighted yellow, would this satisfy KCC Highways?



Kind Regards

[REDACTED]
Director

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

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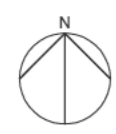
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Footpath ER21/2 and ER5/1 to be closed and rerouted through site. Footpaths ER21/1 and ER20/1 to be retained throughout works and fenced to ensure site security.



KEY

Adopted Highway

P2	05.03.26	Visitor spaces included	SL	AK
P1	10.02.26	Post-planning amendments	AC	SL
Rev	Date	Revision Details	Dr	Ch

London: 76 Great Suffolk Street
London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com

Sussex: 64 - 68 Brighton Road, Worthing
West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com

Bristol: Westworks, Beacon Tower
Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@eceworks.com

ECE Architecture
www.ecearchitecture.com

Client's Name
Kitewood

Job Title
Woodhill Farm, Kingsdown

Drawing Title
Potential Adoption Plan

Scale
1:500 @ A1 / 1:1000 @ A3



Drawn	Checked	Date
AX	SLG	20.05.25

Job No	Drawing No	Rev
7353	PL-08	P2

Status
APPROVAL

From: [REDACTED]@dhaplanning.co.uk>
Sent: 09 March 2026 13:49
To: [REDACTED]
Subject: RE: Adopted road plan

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Hi

I am chasing the architects, the usual contact is on leave.

However, I have asked for the area outline in black to be added to the adoption area.



Kind Regards

[REDACTED]
Director

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

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 09 March 2026 13:43
To: [REDACTED]@dhaplanning.co.uk>
Subject: Adopted road plan

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

Hi [REDACTED]

Are you able to provide the adopted road plan please?

Kind regards

[REDACTED]
Please note: I do not work Fridays.



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

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From: [REDACTED]@dhaplanning.co.uk>
Sent: 10 March 2026 08:40
To: [REDACTED]
Subject: Adopted road plan
Attachments: 7353 PL08P3 Potential Adoption Plan.pdf

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Morning

Please see the attached.

Kind Regards

[REDACTED]
Director

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

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From: [REDACTED]
Sent: 09 March 2026 13:49
To: [REDACTED]@DOVER.GOV.UK>
Subject: RE: Adopted road plan

Hi

I am chasing the architects, the usual contact is on leave.

However, I have asked for the area outline in black to be added to the adoption area.



Kind Regards

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: 09 March 2026 13:43
To: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: Adopted road plan

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Hi [REDACTED]

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Kind regards

[REDACTED]

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KEY

Adopted Highway

P3	09.03.26	Verge included	KA	AK
P2	05.03.26	Visitor spaces included	SL	AK
P1	10.02.26	Post-planning amendments	AC	SL
Rev	Date	Revision Details	Dr	Ch

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Sussex: 64 - 68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@eceworks.com

Client's Name
Kitewood

Job Title
Woodhill Farm, Kingsdown

Drawing Title
Potential Adoption Plan

Scale
1:500 @ A1 / 1:1000 @ A3



Drawn	Checked	Date
AX	SLG	20.05.25

Job No	Drawing No	Rev
7353	PL-08	P3

Status
APPROVAL