

From: [REDACTED]@DOVER.GOV.UK>
Sent: 10 March 2026 11:43
To: [REDACTED]
Subject: 25/00112 - Land north west of Kingsdown

Morning [REDACTED]

Please may I check the original policy comments requested money for Tides. The most recent comments shows calculations below, but no justification for which projects, could you send me the justification for my committee report please? The deadline is this week.

Results
Date generated: 19/02/2026

Swimming Pools	
Demand adjusted by	0%
Square meters	1.58
Lanes	0.03
Pools	0.01
vpwpp	10
Cost	£36,806

Sports Halls	
Demand adjusted by	0%
Courts	0.03
Halls	0.01
vpwpp	10
Cost	£28,316

Artificial Grass Pitches	
Demand adjusted by	0%
Pitches	0
vpwpp	3
Cost if 3G	£4,893
Cost if Sand	£4,424

Outdoor Tennis Courts	
Demand adjusted by	0%
Courts	0.02
vpwpp	3
Cost	£2,279

Indoor Bowls Centres	
Demand adjusted by	0%
Rinks	0
Centres	0
vpwpp	0
Cost	£1,485

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]@DOVER.GOV.UK>
Sent: 10 March 2026 13:41
To: SupportAssistants
Subject: Fw: 541171 25_00112 NE Response
Attachments: Kingsdown HRA Feb26.docx

Can you please upload this.

Kind regards

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



[REDACTED]
Principal Planning Officer
Dover District Council
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Dover CT16 3PJ
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Web: dover.gov.uk

From: [REDACTED]@DOVER.GOV.UK>
Sent: Monday, March 02, 2026 16:27
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: Re: 541171 25_00112 NE Response

Good afternoon,

Please find attached the revised HRA.

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: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Sent: 24 February 2026 08:46

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

Subject: 541171 25_00112 NE Response

[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]

Our ref: 541171

Your ref: DOV/25/00112

Dear [REDACTED]

Planning consultation: Erection of 70 dwellings including access, parking, landscaping, and associated infrastructure

Location: Land North West Of Kingsdown Recreation Ground Ringwould Road, Kingsdown

Thank you for your consultation on the above dated 11 February 2026.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Further information on when to consult Natural England on planning proposals is here- [Planning and transport authorities: get environmental advice on planning - GOV.UK \(www.gov.uk\)](#)

Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.

Natural England advises Local Planning Authorities to use the following tools to assess the impacts of the proposal on the natural environment:

Impact Risk Zones:

Natural England has provided Local Planning Authorities (LPAs) with Impact Risk Zones (IRZs) which can be used to determine whether the proposal impacts statutory nature conservation sites. Natural England recommends that the LPA uses these IRZs to assess potential impacts. If proposals do not trigger an Impact Risk Zone then Natural England will provide an auto-response email.

Standing Advice:

Natural England has published Standing Advice. Links to standing advice are in Annex A

If after using these tools, you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require Natural England's advice.

Further information on LPA duties relating to protected sites and areas is here- [Protected sites and areas: how to review planning applications - GOV.UK \(www.gov.uk\)](#)

Further guidance is also set out in Planning Practice Guidance on the natural environment [Natural environment - GOV.UK \(www.gov.uk\)](#) and on Habitats Regulations Assessment [Appropriate assessment - GOV.UK \(www.gov.uk\)](#)

Non detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

Should the proposal change, please consult us again.

Yours sincerely

[REDACTED]
Officer
Natural England
Consultation Service
Natural England, County Hall, Spetchley Road, Worcester, U.K., WR5 2NP
Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england



We strongly recommend using the [SSSI Impact Risk Zones](#) (SSSI IRZs) to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)
For further information on the Pre-submission Screening Service see [here](#)

From: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: 11 February 2026 09:28
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: Re: 535089 25_00112 NE Response

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

Good morning,

Please find attached the HRA for planning application DOV/25/00112.

Kind regards

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



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: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 15 December 2025 13:57
To: [REDACTED]@DOVER.GOV.UK>
Subject: 535089 25_00112 NE Response

[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]

Planning Ref: 25/00112
Our Ref: 535089

Dear [REDACTED]

Please find Natural England's response in relation to the above mentioned consultation attached herewith.

Kind regards,

[REDACTED]
Officer
Consultations Team
Natural England
County Hall
Spetchley Road
Worcester WR5 2NP
Tel 0300 060 3900

Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england



We strongly recommend using the [SSSI Impact Risk Zones \(SSSI IRZs\)](#) to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce

uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

From: [REDACTED]@DOVER.GOV.UK>
Sent: 27 November 2025 13:30
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: DOV/25/00112 - Land North West of Kingsdown Recreation Ground, Ringwould Road, Kingsdown

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

Good Afternoon,

Please find attached the HRA for the above site.

Kind regards



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

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

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This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

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Dover District Council is a data controller under GDPR. Our privacy notice at www.dover.gov.uk/privacy explains how we use and share personal information and protect your privacy and rights.

This message has been sent using TLS 1.2 This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

Dover District Council

Habitats Regulations Assessment

Record of Appropriate Assessment (Under Regulation 63 of The Conservation of Habitats and Species Regulations 2017, as amended)

DOV/25/0112 Land North West Of Kingsdown Recreation Ground, Ringwould Road, Kingsdown

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1. Introduction to Habitats Regulations Assessment

Regulation 63 of the Conservation of Habitats and Species Regulations (2017, as amended) ('the Habitats Regulations') requires an assessment where a plan or project may give rise to significant effects upon any European site (also known as the national site network). This includes Special Areas of Conservation (SACs) designated for their internationally important habitats and species and Special Protection Areas (SPAs), designated for rare, vulnerable and regularly occurring migratory bird species and internationally important wetlands.

As a matter of national planning policy, the government has chosen to apply the assessment procedures to Ramsar sites, designated for their wetlands of international importance.

This document is a record of Habitats Regulations Assessment under the Habitats Regulations considering the implications for the European sites and wetlands of international importance (together referred to as 'international sites' in this document) in view of the development proposed and in the context of the designated conservation objectives.

The assessment has been undertaken by Dover District Council and is informed by the information provided by the applicant as part of the planning application (DOV/25/0112 Land North West Of Kingsdown Recreation Ground, Ringwould Road, Kingsdown).

In accordance with the Habitats Regulations, Dover District Council, as a 'competent authority' under the Habitats Regulations, must be satisfied that the project will not cause an adverse effect on the integrity of any international site before it can grant permission for the works.

The European Commission's *Methodological guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC* remains as post-Brexit UK guidance. A four-stage approach in carrying out a Habitats Regulations Assessment is recommended in the guidance as follows.

Stage 1 Screening

Determines whether a plan or project, either alone or in combination with other plans or projects, is likely to have a significant effect upon any international site.

If the screening process identifies effects to be significant, potentially significant or uncertain, or if the screening process becomes overly complicated, then the process must proceed to Stage 2. The process should apply the precautionary principle to ascertain if significant effects are likely.

Stage 2 Appropriate Assessment

Considers the impact on the integrity of the international sites of the project alone or in combination with other plans or projects with respect to the site's structure

and function and its conservation objectives. Additionally, where there are adverse impacts, it assesses the potential mitigation for those impacts.

Stage 3 Assessment of Alternative Solutions

Examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of the international sites.

Stage 4 Assessment where no Alternative Solutions Exist and where Adverse Impacts Remain

Assess compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the plan or project should proceed.

Each stage determines whether the next stage in the process is required, e.g. if it is concluded that at the end of Stage 1 there will be no likely significant effects on the international sites, there is no requirement to proceed to Stage 2.

2. Project

Application reference:	DOV/25/00112
Application location:	Land North West Of Kingsdown Recreation Ground Ringwould Road, Kingsdown.
Application description:	Erection of 70 dwellings including access, parking, landscaping, and associated infrastructure
Applicant:	Kitewood Estates Limited
HRA date:	10 th February 2026
Adoption date:	XX (as planning permission, if granted)

3. Summary of the conclusion of the assessment

The proposal has been considered in light of the assessment requirements of regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) by Dover District Council which is the competent authority responsible for authorising the project and for any assessment of it required by the Regulations.

Having carried out a ‘screening’ assessment of the project, Dover District Council has concluded that the project would be likely to have a significant effect on Thanet Coast & Sandwich Bay SPA / Ramsar site. Consequently, an appropriate assessment was required of the implications of the project on the qualifying features of those sites in light of their conservation objectives.

Following an appropriate assessment in accordance with the Regulations, the competent authority has ascertained that the project would not have an adverse effect on the integrity of Thanet Coast & Sandwich Bay SPA / Ramsar site either alone or in combination with other plans or projects.

Natural England was consulted on the appropriate assessment and the competent authority's conclusions and has **agreed / disagreed** with it **(Attach written response as Appendix).**

4. Information used for the assessment

The following sites are scoped into the assessment based on proximity to the development zone (the likely zone of influence), the consideration of pathways and receptors for possible impacts of the development and the prediction of likely significant effects:

- Dover to Kingsdown Cliffs SAC
- Thanet Coast and Sandwich Bay SPA
- Thanet Coast and Sandwich Bay Ramsar

A summary of the information gathered for the assessment is presented in the Table 1 below.

Table 1. Qualifying features of the international sites that could potentially be affected by the project

European site	Qualifying features
Dover To Kingsdown Cliffs SAC	<p>The SAC is designated on the basis of supporting the Annex I habitats:</p> <ul style="list-style-type: none"> • Vegetated sea cliffs of the Atlantic and Baltic Coasts. • Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites); Dry grasslands and scrublands on chalk or limestone (important orchid sites)
Thanet Coast & Sandwich Bay SPA	<p>The SPA qualifies under Article 4.1 of the EC Birds Directive by supporting a nationally important breeding population of the following species:</p> <ul style="list-style-type: none"> • Little tern <i>Sterna albifrons</i>
	<p>The SPA qualifies under Article 4.1 of the EC Birds Directive by supporting a nationally important wintering population of the following species:</p> <ul style="list-style-type: none"> • Golden plover <i>Pluvialis apricaria</i>
	<p>The SPA qualifies under Article 4.2 by regularly supporting an internationally important wintering population of the following species:</p> <ul style="list-style-type: none"> • Turnstone <i>Arenaria Interpres</i>
	<p>The site also supports nationally important wintering populations of</p> <ul style="list-style-type: none"> • Ringed plover <i>Charandrius hiaticula</i> • Grey plover <i>Pluvialis squatarola</i> • Sanderling <i>Calidris alba</i> • Lapland bunting <i>Calcarius lapponicus</i>

Thanet Coast & Sandwich Bay Ramsar	Thanet Coast & Sandwich Bay Ramsar site qualifies by supporting 15 British Red Data Book wetland invertebrates (Ramsar criterion 2) and a population of turnstone occurring at levels of international importance (Ramsar criterion 6).
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5. Screening for likely significant effects

The screening schedule assesses each aspect of the project, including construction and operational phases, when considered alone or in combination with other known plans & projects, against each qualifying feature of the international sites, in light of their conservation objectives, and draws conclusions about likely significant effects.

In reaching the conclusions of the screening assessment, Dover District Council took no account of any measures intended to avoid or reduce the potentially harmful effects on any international site.

Table 2: Dover To Kingsdown Cliffs SAC: Schedule for screening effects of the project

Dover To Kingsdown Cliffs SAC	
SAC conservation objectives	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; <ul style="list-style-type: none"> • The extent and distribution of qualifying natural habitats • The structure and function (including typical species) of qualifying natural habitats; and • The supporting processes on which qualifying natural habitats rely
Site pressures	Site pressures include: <ul style="list-style-type: none"> • Inappropriate scrub control • Under-grazing • Recreational pressure • Air quality
Site condition	The most recent condition assessments for the Site of Special Scientific Interest (SSSI) which underpins the European designation states the majority of units are in favourable condition. Of the 23 units, 4 are assessed as Unfavourable – Recovering and 3 are Unfavourable – No change, with one of these highlighting erosion of chalk grassland as a result of multiplication and increase in path widths as a major concern. All of the SSSI units within 2.5km of the application site are in favourable condition.

Qualifying feature	Possible effect of the project	
	Construction	Operation
Vegetated sea cliffs of the Atlantic and Baltic Coasts.	Potential for construction traffic to increase air pollution that affects SAC habitats	Potential for increase in traffic as a result of new residents to lead to increase in air pollution that affects SAC habitats
Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites)	Potential for construction traffic to increase air pollution that affects SAC habitats	<ol style="list-style-type: none"> 1. Potential for increase in traffic as a result of new residents to lead to increase in air pollution that affects SAC habitats 2. Potential for increase in recreational activity leading to impacts to SAC habitats
Conclusions		
Vegetated sea cliffs of the Atlantic and Baltic Coasts.	No likely significant effect due to location of and distance to qualifying feature and lack of impact pathway.	No likely significant effect due to location of and distance to qualifying feature and lack of impact pathway.
Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites)	No likely significant effect due to scale and duration of construction and likely routes of construction traffic.	<ol style="list-style-type: none"> 1. No likely significant effect due to scale of development and distance to roads within proximity of qualifying habitats. 2. No likely significant effect due to favourable condition of qualifying features in proximity to the proposed development site and distance to those in unfavourable condition due to recreational activity. As identified in the Local Plan HRA, the National Trust are committed to delivering an extensive programme of on-site visitor management and mitigation measures, primarily associated with the units of unfavourable condition that are present at the Dover end of the SAC.

Thanet Coast & Sandwich Bay SPA & Ramsar		
SPA conservation objectives (none specified for the Ramsar site)	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:</p> <ul style="list-style-type: none"> • The extent and distribution of the habitats of the qualifying features • The structure and function of the habitats of the qualifying features • The supporting processes on which the habitats of the qualifying features rely • The population of each of the qualifying features, and, • The distribution of the qualifying features within the site. 	
Site pressures	<p>Site pressures include:</p> <ul style="list-style-type: none"> • Outdoor sports and leisure activities, recreational activities causing disturbance • Groundwater pollution (point and diffuse sources) • Surface water pollution • Invasive non-native species • Changes in biotic conditions • Changes in species distributions 	
Site condition	<p>Natural England's condition assessments for Sandwich Bay to Hacklinge Marshes SSSI indicate that the SSSI units in this area are in favourable condition.</p> <p>Turnstones are present along the whole SPA and have been present in every sector surveyed. Turnstones are primarily a coastal shoreline species, though small numbers are sometimes found on inland wetlands during the spring and autumn migrations. Surveys carried out between 2001 and 2018 show that there has been a decline in turnstone numbers within the SPA / Ramsar. There has also been a national decline in wintering turnstone numbers. The approximate 50% decline on a local level mirrors the trend seen in a national context.</p> <p>The golden plover population has fluctuated in the last 30 years. Averaging 1853 birds in the late 1990s, numbers peaked at 10,000 -12,000 during the years between 2000/01 to 2004/5. In more recent years the population seems to have declined again to an average of 1,536 birds. The recent change in golden plover numbers is thought to be due to climate change impacts.</p> <p>Little terns last produced fledglings at Shell Ness in 1993. Little Terns are present in the area and have been seen feeding. A decline of little tern has been seen across Kent and it is thought that no young have successfully fledged since 2009.</p>	
Qualifying feature	Possible effect of the project	
	Construction	Operation
Wintering birds (including turnstones and golden plovers)	1. Construction activities, site workers and construction vehicles disturb wintering birds using habitat in or near the project site.	1. Potential for disturbance of wintering birds in the SPA / Ramsar or using functionally linked land. 2. Surface water run-off includes pollutants that cause

	<p>2. Accidental watercourse pollution during construction impacts SPA habitats:</p> <ul style="list-style-type: none"> • sediment run-off as a result of land clearance, excavation, dewatering, stockpiles, wheel washing and movement of materials to and from the site • Release of hydrocarbons and oils from vehicles accessing the site or leakage from oil/fuel storage etc 	contamination to waterbodies in the SPA / Ramsar
Wetland invertebrates (Ramsar)	<p>Accidental watercourse pollution during construction impacts Ramsar habitats:</p> <ul style="list-style-type: none"> • sediment runoff as a result of land clearance, excavation, dewatering, stockpiles, wheel washing and movement of materials to and from the site • Release of hydrocarbons and oils from vehicles accessing the site or leakage from oil/fuel storage etc 	Surface water run-off includes pollutants that cause contamination to waterbodies in the Ramsar
Conclusions		
Wintering birds (including turnstones and golden plovers)	<ol style="list-style-type: none"> 1. No likely significant effect due to distance of SPA/Ramsar and any functionally linked land to site 2. No likely significant effect due to distance of SPA/Ramsar to site 	<ol style="list-style-type: none"> 1. Potential likely significant effect as a result of increased recreational activity. 2. No likely significant effect due to distance of SPA/Ramsar to site
Wetland invertebrates (Ramsar)	No likely significant effect due to distance of SPA/Ramsar to site	No likely significant effect due to distance of SPA/Ramsar to site

5.1. Screening Summary

It is concluded by the competent authority that the project would be likely to have a significant effect on Thanet Coast & Sandwich Bay SPA & Ramsar.

6. Appropriate Assessment

European site and qualifying feature(s)	Potential effect on qualifying features(s)	Potential impact pathways	Source	Avoidance and/or mitigation measures	Adverse effect on site integrity?
Sandwich Bay SPA & Ramsar Wintering birds	Increased levels of disturbance of wintering birds leads to reduced feeding time, so reducing energy intake while also increasing energy use during additional flight events caused by disturbance.	Recreational pressure as a result of the increase in residential population near to sites	Visitors (including walkers, dogs, water users) causing disturbance to birds and their habitats.	A financial contribution towards the SAMMS strategy: monitoring of visitors to/usage of the protected sites and also monitoring / survey of bird populations in the area; a warden and community engagement officer; information boards, sign posts and dog litter bins.	No

6.1. Appropriate Assessment Conclusion

The competent authority (Dover District Council) undertook an objective scientific assessment of the implications of the project on the qualifying features of Thanet Coast and Sandwich Bay SPA / Ramsar site.

Operational effects on Sandwich Bay SAC and Thanet Coast and Sandwich Bay SPA / Ramsar will be addressed by a financial contribution to the implementation of DDC's Strategic Access Management and Monitoring Strategy.

7. Mitigation measures

The competent authority considered the manner in which the project was to be carried out and any conditions and restrictions that it could impose on any authorisation before concluding the integrity test. Should planning permission be granted, the below mitigation measures will be imposed on the project by way of condition.

A financial contribution (amount to be determined following submission of revised layout to accommodate archaeological requirements) towards the SAMP strategy: monitoring of visitors to/usage of the protected sites and also monitoring / survey of bird populations in the area; a warden and community engagement officer; information boards, signposts and dog litter bins.

8. Integrity test

Following the Appropriate Assessment and the consideration of all mitigation measures, Dover District Council, the competent authority, was able to ascertain that the project would not adversely affect the integrity of any international site.

9. References and reports

In reaching the conclusion of the assessment, the competent authority took the following documents into account:

Information to Inform an Habitat Regulations Assessment. Derek Finnie Associates. January 2025.

Citation for Special Area of Conservation: Dover to Kingsdown Cliffs. 2005.

European Site Conservation Objectives for Dover to Kingsdown Cliffs Special Area of Conservation V3. Natural England. November 2018.

European Site Conservation Objectives: Supplementary advice on conserving and restoring site features Dover to Kingsdown Cliffs Special Area of Conservation (SAC). Natural England. February 2019.

Supporting documentation for the conservation status assessment for the habitat: H6210 - Semi-natural dry grasslands and scrubland facies: on calcareous substrates

(Festuco-Brometalia) (article 17 reporting for January 2013 to December 2018). *JNCC. 2019.*

Supporting documentation for the conservation status assessment for the habitat: H1230 - Vegetated sea cliffs of the Atlantic and Baltic coasts (article 17 reporting for January 2013 to December 2018). *JNCC. 2019.*

SSSI condition assessment data accessed 10/11/25 from:
<https://designatedsites.naturalengland.org.uk/>

Dated: 2nd March 2026

Copy sent to Natural England: 2nd March 2026

From: [REDACTED]@DOVER.GOV.UK>
Sent: 11 March 2026 12:02
To: FET@kent.fire-uk.org
Subject: DOV/25/00112 - Land north of west of Kingsdown Recreation ground, ringwould road, Kingsdown

Good Afternoon,

I am writing with reference to the above planning application for 64 dwellings on the site. Within your recent comments you have set out ' However, where this application is for 70-dwellings, under the Kent Design Guide there is guidance for a secondary emergency access point in the form of a pedestrianised footpath, or cycle lane in developments in excess of 50 dwellings, therefore this should be taken into consideration due to exceeding this figure'.

The applicant is proposing a secondary access which is pedestrian only, to provide this a garage of an existing property is to be removed, this of course provides limitation for providing this access for fire appliances. Would this be sufficient to warrant a reason for a refusal?

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]@DOVER.GOV.UK>
Sent: 12 March 2026 09:45
To: [REDACTED]@kent.gov.uk
Subject: DOV/25/00112 - Land at New Park, Straight Mile, Betteshanger, Northbourne

Dear [REDACTED]

I am writing with reference to the above planning application and your recent comments.

Firstly, dealing with the issue raised about PROW ER5, this will no longer be the primary access due to the restrictions you have rightly pointed out. As such, the applicant is providing a new pedestrian access from the application site to Glen Road., by demolishing a garage on a property to Glen Road. The policy sets out for ER5 to be the primary access the changes are required, but this is no longer the primary access.

In respect of the comments relating to 'the concerns remaining unchanged regarding the entrance to the site where it crosses Public Bridleway ER21 and Public Footpath ER5. I note that a crossing point has now been included; however, its positioning does not align with the definitive line of these Public Rights of Way'. The concern being the alignment, whilst understood this detail can not be moved forward as this would cause an issue at the entrance (being dangerous).

Furthermore, a Stage 1 Highway Safety Audit also accompanied the application (which KCC Highways has reviewed) and this also does not raise any issues. Indeed, the proposals improve the current arrangement, where there is no controlled crossing for the access serving the parking area for the adjacent play area. We further note the request for a raised table, which is shown on the proposed access drawing. This and the access, including footways are proposed for adoption by KCC and would therefore also be under County Council control.

I look forward to hearing from you.

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: 12 March 2026 09:47
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: DOV/25/00012 - Land north west of Kingsdown Recreation ground

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If you need anything from us, just let us know.

Many thanks

Kind Regards

[REDACTED]
Director

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

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 12 March 2026 09:46
To: [REDACTED]@dhaplanning.co.uk>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: Re: DOV/25/00012 - Land north west of Kingsdown Recreation ground

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Morning [REDACTED]

I have gone back to KCC public rights of way team this morning, addressing these issues.

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]@dhaplanning.co.uk>
Sent: 11 March 2026 21:49
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: RE: DOV/25/00012 - Land north west of Kingsdown Recreation ground

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Hi [REDACTED]

I have also noticed the refreshed comments from the PROW Team. Main point below.

Not sure if you are discussing this with them, but they seem to keep overlooking the fact ER5 is not the primary access and have just cut and pasted part of the policy, misrepresenting what is said in the Planning Statement.

From a public right of way stance I have no objection to the development itself; however, I have concerns regarding the access and supported upgrade of the public rights of way. The amended planning statement as written states:

“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 note the second point also (copied below), raising concerns over the safety of pedestrians and equestrian users where the entrance passes over routes ER5 and ER21.

KCC Highways has raised no concerns with this arrangement in its consultation response. A Stage 1 Highway Safety Audit also accompanied the application (which KCC Highways has reviewed) and this also does not raise any issues.

Indeed, the proposals improve the current arrangement, where there is no controlled crossing for the access serving the parking area for the adjacent play area. We further note the request for a raised table, which is shown on the proposed access drawing. This and the access, including footways are proposed for adoption by KCC and would therefore also be under County Council control.

The entrance access to the site will be directly over Public Footpath ER5 and Public Bridleway ER21, I have concerns about the safety for both pedestrian and equestrian user
The application states:

“Due to the rural and narrow nature of the existing access, an improved layout is proposed that reconfigures the junction to accommodate an appropriate means of access/egress and provides adequate visibility.”

In addition to the Highways approved realignment there should be a suitable table crossing to accommodate both pedestrian and equestrian which complies with the Kent Design guide, and improved sight lines.

There is also reference to contribution towards street lighting, public rights of way are not able to provide street lighting the applicant would need to consult with Highways to incorporate any lighting, on this point I think with the limited room it would not be achievable. Overall, the utilisation of ER5 as a main route has not been considered very well.

Kind Regards

[Redacted]
Director

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

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From: [REDACTED]
Sent: 11 March 2026 14:31
To: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Subject: RE: DOV/25/00012 - Land north west of Kingsdown Recreation ground

Afternoon [REDACTED]

Further to the below, we note that the response cross references the Kent Design Guide which suggests a 50 unit threshold, although this is assessed on a site-by-site basis.

The proposals offer a split access route for fire tenders as soon as possible after entry to the site (at the 2nd bend, where vehicles will have only passed four dwellings, there is a fire access route controlled by bollards which provides an alternative route around the site for emergency vehicles only).

In addition to this, for the short section of road before the road splits, fire and rescue vehicles can mount/drive along the pavement to avoid any obstructions with a total width of 9.5m available in this section (i.e. there is no tree planting that could preclude this, and this can be confirmed through the submission of landscape details which are to be conditioned). In addition, Kent County Council are content with the suggested areas of adoption, including the carriageway and can introduce the necessary parking controls (i.e. double yellow lines) as required. This is a common emergency access solution.

The proposals were subject to pre-application discussions with KCC Highways, which have also commented on the application raising no objection in respect of emergency vehicle access. This matter is also comprehensively addressed in the submitted Transport Assessment (TA) accompanying the application, see Section 4.6.

If you need any further information, then please do let me know.

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: 11 March 2026 12:09
To: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Cc: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Subject: DOV/25/00012 - Land north west of Kingsdown Recreation ground

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Morning [REDACTED]

I am finalising the committee report and have come across comments from Kent Fire and Rescue setting out ' However, where this application is for 70-dwellings, under the Kent Design Guide there is guidance for a secondary emergency access point in the form of a pedestrianised footpath, or cycle lane in developments in excess of 50 dwellings, therefore this should be taken into consideration due to exceeding this figure'.

I appreciate you have provided a secondary pedestrian access but this does not appear wide enough for access for a fire appliance to be able to access.

This is a query raised by a local Cllr and I have had to ask Kent Fire and Rescue for there stance. Have you got any additional information you are able to provide?

Kind regards,

[REDACTED]

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](mailto:[REDACTED]@dover.gov.uk)
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From: [REDACTED]@DOVER.GOV.UK>
Sent: 12 Mar 2026 04:12:35
To: dms-myemails@dover.gov.uk
Cc:
Subject: Fw: breakdown of open space
Attachments:

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]@dhaplanning.co.uk>
Sent: 12 March 2026 15:52
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@dhaplanning.co.uk>
Subject: RE: breakdown of open space

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Hi [REDACTED]

Thanks for your email.

Density

The proposals are for 64 dwellings and the Site provides 1.38ha in total of open space. The net developable area of the Site is 2.32ha in size resulting in a development density of 27.6 dwellings per hectare (dph).

Open Space

With regards to open space, DDLP Policy PM3 sets out the Council's open space requirements. It further sets out, that of the different open space typologies, developments of 60 dwellings or more should provide amenity green space on site. In the case of schemes of 25 dwellings or more a LAP is required.

The updated table below (based upon standard occupancy rate of 2.4 people per dwelling) demonstrates that the proposals significantly exceed amenity space requirements and the open space on site will be of a wider public benefit. The open space on site, provides ample opportunity for a LAP to be incorporated. However, we understand that offsite contributions are preferred which could be put towards the adjacent recreational ground or another area of open space in Kingsdown.

CATEGORY	HA/PER 1,000 POP	REQUIREMENT FOR 64 UNITS	PROVISION PROPOSED
Parks & Gardens	0.45ha	0.07ha	0.0ha
Amenity Green Space	1.46ha	0.22ha	1.32
Allotments	0.21ha	0.03	0.0ha
Provision of Children & Young People Space	0.06ha	0.0009	0.0ha

Do let me know if you need anything further.

Kind Regards,

[REDACTED]

[REDACTED]
Senior Planner

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

By way of advance warning, I will be on annual leave between 20th – 25th March. I will have no access to emails during this time.

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 12 March 2026 14:03
To: [REDACTED]@dhaplanning.co.uk>; [REDACTED]@dhaplanning.co.uk>
Subject: breakdown of open space

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Hi [REDACTED]

Can you also provide a breakdown of the provision of open space and the provision provided please in respect of the requirements of policy PM3 of the Local Plan. I am unable to locate this since the changes have required.

I was unable to locate the density in those documents.

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]@DOVER.GOV.UK>
Sent: 12 March 2026 16:26
To: IDOX DMS - My E-mails
Subject: Fw: 25/00112 - Land north west of Kingsdown
Attachments: Policy consultation + new figures.docx

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]@dover.gov.uk>
Sent: 10 March 2026 12:04
To: [REDACTED]@DOVER.GOV.UK>
Subject: RE: 25/00112 - Land north west of Kingsdown

Hi [REDACTED]

The identified projects remain the same as in [REDACTED] original consultation comments, it's just the required contributions which were updated based on the change to dwelling mix.

I've attached his original comments as a word document for reference, with the updated contribution amounts in tracked changes, plus text about the Thanet Coast & Sandwich Bay SPA SAMMS payment which was missed originally. The text for sports halls and swimming pools is on page 4. The TCSB SPA SAMMS text is on page 6.

Hope this helps, any other questions feel free to shoot me an email or a teams message.

Best wishes,

[REDACTED]
Trainee Planning Officer (Planning Policy)
Planning Policy and Projects | Planning and Development
Dover District Council

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



From: [REDACTED]@DOVER.GOV.UK>
Sent: 10 March 2026 11:43
To: [REDACTED]@dover.gov.uk>
Subject: Fw: 25/00112 - Land north west of Kingsdown

FYI
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]@DOVER.GOV.UK>
Sent: Tuesday, March 10, 2026 11:43
To: [REDACTED]@DOVER.GOV.UK>
Subject: 25/00112 - Land north west of Kingsdown

Morning [REDACTED]

Please may I check the original policy comments requested money for Tides. The most recent comments shows calculations below, but no justification for which projects, could you send me the justification for my committee report please? The deadline is this week.

Results

Date generated: 19/02/2026

Swimming Pools	
Demand adjusted by	0%
Square meters	1.58
Lanes	0.03
Pools	0.01
vpwpp	10
Cost	£36,806

Sports Halls	
Demand adjusted by	0%
Courts	0.03
Halls	0.01
vpwpp	10
Cost	£28,316

Artificial Grass Pitches	
Demand adjusted by	0%
Pitches	0
vpwpp	3
Cost if 3G	£4,893
Cost if Sand	£4,424

Outdoor Tennis Courts	
Demand adjusted by	0%
Courts	0.02
vpwpp	3
Cost	£2,279

Indoor Bowls Centres	
Demand adjusted by	0%
Rinks	0
Centres	0
vpwpp	0
Cost	£1,485

Kind regards

█
Please note: I do not work Fridays.



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

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Good morning [REDACTED]

I refer to your consultation regarding application ref. 25/00112: Erection of 70 dwellings including access, parking, landscaping, and associated infrastructure, land north-west of Kingsdown Recreation Ground, Ringwould Road, Kingsdown, Kent (SAP34 Land at Woodhill Farm). Please find below the recommended S106 contribution calculations for all DDC requirements.

The response includes all requirements for open space and sports provision, as set out in Local Plan Policies PM3 and PM4 respectively, in addition to any other identified infrastructure requirements relevant to the location of the scheme.

Open Space

Open Space to meet the needs of the development should be provided on-site as per the quantum set out in PM3 of the Local Plan:

- Accessible Greenspace (incl. Parks & Gardens and Amenity Greenspace): 1.91ha per 1,000 population
- Allotment: 0.21ha per 1,000 population
- Provision for Children and Young People: 0.06ha per 1,000 population

Where the thresholds in PM3(b) are not met or it is agreed that Open Space cannot be provided on site, PM3(d) seeks a financial contribution towards funding quantitative and/or qualitative improvements to existing, or the provision of new, public open space. If PM3(d) is engaged, the suggested contributions to be sought are set out in the table below.

Open Space (as taken from the attached spreadsheet):

Accessible Greenspace	£6,408.62
------------------------------	-----------

Children's Equipped Play Space	£26,285.71
Allotments/Community Gardens	£125.24

Accessible greenspace should be provided on-site where possible. The Proposed Site Layout plan submitted as part of the planning application indicates that accessible greenspace would be provided on site. Should this accessible greenspace be secured on site through the application then a contribution would not be required. However, if this is not possible and justified, an off-site financial contribution would be sought towards enhancements and additional maintenance existing accessible greenspaces, including the open space adjacent the site off Ringwould Road (calculated above).

An off-site contribution is sought for children's equipped play space. The contribution would enable there to be enhancement and maintenance to meet additional demand at existing children's equipped play areas including the Kingsdown Play Park adjacent the site, off Ringwould Road. Please refer to the IDP Appendices, page 41.

An off-site contribution towards allotments would be sought. However, no allotment projects have been identified in the area, so the contribution is not sought in this instance.

New Tree Planting

Policy CC8 of the Local Plan requires a minimum of 2 new trees to be planted on site for each new dwelling. The amended Planning Statement, submitted as part of the application, indicates that the illustrative landscape masterplan will deliver at least the required number of new trees. Should these new trees be secured on site through the application then an off-site contribution would not be required. However, if this is not possible and justified, a financial contribution of £2,400 per tree would be sought to cover off-site planting and ongoing maintenance.

Sports

Given Kingsdown’s position in the settlement hierarchy as a ‘local centre’, facilities for outdoor and indoor sport would not necessarily be expected within the settlement.

Playing Pitches:

	Capital Cost	Lifecycle cost (per annum)	Changing rooms (capital cost)
Natural Grass Pitches	£20,174.08	£3,867.52	£40,840.32
Artificial Grass Pitches	£7,981.44	£209.92	£2783.36

The development would create additional demand for outdoor sports pitches. Due to the lack of grass pitches in Kingsdown it is recommended that the capital cost contributions for grass pitches and changing facilities and 1x lifecycle cost amount is secured towards enhancement and maintenance to meet additional demand at existing pitches in nearby Walmer/Deal. Please refer to the IDP Appendices, page 25.

A district-wide need for 2 new, full-sized 3G football pitches and changing rooms has been identified in the Local Football Facility Plan. It is recommended that the artificial grass pitches contribution, 1x lifecycle cost amount and a contribution towards the cost of changing rooms is secured towards the provision of two full sized 3G pitches, as set out in the IDP Appendices (July 2023). Please refer to Table 1, page 7.

Sports Facilities (taken from Sport England Sport Facility calculator):

As set out in Policy PM4, the Sports Facilities calculations below are taken from the Sports England Calculator and are a starting point for the assessment of sports provision to meet the needs of the development, including indoor bowls, sports halls and swimming facilities.

Indoor Bowls	£1,485
---------------------	--------

Sports Halls	£28,316
Swimming Pools	£36,806

There are no indoor bowls projects identified in the area, so this contribution is not sought in this instance.

The sports halls contribution is sought towards the identified need for additional indoor sports halls which is to be delivered through the project at Tides Leisure Centre, Deal, as set out in the IDP Appendices on page 25, or an alternative Strategic Indoor Sports Project in the area.

The swimming pools contribution is sought towards the district-wide strategic need identified for swimming which will also be delivered through the project at Tides Leisure Centre, Deal, as set out in the IDP Appendices on page 25, or an alternative Strategic Indoor Sports Project in the area.

Strategic Highway Improvement Contributions

In accordance with Local Plan Policy SP12, a strategic highway improvement contribution of £134,400 is sought towards planned improvements and/or upgrades to the Whitfield and Duke of York roundabouts, based on a tariff of £2,100 per dwelling. For more information please use the following link: [Dover-Strategic-Highway-Contributions-Tariff-Guidance-Note---October-2024.pdf](#)

Summary:

Infrastructure	S106 Calculation:	Project
Accessible Greenspace contribution	On-site preferred (but £6,408.62if not)	If financial contribution is sought - Enhancements and/or additional maintenance to increase

		capacity at existing accessible greenspaces including the space adjacent the site.
Children's Equipped Play Space contribution	£26,285.71	Enhancements and/or additional maintenance to increase capacity at existing children's equipped play spaces including Kingsdown Play Park, off Ringwould Road.
Natural Grass Pitches contribution	£64,881.92	Enhancements and/or additional maintenance to increase capacity at existing pitches and changing room facilities in nearby Walmer/ Deal.
Artificial Grass Pitches contribution	£10974.72	District-wide need for 2 full-sized 3G football pitches and changing rooms.
Sports Halls contribution	£28,316	Tides Leisure Centre Project, Deal or an alternative Strategic Indoor Sports Project in the area.
Swimming Pools contribution	£36,806	Tides Leisure Centre Project, Deal or an alternative Strategic Swimming Project in the district.
Strategic Highway Improvement contributions	£134,400	Planned improvements and/or upgrades to the Whitfield and Duke of York Roundabouts
TCSB SPA SAMMS	£49,661.00	Towards measuring, monitoring and mitigation within the TCSB SPA ZOI

TOTAL (excluding accessible greenspace contribution).	£328,651,67	
--	--------------------	--

KCC / NHS contributions

KCC will advise separately on contributions related to their service provision as set out in their recently adopted guide: [Developer Contributions Guide | Let's talk Kent](#)

With regards to the NHS/ICB contributions request, it would be my advice to seek clarification on the specific requirements for enhancement to local services linked to this development (i.e. which PCN/ specific Surgery will the contributions be sought towards enhancing).

SPA Mitigation

Please note that a figure for SPA Mitigation (if required by an application within the 9km Zone of Influence) is no longer included within the Open Space calculator as the per dwelling tariff is set out under Policy NE3 of the Local Plan. If this scheme is within the zone of influence, it will be required to comply with Policy NE3.

This site, being within the 9km ZOI, is liable to contribute on a per dwelling tariff basis, as set out on our website ([Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy \(SAMMS\)](#)). This total is £49,661 based on the amended dwelling mix.

Please get in touch if you have any questions.

Kind regards,



[REDACTED]

From: [REDACTED]@DOVER.GOV.UK>
Sent: 12 March 2026 17:46
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: breakdown of open space

Hi [REDACTED]

Thank you very much, I have updated the report.

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: 12 March 2026 16:39
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@dhaplanning.co.uk>
Subject: RE: breakdown of open space

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Hi [REDACTED]

Apologies just spotted an error in my open space table for the proposed open space provision!

Correct version below.

Kind Regards,

[REDACTED]

[REDACTED]
Senior Planner

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

By way of advance warning, I will be on annual leave between 20th – 25th March. I will have no access to emails during this time.

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 12 March 2026 16:30
To: [REDACTED]@dhaplanning.co.uk>
Cc: [REDACTED]@dhaplanning.co.uk>
Subject: Re: breakdown of open space

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Hi both,

That's great thank you so much.

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] <[REDACTED]@dhaplanning.co.uk>
Sent: 12 March 2026 15:52
To: [REDACTED] <[REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED] <[REDACTED]@dhaplanning.co.uk>
Subject: RE: breakdown of open space

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Hi [REDACTED]

Thanks for your email.

Density

The proposals are for 64 dwellings and the Site provides 1.38ha in total of open space. The net developable area of the Site is 2.32ha in size resulting in a development density of 27.6 dwellings per hectare (dph).

Open Space

With regards to open space, DDLP Policy PM3 sets out the Council’s open space requirements. It further sets out, that of the different open space typologies, developments of 60 dwellings or more should provide amenity green space on site. In the case of schemes of 25 dwellings or more a LAP is required.

The updated table below (based upon standard occupancy rate of 2.4 people per dwelling) demonstrates that the proposals significantly exceed amenity space requirements and the open space on site will be of a wider public benefit. The open space on site, provides ample opportunity for a LAP to be incorporated. However, we understand that offsite contributions are preferred which could be put towards the adjacent recreational ground or another area of open space in Kingsdown.

CATEGORY	HA/PER 1,000 POP	REQUIREMENT FOR 64 UNITS	PROVISION PROPOSED
Parks & Gardens	0.45ha	0.07ha	0.0ha
Amenity Green Space	1.46ha	0.22ha	1.38ha
Allotments	0.21ha	0.03	0.0ha
Provision of Children & Young People Space	0.06ha	0.0009	0.0ha

Do let me know if you need anything further.

Kind Regards,

[REDACTED]

[REDACTED]

Senior Planner

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

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

Sent: 12 March 2026 14:03

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

Subject: breakdown of open space

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Hi [REDACTED] / [REDACTED]

Can you also provide a breakdown of the provision of open space and the provision provided please in respect of the requirements of policy PM3 of the Local Plan. I am unable to locate this since the changes have required.

I was unable to locate the density in those documents.

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

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 12 March 2026 19:44
To: Cllr-[REDACTED]
Subject: Re: 25/00112 - fire,

Dear Cllr,

I have been looking into this further for you and have discussed this with Kent Highway Services.

In respect of a fire engine, the pedestrian access does not look wide enough for a fire engine to enter/exit the site. However, the proposals offer a split access route for fire tenders as soon as possible after entry to the site (at the 2nd bend, where vehicles will have only passed four dwellings, there is a fire access route controlled by bollards which provides an alternative route around the site for emergency vehicles only). Kent Highway Services are satisfied with this approach and will be adopting the road at this point.

I hope this is of assistance, I will be back in the office next week if you wish to discuss this point.

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]@DOVER.GOV.UK>
Sent: 16 February 2026 12:26
To: Cllr-[REDACTED] <Cllr-[REDACTED]@DOVER.GOV.UK>
Subject: Re: 25/00112 - fire,

Good Morning,

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

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

Kind regards

[REDACTED]

Please note: I do not work Fridays.

Upcoming leave: 17th -23rd February 2026



[REDACTED]

Principal Planning Officer

Dover District Council

Council Offices, White Cliffs Business Park, Whitfield,

Dover CT16 3PJ

Tel: [REDACTED]

Email: [REDACTED]@dover.gov.uk

Web: dover.gov.uk

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

Sent: 16 February 2026 09:43

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

Subject: 25/00112 - fire,

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

[REDACTED]

Cllr [REDACTED]
Mill Hill ward

Deal

[REDACTED]

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 30 Mar 2026 08:26:19
To: dms-myemails@dover.gov.uk
Cc:
Subject: Fw: breakdown of open space
Attachments:

Kind regards

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



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

From: [REDACTED]@dhaplanning.co.uk>
Sent: 16 March 2026 13:41
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@dhaplanning.co.uk>
Subject: RE: breakdown of open space

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Afternoon [REDACTED]

Many thanks for sending these on.

Appreciate the final wording has yet to come, however in respect of Condition 10, it refers to the completion of the adopted highway prior to occupation.
Just to flag, as per the plan we provided not all roads will be adopted. We assume this does not cause an issue/does Condition 10 need to be tweaked slightly, because it suggests all roads might be.

Kind Regards

[REDACTED]
Director

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

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 16 March 2026 08:58
To: [REDACTED]@dhaplanning.co.uk>
Cc: [REDACTED]@dhaplanning.co.uk>
Subject: Re: breakdown of open space

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Hi [REDACTED]

I will not be able to send the conditions, they'll probably have to wait until after committee. I have however, put the headlines of the committee report below;

1. Time limits
2. Approved plans
3. Samples of materials
4. Removal of permitted development rights
5. Details of soft & hard landscaping, to include details of boundary treatments. Including details for the provision and maintenance of trees (CC8)
6. Provision of refuse/recycling storage
7. Provision of bicycle storage
8. Construction management plan
9. Provision and retention of parking spaces
10. Completion of adopted highway prior to occupation of first dwelling
11. Provision and maintenance of visibility splays
12. Travel plan to be submitted.
13. Highway revisions to be implemented prior to first occupation.
14. Pedestrian link to Glen Road to be completed prior to first occupation.
15. Detailed SuDS scheme
16. Verification report (SuDs)
17. Suds infiltration of surface water into ground.
18. Piling
19. Details of rainwater harvesting system.
20. Details of a foul drainage scheme.
21. Details of a remediation scheme.
22. Verification report for contamination remediation strategy
23. Previously unidentified contamination
24. Programme of archaeological works
25. Heritage management plan (archaeology)

26. Heritage interpretation (archaeology)
27. Housing to meet Building Regulations M4(2) standard
28. Designing out crime measures
29. Water Efficiency
30. M4(2) and M4(3) provision
31. Construction Environment Management Plan
32. Biodiversity enhancements
33. Sensitive lighting scheme – bats
34. Biodiversity Net Gain Plan.

I hope this is of some assistance to you.

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: 13 March 2026 14:00

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

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

Subject: RE: breakdown of open space

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Hi [REDACTED]

I know you have been concentrating on your committee report.

Do you have a draft set of conditions yet?

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: 12 March 2026 17:46

To: [redacted] [@dhaplanning.co.uk](mailto:[redacted]@dhaplanning.co.uk)>

Cc: [redacted] [@dhaplanning.co.uk](mailto:[redacted]@dhaplanning.co.uk)>

Subject: Re: breakdown of open space

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Hi [redacted]

Thank you very much, I have updated the report.

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](mailto:[redacted]@dover.gov.uk)

Web: dover.gov.uk

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

Sent: 12 March 2026 16:39

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

Cc: [redacted] [@dhaplanning.co.uk](mailto:[redacted]@dhaplanning.co.uk)>

Subject: RE: breakdown of open space

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Hi [redacted]

Apologies just spotted an error in my open space table for the proposed open space provision!

Correct version below.

Kind Regards,

[REDACTED]

[REDACTED]

Senior Planner

Email: [REDACTED]@dhaplanning.co.uk

Office: [REDACTED]

Mobile: [REDACTED]

By way of advance warning, I will be on annual leave between 20th – 25th March. I will have no access to emails during this time.

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

Sent: 12 March 2026 16:30

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

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

Subject: Re: breakdown of open space

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

Hi both,

That's great thank you so much.

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: [REDACTED]@dhaplanning.co.uk>
Sent: 12 March 2026 15:52
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@dhaplanning.co.uk>
Subject: RE: breakdown of open space

[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]

Hi [REDACTED]

Thanks for your email.

Density
 The proposals are for 64 dwellings and the Site provides 1.38ha in total of open space. The net developable area of the Site is 2.32ha in size resulting in a development density of 27.6 dwellings per hectare (dph).

Open Space
 With regards to open space, DDLP Policy PM3 sets out the Council's open space requirements. It further sets out, that of the different open space typologies, developments of 60 dwellings or more should provide amenity green space on site. In the case of schemes of 25 dwellings or more a LAP is required.

The updated table below (based upon standard occupancy rate of 2.4 people per dwelling) demonstrates that the proposals significantly exceed amenity space requirements and the open space on site will be of a wider public benefit. The open space on site, provides ample opportunity for a LAP to be incorporated. However, we understand that offsite contributions are preferred which could be put towards the adjacent recreational ground or another area of open space in Kingsdown.

CATEGORY	HA/PER 1,000 POP	REQUIREMENT FOR 64 UNITS	PROVISION PROPOSED
Parks & Gardens	0.45ha	0.07ha	0.0ha
Amenity Green Space	1.46ha	0.22ha	1.38ha
Allotments	0.21ha	0.03	0.0ha
Provision of Children & Young People Space	0.06ha	0.0009	0.0ha

Do let me know if you need anything further.

Kind Regards,

[REDACTED]
 [REDACTED]
 Senior Planner

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

By way of advance warning, I will be on annual leave between 20th – 25th March. I will have no access to emails during this time.

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

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From: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: 12 March 2026 14:03
To: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>; [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Subject: breakdown of open space

[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]

Can you also provide a breakdown of the provision of open space and the provision provided please in respect of the requirements of policy PM3 of the Local Plan. I am unable to locate this since the changes have required.

I was unable to locate the density in those documents.

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

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From: [REDACTED]@DOVER.GOV.UK>
Sent: 18 March 2026 10:07
To: [REDACTED]
Subject: Fw: 25/00112 - NE Response - kingsdown
Attachments: Kingsdown HRA Feb26.docx; Annex A - Oct 2025.pdf

Morning [REDACTED]

Do I have time to change the report?

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: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 18 March 2026 10:03
To: [REDACTED]@DOVER.GOV.UK>
Subject: 25/00112 - NE Response

[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]

Our ref: **543288**
Your ref: **25/00112**

Dear [REDACTED],

Planning consultation: Full planning application for the erection of 64 dwellings including access, parking, landscaping, and associated infrastructure

Location: Land North West Of Kingsdown Recreation Ground Ringwould Road Kingsdown

Thank you for your consultation on the above dated 2 March 2026.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Further information on when to consult Natural England on planning proposals is here- [Planning and transport authorities: get environmental advice on planning - GOV.UK \(www.gov.uk\)](#)

Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.

Natural England advises Local Planning Authorities to use the following tools to assess the impacts of the proposal on the natural environment:

Impact Risk Zones:

Natural England has provided Local Planning Authorities (LPAs) with Impact Risk Zones (IRZs) which can be used to determine whether the proposal impacts statutory nature conservation sites. Natural England recommends that the LPA uses these IRZs to assess potential impacts. If proposals do not trigger an Impact Risk Zone then Natural England will provide an auto-response email.

Standing Advice:

Natural England has published Standing Advice. Links to standing advice are in Annex A

If after using these tools, you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require Natural England's advice.

Further information on LPA duties relating to protected sites and areas is here- [Protected sites and areas: how to review planning applications - GOV.UK \(www.gov.uk\)](#)

Further guidance is also set out in Planning Practice Guidance on the natural environment [Natural environment - GOV.UK \(www.gov.uk\)](#) and on Habitats Regulations Assessment [Appropriate assessment - GOV.UK \(www.gov.uk\)](#)

Non detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

Should the proposal change, please consult us again.

Yours sincerely,


Officer
Natural England
Consultation Service
Natural England, County Hall, Spetchley Road, Worcester, U.K., WR5 2NP
Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england

We strongly recommend using the SSSI Impact Risk Zones (SSSI IRZs) to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

From: [REDACTED]@DOVER.GOV.UK>
Sent: 02 March 2026 16:27
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: Re: 541171 25_00112 NE Response

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

Good afternoon,

Please find attached the revised HRA.

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: SM-NE-Consultations (NE)
Sent: 24 February 2026 08:46
To: [REDACTED]
Subject: 541171 25_00112 NE Response

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Our ref: 541171

Your ref: DOV/25/00112

Dear [REDACTED]

Planning consultation: Erection of 70 dwellings including access, parking, landscaping, and associated infrastructure

Location: Land North West Of Kingsdown Recreation Ground Ringwould Road, Kingsdown

Thank you for your consultation on the above dated 11 February 2026.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Further information on when to consult Natural England on planning proposals is here- [Planning and transport authorities: get environmental advice on planning - GOV.UK \(www.gov.uk\)](#)

Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.

Natural England advises Local Planning Authorities to use the following tools to assess the impacts of the proposal on the natural environment:

Impact Risk Zones:

Natural England has provided Local Planning Authorities (LPAs) with Impact Risk Zones (IRZs) which can be used to determine whether the proposal impacts statutory nature conservation sites. Natural England recommends that the LPA uses these IRZs to assess potential impacts. If proposals do not trigger an Impact Risk Zone then Natural England will provide an auto-response email.

Standing Advice:

Natural England has published Standing Advice. Links to standing advice are in Annex A

If after using these tools, you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require Natural England's advice.

Further information on LPA duties relating to protected sites and areas is here- [Protected sites and areas: how to review planning applications - GOV.UK \(www.gov.uk\)](#)

Further guidance is also set out in Planning Practice Guidance on the natural environment [Natural environment - GOV.UK \(www.gov.uk\)](#) and on Habitats Regulations Assessment [Appropriate assessment - GOV.UK \(www.gov.uk\)](#)

Non detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

Should the proposal change, please consult us again.

Yours sincerely

[REDACTED]
Officer

Natural England

Consultation Service

Natural England, County Hall, Spetchley Road, Worcester, U.K., WR5 2NP

Email: consultations@naturalengland.org.uk

www.gov.uk/natural-england

We strongly recommend using the [SSSI Impact Risk Zones](#) (SSSI IRZs) to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

From: [REDACTED]@DOVER.GOV.UK>
Sent: 11 February 2026 09:28
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: Re: 535089 25_00112 NE Response

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Good morning,
Please find attached the HRA for planning application DOV/25/00112.

Kind regards

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



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

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 15 December 2025 13:57
To: [REDACTED]@DOVER.GOV.UK>
Subject: 535089 25_00112 NE Response

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Planning Ref: 25/00112
Our Ref: 535089
Dear [REDACTED]

Please find Natural England's response in relation to the above mentioned consultation attached herewith.

Kind regards,

[REDACTED]
Officer
Consultations Team
Natural England
County Hall
Spetchley Road
Worcester WR5 2NP
Tel 0300 060 3900

Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england



We strongly recommend using the [SSSI Impact Risk Zones](#) (SSSI IRZs) to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

From: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>

Sent: 27 November 2025 13:30

To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

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

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

Good Afternoon,

Please find attached the HRA for the above site.

Kind regards



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

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Dover District Council

Habitats Regulations Assessment

Record of Appropriate Assessment (Under Regulation 63 of The Conservation of Habitats and Species Regulations 2017, as amended)

DOV/25/0112 Land North West Of Kingsdown Recreation Ground, Ringwould Road, Kingsdown

Contents

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1. Introduction to Habitats Regulations Assessment

Regulation 63 of the Conservation of Habitats and Species Regulations (2017, as amended) ('the Habitats Regulations') requires an assessment where a plan or project may give rise to significant effects upon any European site (also known as the national site network). This includes Special Areas of Conservation (SACs) designated for their internationally important habitats and species and Special Protection Areas (SPAs), designated for rare, vulnerable and regularly occurring migratory bird species and internationally important wetlands.

As a matter of national planning policy, the government has chosen to apply the assessment procedures to Ramsar sites, designated for their wetlands of international importance.

This document is a record of Habitats Regulations Assessment under the Habitats Regulations considering the implications for the European sites and wetlands of international importance (together referred to as 'international sites' in this document) in view of the development proposed and in the context of the designated conservation objectives.

The assessment has been undertaken by Dover District Council and is informed by the information provided by the applicant as part of the planning application (DOV/25/0112 Land North West Of Kingsdown Recreation Ground, Ringwould Road, Kingsdown).

In accordance with the Habitats Regulations, Dover District Council, as a 'competent authority' under the Habitats Regulations, must be satisfied that the project will not cause an adverse effect on the integrity of any international site before it can grant permission for the works.

The European Commission's *Methodological guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC* remains as post-Brexit UK guidance. A four-stage approach in carrying out a Habitats Regulations Assessment is recommended in the guidance as follows.

Stage 1 Screening

Determines whether a plan or project, either alone or in combination with other plans or projects, is likely to have a significant effect upon any international site.

If the screening process identifies effects to be significant, potentially significant or uncertain, or if the screening process becomes overly complicated, then the process must proceed to Stage 2. The process should apply the precautionary principle to ascertain if significant effects are likely.

Stage 2 Appropriate Assessment

Considers the impact on the integrity of the international sites of the project alone or in combination with other plans or projects with respect to the site's structure

and function and its conservation objectives. Additionally, where there are adverse impacts, it assesses the potential mitigation for those impacts.

Stage 3 Assessment of Alternative Solutions

Examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of the international sites.

Stage 4 Assessment where no Alternative Solutions Exist and where Adverse Impacts Remain

Assess compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the plan or project should proceed.

Each stage determines whether the next stage in the process is required, e.g. if it is concluded that at the end of Stage 1 there will be no likely significant effects on the international sites, there is no requirement to proceed to Stage 2.

2. Project

Application reference:	DOV/25/00112
Application location:	Land North West Of Kingsdown Recreation Ground Ringwould Road, Kingsdown.
Application description:	Erection of 70 dwellings including access, parking, landscaping, and associated infrastructure
Applicant:	Kitewood Estates Limited
HRA date:	10 th February 2026
Adoption date:	XX (as planning permission, if granted)

3. Summary of the conclusion of the assessment

The proposal has been considered in light of the assessment requirements of regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) by Dover District Council which is the competent authority responsible for authorising the project and for any assessment of it required by the Regulations.

Having carried out a ‘screening’ assessment of the project, Dover District Council has concluded that the project would be likely to have a significant effect on Thanet Coast & Sandwich Bay SPA / Ramsar site. Consequently, an appropriate assessment was required of the implications of the project on the qualifying features of those sites in light of their conservation objectives.

Following an appropriate assessment in accordance with the Regulations, the competent authority has ascertained that the project would not have an adverse effect on the integrity of Thanet Coast & Sandwich Bay SPA / Ramsar site either alone or in combination with other plans or projects.

Natural England was consulted on the appropriate assessment and the competent authority's conclusions and has **agreed / disagreed** with it **(Attach written response as Appendix).**

4. Information used for the assessment

The following sites are scoped into the assessment based on proximity to the development zone (the likely zone of influence), the consideration of pathways and receptors for possible impacts of the development and the prediction of likely significant effects:

- Dover to Kingsdown Cliffs SAC
- Thanet Coast and Sandwich Bay SPA
- Thanet Coast and Sandwich Bay Ramsar

A summary of the information gathered for the assessment is presented in the Table 1 below.

Table 1. Qualifying features of the international sites that could potentially be affected by the project

European site	Qualifying features
Dover To Kingsdown Cliffs SAC	<p>The SAC is designated on the basis of supporting the Annex I habitats:</p> <ul style="list-style-type: none"> • Vegetated sea cliffs of the Atlantic and Baltic Coasts. • Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites); Dry grasslands and scrublands on chalk or limestone (important orchid sites)
Thanet Coast & Sandwich Bay SPA	<p>The SPA qualifies under Article 4.1 of the EC Birds Directive by supporting a nationally important breeding population of the following species:</p> <ul style="list-style-type: none"> • Little tern <i>Sterna albifrons</i>
	<p>The SPA qualifies under Article 4.1 of the EC Birds Directive by supporting a nationally important wintering population of the following species:</p> <ul style="list-style-type: none"> • Golden plover <i>Pluvialis apricaria</i>
	<p>The SPA qualifies under Article 4.2 by regularly supporting an internationally important wintering population of the following species:</p> <ul style="list-style-type: none"> • Turnstone <i>Arenaria Interpres</i>
	<p>The site also supports nationally important wintering populations of</p> <ul style="list-style-type: none"> • Ringed plover <i>Charandrius hiaticula</i> • Grey plover <i>Pluvialis squatarola</i> • Sanderling <i>Calidris alba</i> • Lapland bunting <i>Calcarius lapponicus</i>

Thanet Coast & Sandwich Bay Ramsar	Thanet Coast & Sandwich Bay Ramsar site qualifies by supporting 15 British Red Data Book wetland invertebrates (Ramsar criterion 2) and a population of turnstone occurring at levels of international importance (Ramsar criterion 6).
------------------------------------	---

5. Screening for likely significant effects

The screening schedule assesses each aspect of the project, including construction and operational phases, when considered alone or in combination with other known plans & projects, against each qualifying feature of the international sites, in light of their conservation objectives, and draws conclusions about likely significant effects.

In reaching the conclusions of the screening assessment, Dover District Council took no account of any measures intended to avoid or reduce the potentially harmful effects on any international site.

Table 2: Dover To Kingsdown Cliffs SAC: Schedule for screening effects of the project

Dover To Kingsdown Cliffs SAC	
SAC conservation objectives	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; <ul style="list-style-type: none"> • The extent and distribution of qualifying natural habitats • The structure and function (including typical species) of qualifying natural habitats; and • The supporting processes on which qualifying natural habitats rely
Site pressures	Site pressures include: <ul style="list-style-type: none"> • Inappropriate scrub control • Under-grazing • Recreational pressure • Air quality
Site condition	The most recent condition assessments for the Site of Special Scientific Interest (SSSI) which underpins the European designation states the majority of units are in favourable condition. Of the 23 units, 4 are assessed as Unfavourable – Recovering and 3 are Unfavourable – No change, with one of these highlighting erosion of chalk grassland as a result of multiplication and increase in path widths as a major concern. All of the SSSI units within 2.5km of the application site are in favourable condition.

Qualifying feature	Possible effect of the project	
	Construction	Operation
Vegetated sea cliffs of the Atlantic and Baltic Coasts.	Potential for construction traffic to increase air pollution that affects SAC habitats	Potential for increase in traffic as a result of new residents to lead to increase in air pollution that affects SAC habitats
Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites)	Potential for construction traffic to increase air pollution that affects SAC habitats	<ol style="list-style-type: none"> 1. Potential for increase in traffic as a result of new residents to lead to increase in air pollution that affects SAC habitats 2. Potential for increase in recreational activity leading to impacts to SAC habitats
Conclusions		
Vegetated sea cliffs of the Atlantic and Baltic Coasts.	No likely significant effect due to location of and distance to qualifying feature and lack of impact pathway.	No likely significant effect due to location of and distance to qualifying feature and lack of impact pathway.
Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites)	No likely significant effect due to scale and duration of construction and likely routes of construction traffic.	<ol style="list-style-type: none"> 1. No likely significant effect due to scale of development and distance to roads within proximity of qualifying habitats. 2. No likely significant effect due to favourable condition of qualifying features in proximity to the proposed development site and distance to those in unfavourable condition due to recreational activity. As identified in the Local Plan HRA, the National Trust are committed to delivering an extensive programme of on-site visitor management and mitigation measures, primarily associated with the units of unfavourable condition that are present at the Dover end of the SAC.

Thanet Coast & Sandwich Bay SPA & Ramsar		
SPA conservation objectives (none specified for the Ramsar site)	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:</p> <ul style="list-style-type: none"> • The extent and distribution of the habitats of the qualifying features • The structure and function of the habitats of the qualifying features • The supporting processes on which the habitats of the qualifying features rely • The population of each of the qualifying features, and, • The distribution of the qualifying features within the site. 	
Site pressures	<p>Site pressures include:</p> <ul style="list-style-type: none"> • Outdoor sports and leisure activities, recreational activities causing disturbance • Groundwater pollution (point and diffuse sources) • Surface water pollution • Invasive non-native species • Changes in biotic conditions • Changes in species distributions 	
Site condition	<p>Natural England's condition assessments for Sandwich Bay to Hacklinge Marshes SSSI indicate that the SSSI units in this area are in favourable condition.</p> <p>Turnstones are present along the whole SPA and have been present in every sector surveyed. Turnstones are primarily a coastal shoreline species, though small numbers are sometimes found on inland wetlands during the spring and autumn migrations. Surveys carried out between 2001 and 2018 show that there has been a decline in turnstone numbers within the SPA / Ramsar. There has also been a national decline in wintering turnstone numbers. The approximate 50% decline on a local level mirrors the trend seen in a national context.</p> <p>The golden plover population has fluctuated in the last 30 years. Averaging 1853 birds in the late 1990s, numbers peaked at 10,000 -12,000 during the years between 2000/01 to 2004/5. In more recent years the population seems to have declined again to an average of 1,536 birds. The recent change in golden plover numbers is thought to be due to climate change impacts.</p> <p>Little terns last produced fledglings at Shell Ness in 1993. Little Terns are present in the area and have been seen feeding. A decline of little tern has been seen across Kent and it is thought that no young have successfully fledged since 2009.</p>	
Qualifying feature	Possible effect of the project	
	Construction	Operation
Wintering birds (including turnstones and golden plovers)	1. Construction activities, site workers and construction vehicles disturb wintering birds using habitat in or near the project site.	1. Potential for disturbance of wintering birds in the SPA / Ramsar or using functionally linked land. 2. Surface water run-off includes pollutants that cause

	<p>2. Accidental watercourse pollution during construction impacts SPA habitats:</p> <ul style="list-style-type: none"> • sediment run-off as a result of land clearance, excavation, dewatering, stockpiles, wheel washing and movement of materials to and from the site • Release of hydrocarbons and oils from vehicles accessing the site or leakage from oil/fuel storage etc 	contamination to waterbodies in the SPA / Ramsar
Wetland invertebrates (Ramsar)	<p>Accidental watercourse pollution during construction impacts Ramsar habitats:</p> <ul style="list-style-type: none"> • sediment runoff as a result of land clearance, excavation, dewatering, stockpiles, wheel washing and movement of materials to and from the site • Release of hydrocarbons and oils from vehicles accessing the site or leakage from oil/fuel storage etc 	Surface water run-off includes pollutants that cause contamination to waterbodies in the Ramsar
Conclusions		
Wintering birds (including turnstones and golden plovers)	<p>1. No likely significant effect due to distance of SPA/Ramsar and any functionally linked land to site</p> <p>2. No likely significant effect due to distance of SPA/Ramsar to site</p>	<p>1. Potential likely significant effect as a result of increased recreational activity.</p> <p>2. No likely significant effect due to distance of SPA/Ramsar to site</p>
Wetland invertebrates (Ramsar)	No likely significant effect due to distance of SPA/Ramsar to site	No likely significant effect due to distance of SPA/Ramsar to site

5.1. Screening Summary

It is concluded by the competent authority that the project would be likely to have a significant effect on Thanet Coast & Sandwich Bay SPA & Ramsar.

6. Appropriate Assessment

European site and qualifying feature(s)	Potential effect on qualifying features(s)	Potential impact pathways	Source	Avoidance and/or mitigation measures	Adverse effect on site integrity?
Sandwich Bay SPA & Ramsar Wintering birds	Increased levels of disturbance of wintering birds leads to reduced feeding time, so reducing energy intake while also increasing energy use during additional flight events caused by disturbance.	Recreational pressure as a result of the increase in residential population near to sites	Visitors (including walkers, dogs, water users) causing disturbance to birds and their habitats.	A financial contribution towards the SAMMS strategy: monitoring of visitors to/usage of the protected sites and also monitoring / survey of bird populations in the area; a warden and community engagement officer; information boards, sign posts and dog litter bins.	No

6.1. Appropriate Assessment Conclusion

The competent authority (Dover District Council) undertook an objective scientific assessment of the implications of the project on the qualifying features of Thanet Coast and Sandwich Bay SPA / Ramsar site.

Operational effects on Sandwich Bay SAC and Thanet Coast and Sandwich Bay SPA / Ramsar will be addressed by a financial contribution to the implementation of DDC's Strategic Access Management and Monitoring Strategy.

7. Mitigation measures

The competent authority considered the manner in which the project was to be carried out and any conditions and restrictions that it could impose on any authorisation before concluding the integrity test. Should planning permission be granted, the below mitigation measures will be imposed on the project by way of condition.

A financial contribution (amount to be determined following submission of revised layout to accommodate archaeological requirements) towards the SAMP strategy: monitoring of visitors to/usage of the protected sites and also monitoring / survey of bird populations in the area; a warden and community engagement officer; information boards, signposts and dog litter bins.

8. Integrity test

Following the Appropriate Assessment and the consideration of all mitigation measures, Dover District Council, the competent authority, was able to ascertain that the project would not adversely affect the integrity of any international site.

9. References and reports

In reaching the conclusion of the assessment, the competent authority took the following documents into account:

Information to Inform an Habitat Regulations Assessment. Derek Finnie Associates. January 2025.

Citation for Special Area of Conservation: Dover to Kingsdown Cliffs. 2005.

European Site Conservation Objectives for Dover to Kingsdown Cliffs Special Area of Conservation V3. Natural England. November 2018.

European Site Conservation Objectives: Supplementary advice on conserving and restoring site features Dover to Kingsdown Cliffs Special Area of Conservation (SAC). Natural England. February 2019.

Supporting documentation for the conservation status assessment for the habitat: H6210 - Semi-natural dry grasslands and scrubland facies: on calcareous substrates

(Festuco-Brometalia) (article 17 reporting for January 2013 to December 2018). *JNCC. 2019.*

Supporting documentation for the conservation status assessment for the habitat: H1230 - Vegetated sea cliffs of the Atlantic and Baltic coasts (article 17 reporting for January 2013 to December 2018). *JNCC. 2019.*

SSSI condition assessment data accessed 10/11/25 from:
<https://designatedsites.naturalengland.org.uk/>

Dated: 2nd March 2026

Copy sent to Natural England: 2nd March 2026

Annex A – Natural England general advice

Protected Landscapes

Paragraph 189 of the [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/67222/nppf-2012.pdf) (NPPF) requires great weight to be given to conserving and enhancing landscape and scenic beauty within Areas of Outstanding Natural Beauty (known as National Landscapes), National Parks, and the Broads and states that the scale and extent of development within all these areas should be limited. Paragraph 190 requires exceptional circumstances to be demonstrated to justify major development within a designated landscape and sets out criteria which should be applied in considering relevant development proposals. Section 245 of the [Levelling-up and Regeneration Act 2023 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2023/14/section/245) places a duty on relevant authorities (including local planning authorities) to seek to further the statutory purposes of a National Park, the Broads or an Area of Outstanding Natural Beauty in England in exercising their functions. This duty also applies to proposals outside the designated area but impacting on its natural beauty.

The local planning authority should carefully consider any impacts on the statutory purposes of protected landscapes and their settings in line with the NPPF, relevant development plan policies and the Section 245 duty. The relevant National Landscape Partnership or Conservation Board may be able to offer advice on the impacts of the proposal on the natural beauty of the area and the aims and objectives of the statutory management plan, as well as environmental enhancement opportunities. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to development and its capacity to accommodate proposed development.

Wider landscapes

Paragraph 187 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape and Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Guidelines for Landscape and Visual Impact Assessment \(GLVIA3\) - Landscape Institute](https://www.landscapeinstitute.org/insights/guidelines-for-landscape-and-visual-impact-assessment-glvia3/) for further guidance.

Biodiversity duty

Section 40 of the [Natural Environment and Rural Communities Act 2006 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2006/14/section/40) places a duty on the local planning authority to conserve and enhance biodiversity as part of its decision making. We refer you to the [Complying with the biodiversity duty - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/67222/nppf-2012.pdf) for further information.

Designated nature conservation sites

Paragraphs 193-195 of the NPPF set out the principles for determining applications impacting on Sites of Special Scientific Interest (SSSI) and habitats sites (Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)). Both the direct and indirect impacts of the development should be considered.

A Habitats Regulations Assessment is needed where a proposal might affect a habitat site (see [Habitats regulations assessments: protecting a European site - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/67222/nppf-2012.pdf)) and Natural England must be consulted on 'appropriate assessments' (see [Appropriate assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/67222/nppf-2012.pdf)) for more information for planning authorities).

Natural England must also be consulted where development is in or likely to affect a SSSI and provides advice on potential impacts on SSSIs either via the [SSSI Impact Risk Zones \(England\) \(arcgis.com\)](https://arcgis.com) or as standard or bespoke consultation responses. Section 28G of the Wildlife and Countryside Act 1981 places a duty on all public bodies to take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of the features for which an SSSI has been notified ([Sites of special scientific interest: public body responsibilities - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/67222/nppf-2012.pdf)).

Annex A – Natural England general advice

Air Quality

Natural England has produced [‘Air pollution and development: advice for local authorities. How to assess sector-specific planning applications that could affect air quality on a protected site’](#). This standing advice is to help planning authorities understand the impact on statutory protected sites from particular developments that emit specific air pollutants. The advice covers emissions of ammonia (NH₃), nitrogen oxides (NO, NO₂ or NO_x), nitrogen deposition, acid deposition and sulphur dioxide (SO₂).

The standing advice is Natural England’s formal statutory advice and is a material consideration. It provides decision makers with the information needed to fulfil their statutory duties when making decisions on planning applications with potential air pollution impacts.

Note that this advice cannot be used to assess Nationally Significant Infrastructure Projects (NSIPs) or local plans.

Protected Species

Natural England has produced [Protected species and development: advice for local planning authorities - GOV.UK](#) (standing advice) to help planning authorities understand the impact of particular developments on protected species.

Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances. A protected species licence may be required in certain cases. We refer you to [Wildlife licences: when you need to apply](#) (www.gov.uk) for more information.

Local sites and priority habitats and species

The local planning authority should consider the impacts of the proposed development on any local wildlife or geodiversity site, in line with paragraphs 187, 188 and 192 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity to help nature’s recovery. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local environmental records centre, wildlife trust, geoconservation groups or recording societies. Emerging [Local nature recovery strategies - GOV.UK \(www.gov.uk\)](#) may also provide further useful information.

Those habitats and species which are of particular importance for nature conservation are included as ‘priority habitats and species’ in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest on the Magic website or as Local Wildlife Sites. We refer you to [Habitats and species of principal importance in England](#) (gov.uk) for a list of priority habitats and species in England. You should consider priority habitats and species when applying your ‘biodiversity duty’ to your policy or decision making

Natural England does not routinely hold priority species data. Such data should be collected when impacts on priority habitats or species are considered likely.

Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. We refer you to the [Brownfield Hub - Buglife](#) for more information and Natural England’s [Open Mosaic Habitat \(Draft\) - data.gov.uk](#) (Open Mosaic Habitat inventory), which can be used as the starting point for detailed brownfield land assessments.

Biodiversity and wider environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 187(d), 192 and 193. Unless exempt major development (defined in the [National Planning Policy Framework \(publishing.service.gov.uk\)](#) glossary) is required by law to deliver a biodiversity gain of at least 10% from 12 February 2024 and this requirement was extended to minor development from April 2024. For nationally significant infrastructure projects (NSIPs), it is anticipated that the requirement for biodiversity net gain will be implemented from May 2026.

Annex A – Natural England general advice

[Biodiversity Net Gain](#) guidance (gov.uk) provides more information on biodiversity net gain and includes a link to the [Biodiversity Net Gain Planning Practice Guidance](#) (gov.uk).

The statutory biodiversity metric should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. We refer you to [Calculate biodiversity value with the statutory biodiversity metric](#) for more information. For minor development sites, [The Small Sites Metric](#) may be used where these sites meet the criteria to use this Small Sites Metric. This is a simplified version of the statutory biodiversity metric and is designed for use where certain criteria are met.

The mitigation hierarchy as set out in paragraph 193 of the NPPF should be followed to firstly consider what existing habitats within the site can be retained or enhanced. Where on-site measures are not possible, provision off-site will need to be considered.

Where off-site delivery of biodiversity gain is proposed on a special site designated for nature (e.g. a SSSI or habitats site) prior consent or assent may be required from Natural England. More information is available on [Sites of Special Scientific Interest: managing your land](#)

Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 77, 109, 125, 187, 188, 192 and 193). Opportunities for enhancement might include incorporating features to support specific species within the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife.

[The Environmental Benefits from Nature Tool - Beta Test Version - JP038 \(naturalengland.org.uk\)](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory biodiversity metric.

[Natural environment - GOV.UK \(www.gov.uk\)](#) provides further information on biodiversity net gain, the mitigation hierarchy and wider environmental net gain.

Ancient woodland, ancient and veteran trees

The local planning authority should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 193 of the NPPF. The [Natural England Access to Evidence - Ancient woodlands Map](#) can help to identify ancient woodland. Natural England and the Forestry Commission have produced [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](#) (standing advice) for planning authorities. It should be considered when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 187, 188). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in the [Guide to assessing development proposals on agricultural land - GOV.UK \(www.gov.uk\)](#). [Find open data - data.gov.uk](#) on Agricultural Land Classification or use the information available on [MAGIC \(defra.gov.uk\)](#).

The Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites \(publishing.service.gov.uk\)](#) provides guidance on soil protection, and we recommend its use in the design and construction of development, including any planning conditions. For mineral working and landfilling, we refer you to [Reclaim minerals extraction and landfill sites to agriculture - GOV.UK \(www.gov.uk\)](#), which provides guidance on soil protection for site restoration and aftercare. The [Soils Guidance \(quarrying.org\)](#) provides detailed guidance on soil handling for mineral sites.

Annex A – Natural England general advice

Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Green Infrastructure

For evidence-based advice and tools on how to design, deliver and manage green and blue infrastructure (GI) we refer you to [Green Infrastructure Home \(naturalengland.org.uk\)](https://www.naturalengland.org.uk) (the Green Infrastructure Framework). GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, greenspaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the 15 [GI How Principles \(naturalengland.org.uk\)](https://www.naturalengland.org.uk). The GI Standards can be used to inform the quality, quantity and type of GI to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority GI strategies should be delivered where appropriate.

The [Green Infrastructure Map \(naturalengland.org.uk\)](https://www.naturalengland.org.uk) and [GI Mapping Analysis \(naturalengland.org.uk\)](https://www.naturalengland.org.uk) are GI mapping resources that can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

Access and Recreation:

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths, together with the creation of new footpaths and bridleways should be considered. Links to urban fringe areas should also be explored to strengthen access networks, reduce fragmentation, and promote wider green infrastructure.

Rights of Way, Access land, Coastal access and National Trails:

Paragraphs 105, 185, 187 and 193 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development.

Consideration should also be given to the potential impacts on any nearby National Trails. We refer you to [Find your perfect trail, and discover the land of myths and legend - National Trails](#) for information including contact details for the National Trail Officer.

The King Charles III England Coast Path (KCIIECP) is a National Trail around the whole of the English Coast. It has an associated coastal margin subject to public access rights. Parts of the KCIIECP are not on Public Rights of Way but are subject to public access rights. Consideration should be given to the impact of any development on the KCIIECP and the benefits of maintaining a continuous coastal route.

Appropriate mitigation measures should be incorporated for any adverse impacts on Rights of Way, Access land, Coastal access, and National Trails.

Further information is set out in the Planning Practice Guidance on the [Natural environment - GOV.UK \(www.gov.uk\)](https://www.gov.uk).

[REDACTED]

From: [REDACTED]@DOVER.GOV.UK>
Sent: 23 March 2026 10:09
To: Cllr-[REDACTED]
Cc: Cllr-[REDACTED]
Subject: Re: Ringwold Road development - DOV/25/00112

Good morning Cllr,

I have contacted the support team to see when these will be uploaded, as it would appear none of the reports are showing on the applications.

However, the reports are visible when viewed via the committee report link. [Councillors and Elections](#)

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: Cllr-[REDACTED] <Cllr-[REDACTED]@DOVER.GOV.UK>
Sent: 23 March 2026 09:41
To: [REDACTED]@DOVER.GOV.UK>
Cc: Cllr-[REDACTED] <Cllr-[REDACTED]@DOVER.GOV.UK>
Subject: Ringwold Road development - DOV/25/00112

Hi [REDACTED]

Why is your recommendation report not been placed on the DDC Planning page yet?

Best wishes,

Councillor [REDACTED]
Guston, Kingsdown and St Margaret's at Cliffe Ward
Shadow Portfolio Holder for Transport, Licensing and Environmental Services
Telephone: [REDACTED]
Email: cllr-[REDACTED]@dover.gov.uk

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.
If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.
All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.
Dover District Council is a data controller under GDPR. Our privacy notice at www.dover.gov.uk/privacy explains how we use and share personal information and protect your privacy and rights.

[REDACTED]

From: [REDACTED]@DOVER.GOV.UK>
Sent: 23 March 2026 17:59
To: [REDACTED]; [REDACTED]
Subject: Re: 25/00112 - Land north west of Kingsdown

Hi [REDACTED]

Both please, it's for committee on Thursday.

Kind regards,
[REDACTED]

Sent from [Outlook for iOS](#)

From: [REDACTED]@dover.gov.uk>
Sent: Monday, March 23, 2026 3:52:58 PM
To: [REDACTED]@dover.gov.uk>; [REDACTED]@DOVER.GOV.UK>
Subject: Re: 25/00112 - Land north west of Kingsdown

Hi [REDACTED]

Is this for natural pitches, artificial pitches, or both?

Thank you,

[REDACTED]

[REDACTED]

Principal Open Spaces Officer

Dover District Council
Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ
Phone: [REDACTED]
Web: dover.gov.uk

From: [REDACTED]@dover.gov.uk>
Sent: 23 March 2026 13:39
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@dover.gov.uk>
Subject: RE: 25/00112 - Land north west of Kingsdown

Hi [REDACTED]

The intended recipient projects are set out on page 3 of [REDACTED] original comment, but more up-to-date specifics might be available from [REDACTED] (Principal Open Spaces Officer). I've cc'd her in just in case.

Best wishes,

██████████
Trainee Planning Officer (Planning Policy)
Planning Policy and Projects | Planning and Development
Dover District Council

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ
Dept. Tel: 01304 872244
Personal Tel: ██████████
Email: ██████████@dover.gov.uk
[Planning Department Website](#)



From: ██████████@DOVER.GOV.UK>
Sent: 23 March 2026 11:12
To: ██████████@dover.gov.uk>
Subject: Re: 25/00112 - Land north west of Kingsdown

Hi ██████████

I have been asked by a Cllr if we have anymore detail regarding the 75k requested for the playing pitches at the above site. Are you able to give me any more details on the location of the pitches/facilities where the funding would go ?

Kind regards

██████████
Please note: I do not work Fridays.



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

From: ██████████@dover.gov.uk>
Sent: 10 March 2026 12:04
To: ██████████@DOVER.GOV.UK>
Subject: RE: 25/00112 - Land north west of Kingsdown

Hi ██████████

The identified projects remain the same as in [REDACTED] original consultation comments, it's just the required contributions which were updated based on the change to dwelling mix.

I've attached his original comments as a word document for reference, with the updated contribution amounts in tracked changes, plus text about the Thanet Coast & Sandwich Bay SPA SAMMS payment which was missed originally. The text for sports halls and swimming pools is on page 4. The TCSB SPA SAMMS text is on page 6.

Hope this helps, any other questions feel free to shoot me an email or a teams message.

Best wishes,

[REDACTED]
Trainee Planning Officer (Planning Policy)
Planning Policy and Projects | Planning and Development
Dover District Council

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ
Dept. Tel: 01304 872244
Personal Tel: [REDACTED]
Email: [REDACTED]@dover.gov.uk
[Planning Department Website](#)



From: [REDACTED]@DOVER.GOV.UK>
Sent: 10 March 2026 11:43
To: [REDACTED]@dover.gov.uk>
Subject: Fw: 25/00112 - Land north west of Kingsdown

FYI
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]@DOVER.GOV.UK>

Sent: Tuesday, March 10, 2026 11:43

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

Subject: 25/00112 - Land north west of Kingsdown

Morning [REDACTED]

Please may I check the original policy comments requested money for Tides. The most recent comments shows calculations below, but no justification for which projects, could you send me the justification for my committee report please? The deadline is this week.

Results
Date generated: 19/02/2026

Swimming Pools	
Demand adjusted by	0%
Square meters	1.58
Lanes	0.03
Pools	0.01
vpwpp	10
Cost	£36,806

Sports Halls	
Demand adjusted by	0%
Courts	0.03
Halls	0.01
vpwpp	10
Cost	£28,316

Artificial Grass Pitches	
Demand adjusted by	0%
Pitches	0
vpwpp	3
Cost if 3G	£4,893
Cost if Sand	£4,424

Outdoor Tennis Courts	
Demand adjusted by	0%
Courts	0.02
vpwpp	3
Cost	£2,279

Indoor Bowls Centres	
Demand adjusted by	0%
Rinks	0
Centres	0
vpwpp	0
Cost	£1,485

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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[REDACTED]

From: [REDACTED]@DOVER.GOV.UK>
Sent: 24 March 2026 10:09
To: SupportAssistants
Subject: Parish council reps DOV/25/00112

Good morning,

Is there any chance you could pull both of the Kingsdown Parish Council reps together in one PDF so that we are able to circulate these to members of planning committee 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

From: [REDACTED]@DOVER.GOV.UK>
Sent: 24 March 2026 12:58
To: [REDACTED]
Subject: Fw: Parish council reps DOV/25/00112
Attachments: Consultee Comment-RINGWOULD WITH KINGSDOWN PARISH COUNCIL.pdf

Shall I just send this to [REDACTED] or do I need to provide some additional wording.

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: SupportAssistants <SupportAssistants@DOVER.GOV.UK>
Sent: 24 March 2026 12:16
To: [REDACTED]@DOVER.GOV.UK>
Subject: RE: Parish council reps DOV/25/00112

Hi [REDACTED]

Please find attached.

Kind regards,



[REDACTED]
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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25/00112 – Woodhill Farm

Objection

We have listened to our Parishioners with regards to the proposed Woodhill Farm development of 70 homes (SAP34 in Dover District Local Development Plan (DDLDP)).

Number of dwellings and sustainability

There is primarily concern in the parish regarding the number of dwellings proposed. In Regulation 18, a capacity of 90 was suggested which was then reduced in Regulation 19 to 50. At the time this was because the HELAA assessment highlighted concerns around highways and the access primarily. The “indicative” capacity of 50 in SAP34 of the DDLDP has been increased to 70 in this application with the only justification being that it would make better use of the land. While the National Planning Policy Framework (NPPF) does promote making effective use of land generally, it also states the need to safeguard and improve the environment, and ensure safe and healthy living conditions (Para. 124). The design and access statement mentions that the proposals are in keeping with densities and urban grain in the local area, however Glen Rd. has a very low housing density with a mixture of bungalows and family homes enjoying spacious gardens. This is at odds with the proposal. Paragraph 129 of the NPPF, states housing density, should maintain the character and setting of an area (including residential gardens). Additionally it highlights the importance of securing well-designed, attractive and healthy places.

The Ringwould with Kingsdown Design Codes and Guidelines (page 62) highlights that any new development should be appropriate for its location and surroundings. This site lies adjacent to the urban area, (where there would normally be a presumption against any development all) where you would normally expect a much lower density of development, with larger houses set in spacious grounds and substantial soft landscaping. The proposed high density suburban housing would be totally out of context with its surroundings.

Dark skies are an important part of our nocturnal landscape (DDLDP PM1). Kingsdown has low radiance levels generally, therefore any development here would need to demonstrate that full consideration had been given to its position in a dark skies zone.

When our Parishioners took part in the LDP consultation process they understood that a capacity of 50 was being proposed. The inspector also examined SAP34 as 50. We were all therefore dismayed to find in the final plan the wording “indicative” around site allocations in the LDP. This makes a mockery of the consultation process.

We feel that 70 dwellings would put a strain on our limited infrastructure. Kingsdown is categorised (we would argue wrongly) as a Local Centre in the new LDP, however we do not service any smaller settlements around us. We do not have a doctors surgery, a dentist or a supermarket, or an adequate bus service. The few buses we have a day do not pass this site along Ringwold Rd. Stagecoach as part of the LDP consultation process, advised that development of this site would not result in additional bus services being added.

We feel that the proposed plans do not constitute sustainable development as defined in the National Planning Policy Framework (NPPF). The site is on the edge of the built settlement, with inadequate bus links to adjoining towns and villages and no train station – the closest being Walmer and Martin Mill. It is very difficult to safely walk or cycle to these from this site. National Cycle route 1 follows the coast at Kingsdown but is difficult to join safely from this site. Residents of the proposed development would therefore be dependent on their cars to reach facilities in neighbouring Deal and Dover, contrary to DDLDP policy SP1 and SP2.

The removal of good grade agricultural land (best and most versatile) from vital food production and compromising the setting of the Kent Downs National Landscape are also arguments against these plans achieving sustainability and contrary to SP4.

We were pleased to note that our Housing Needs assessment had been referenced by the applicant. We have a declining but ageing population and a large proportion of detached and 4+ bedroom homes (detached 63.6% in Kingsdown, 22.9% nationally, 4+ beds 32.7% Kingsdown, 21.1% nationally). Over 40% of the population is 60+ yrs in the local census, up from 29% in the 2011 census. Any development of this site would need to reflect this demographic. We would like to see the affordable / 1st time buyer / shared ownership housing achieved on site and at an early stage in the build.

Design

The recent development (Wellington Paddocks) on the edge of the Parish comprises unimaginative generic boxes which could be on any Kent housing estate. They also represent a current trend for plastic composite weatherboarding. We feel that the same could be true of the designs shown in this application. These concerns are shared by many of our parishioners. Such generic house designs do not reflect the context of the site in Kingsdown. It would look like any other housing estate in East Kent. Kingsdown has a rich vernacular. Our conservation area has fishermen's cottages and flint faced walls, there are bungalows and large detached homes along Glen Rd., with a variety of roof heights and materials.

The landscape buffer along the north-eastern boundary of the site between the existing houses in Glen Road and the proposed dwellings has raised some safety and security

concerns. Whilst largely welcomed, it could pose a crime risk for both the existing and the proposed dwellings, allowing access to gardens. We feel that this landscape buffer should be incorporated into the rear gardens of any proposed dwellings along this boundary. This could be maintained in perpetuity with the use of a covenant on the dwellings when they are sold.

The term 'landscape led design' does not seem to be the driving force of this application, as suggested by the applicants. Instead there seems to be a lot of emphasis on the provision of parking which dominates the design to the detriment of the overall feel of the site and the setting of the KDNL. Car ports are not a local feature.

There are too many blank walls fronting public spaces and footpaths, these should be avoided, thus improving natural surveillance.

To combat fuel poverty and maximise fuel sourcing and efficiency any new build project should include solar panels, heat pumps, maximum insulation and make best use of solar gain. This is in line with DDLP policy SP1.

Highways and access

There are also still major concerns around the safety of the access. Discussions with Kitewood which included their Highways Consultant have raised further questions. It was indicated that the works to straighten and widen the access could be completed without closing the road and with traffic control measures in place ie traffic lights. However, this is unlikely as the road approaching the access from both sides is not wide enough for two lanes of traffic, 2 HGV's cannot pass safely. Residents have measured the road width on entering Kingsdown and found that it is not wide enough for 2 cars to pass safely, which would indicate that traffic lights would not be a safe option here. The council considers that Ringwould Rd would have to indeed be closed during the works to widen the road.

Closing Ringwould Road for any length of time is not really an option for Kingsdown. We have 3 routes into the village; Ringwould Rd., Glen Road and the Cliffe Road along the seafront. Cliffe Road leads to Upper Street and The Rise which are both narrow and unsuitable for HGV's. Additionally, the Rise and Upper St. do not have footpaths / short sections only for pedestrians and we have already had the fatality of a pedestrian in Upper St. Safety for all householders would be compromised during any closure of Ringwould Rd. as emergency vehicles would struggle to access the village from the other 2 routes.

The Highways Consultant for Kitewood also showed us data for a traffic survey carried out in September when schools return after the holidays. We consider that this is not representative of the high volume of traffic which can be seen along Ringwould Rd. in summer months when the holiday park and campsite are busy. We consider that an additional survey in summer would be advisable. Comparisons are made for traffic data

between this site and 2 villages in Norfolk. These do not seem to be representative or relevant. The Parish Council would like to see another road survey done this summer before any development is considered.

Ringwould Rd. is a narrow country lane with SLOW painted on it at intervals, signage showing 20mph as you enter Kingsdown and 50mph as you leave. As typified in the KDNL and Ripple F3 of the DD LCA (2020) it is winding and characterful and forms an attractive approach to the village with natural traffic calming due to the nature of the blind bends. The road is particularly narrow close to the proposed site, and there is already considerable vehicular conflict on the road when there are 2 HGV's trying to pass.

Where Ringwould Rd. forms a junction with the A258 there are signs restricting vehicular access to 7.5T. It is a serious concern for residents that additional traffic will cause severe traffic congestion and more vehicular conflict along this narrow lane.

The proposed alterations to the entrance although in the interests of safety and visibility would detract from the character and appearance of the area, particularly from the entrance to the village, and the setting of the KDNL. Kingsdown relies heavily upon tourism in the summer months and as such this gateway is important to our rural economy.

There are also conflicts around the various users of the access. ER5 crosses this point, there is also the entrance to the Kingsdown play area car park and a field access opposite this which need careful consideration. All are very close to the entrance of the site.

We read with interest the comments from KCC PROW around ER5 and are pleased that they share our concerns and those of the parishioners. A safe crossing for pedestrians using ER5 and horses (and cyclists) joining ER21 will be very difficult to safely achieve. ER5 is very well used to link the play area with the village and school. It is clear that PROW have serious concerns about the feasibility of achieving the link to the village through improvements to ER5 which is a requirement of development through SAP34.

We welcome the proposed additional footpath to connect the site to existing footpaths on Glen Road. However, we feel that not enough detail has been shown for the Glen Rd path, and have reservations as to the safety of the crossing diagonally across the road to the footpath opposite.

We are also concerned that the extension of the 20mph zone on approach to the entrance does not go far enough. ER20 crosses Ringwould Rd. at a point which is hard to see traffic. There are also large tractors exiting the farm road at this point. An extended 20mph zone beyond this point would go some way to improving safety.

No mention is made of the impact to the junction of Ringwould Rd with the A258 other than to say the perceived increase in traffic would not have an impact. However, there are already issues in trying to safely join the A258, this would only exacerbate the problem. We consider that more investigations are needed by KCC highways to gauge the safety of this extra traffic

post development and site traffic during the construction of any development. Worryingly, crash map data for the past 25 years omits a fatality on Ringwould Rd.

Recently, concerns have been raised that a site nearby; SAP15 (Rays Bottom) which is situated on one of the access roads into Kingsdown – Liverpool Rd / Glen Rd is currently at the public engagement stage and presumably a planning application will be submitted soon after. Parishioners are worried that if both sites were granted planning and started to be built out simultaneously we would have 2 out of 3 of the routes into the village compromised by site traffic and potential road closures. This could have serious safety implications with regards to pedestrians and emergency services, as well as increased damage to buildings and property and is unacceptable. The Parish council are involved with preparing a Highways Improvement Plan with KCC at the moment. This document is focused on 2 main problems, speeding by all vehicles and damage to the conservation area around Upper St. by HGV's. We would ask that further investigations be carried out and that careful planning is needed to ensure that any development coming forward does not cause safety issues for all in the Parish.

We feel very strongly that wider highways issues have not been properly addressed. We are also very concerned that at the time of submission there have been no comments from KCC Highways which is worrying in the extreme as this is such a complex and contentious site and safety is a primary concern for the entire community.

Natural Environment

We read with interest the comments from the Kent Downs National Landscapes (KDNL) team. Many parishioners are concerned about the landscape impact of this development. Not only is the KDNL affected but also Ripple F3, identified in the DDC Landscape Character assessment (2020). This site is included in Ripple F3 and can be clearly seen from the A258 across the rolling chalk downland which typifies the region. Due to ash dieback decimating local woodland to the west, the site is becoming increasingly visible. The siting of dwellings parallel to ER21 makes these particularly visible in the landscape.

We agree with the KDNL team that the palette of materials should be toned down to darker colours and that natural screening should be allowed to grow up tall around the site. The topography of the site is such that bright building materials would be highly visible from the Kent Downs. We would also like to see screening planted as early as possible and a muted palette for roof materials as they will be highly visible from the open countryside to the western boundary. Whilst this would be an improvement to the scheme, it would not make the development as a whole, acceptable.

We would also draw attention to the new NL briefing of November 24 which talks about the importance of the setting of the NL. In this case the setting is further enhanced by being part of the Landscape Character Area Ripple F3 – so designated by DDC in 2020. The Parish Council consider that the proposals do not meet the requirements of policy NE2.

Although the applicants' surveys have made claims that the site is very low bar in terms of biodiversity the site borders to the south west an area which is biodiversity rich and used by feeding bats. The green area of the site borders this which is good. We would like to see bat boxes, swift bricks, hedgehog holes in fencing and also low light levels to allow bats to feed. Kingsdown radiance levels are very low around the edges of the built environment and dark skies are very important to us. Any development coming forward needs to take great care not to isolate this area and protect hedgerows and corridors to the wider countryside. We would like to see more monitoring for bats and migratory birds. These measures would be an improvement, however they would not mitigate the overall damage it would cause to the local environment and would not make the development as whole acceptable.

Dismissed appeal in Thanet

Appeal Ref: APP/Z2260/W/24/3351846 Land off Foxborough Lane, Minster, CT12 4AH – proposed 115 residential dwellings.

We would also like to draw the Planning Officers' attention to the above appeal launched by Gladmans. This was dismissed by the Planning Inspector on 10th February 2025.

We feel that the site has many of the same issues as SAP34 and should be taken into consideration. The issues which are comparable and were grounds for dismissal are as follows:

the effect of the development upon the character and appearance of the landscape – the site is within the Wantsum North Slopes Landscape Character Area and the proposal was found to detract from it sufficiently to be grounds for dismissal;

the effect of the development upon the resource of best and most versatile agricultural land – there was insufficient argument to warrant removal of BMV land;

whether or not suitable and safe pedestrian access would be provided, to avoid residual highway effects – pedestrian safety would be compromised by the development and could not be mitigated for.

Conclusions

Considering the setting in relation to the KDNL and LCA Ripple F3, the loss of good quality farming land and the strain on local transport and infrastructure we consider that this application does not meet the sustainability criteria set out in the NPPF.

We note that DHA said in their public consultation document following conversations with DDC – “It was added that there was no in principle objection to the scale of development (total number of units) as long as it is technically supportable and does not give rise to unacceptable highways, amenity or other impacts”.

Many parishioners and the PC would argue that this will definitely cause unacceptable difficulties with highways and have significant impacts on amenities.

Based on all the above arguments Ringwoud with Kingsdown Parish Council considers that the proposals are in direct conflict with the relevant policies in the NPPF; the DDLP, and the advice given in the Kent Design Guide, and Building for a Healthy Life, by Homes England.

We therefore respectfully request that the Council refuses this application for the reasons given above.

Comments for Planning Application 25/00112

Application Summary

Application Number: 25/00112

Address: Land North West Of Kingsdown Recreation Ground Ringwold Road Kingsdown

Proposal: Erection of 70 dwellings including access, parking, landscaping, and associated infrastructure

Case Officer: [REDACTED]

Customer Details

Name: _ Ringwold with Kingsdown Parish Council

Address: Not Available

Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:25/00112 - Woodhill Farm

Objection

We have listened to our Parishioners with regards to the proposed Woodhill Farm development of 70 homes (SAP34 in Dover District Local Development Plan (DDLDP)).

Number of dwellings and sustainability

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The Ringwold with Kingsdown Design Codes and Guidelines (page 62) highlights that any new

development should be appropriate for its location and surroundings. This site lies adjacent to the urban area, (where there would normally be a presumption against any development at all) where you would normally expect a much lower density of development, with larger houses set in spacious grounds and substantial soft landscaping. The proposed high density suburban housing would be totally out of context with its surroundings.

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We feel that the proposed plans do not constitute sustainable development as defined in the National Planning Policy Framework (NPPF). The site is on the edge of the built settlement, with inadequate bus links to adjoining towns and villages and no train station - the closest being Walmer and Martin Mill. It is very difficult to safely walk or cycle to these from this site. National Cycle route 1 follows the coast at Kingsdown but is difficult to join safely from this site. Residents of the proposed development would therefore be dependent on their cars to reach facilities in neighbouring Deal and Dover, contrary to DDLDP policy SP1 and SP2.

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advisable. Comparisons are made for traffic data between this site and 2 villages in Norfolk. These do not seem to be representative or relevant. The Parish Council would like to see another road survey done this summer before any development is considered.

Ringwould Rd. is a narrow country lane with SLOW painted on it at intervals, signage showing 20mph as you enter Kingsdown and 50mph as you leave. As typified in the KDNL and Ripple F3 of the DD LCA (2020) it is winding and characterful and forms an attractive approach to the village with natural traffic calming due to the nature of the blind bends. The road is particularly narrow close to the proposed site, and there is already considerable vehicular conflict on the road when there are 2 HGV's trying to pass.

Where Ringwould Rd. forms a junction with the A258 there are signs restricting vehicular access to 7.5T. It is a serious concern for residents that additional traffic will cause severe traffic congestion and more vehicular conflict along this narrow lane.

The proposed alterations to the entrance although in the interests of safety and visibility would detract from the character and appearance of the area, particularly from the entrance to the village, and the setting of the KDNL. Kingsdown relies heavily upon tourism in the summer months and as such this gateway is important to our rural economy.

There are also conflicts around the various users of the access. ER5 crosses this point, there is also the entrance to the Kingsdown play area car park and a field access opposite this which need careful consideration. All are very close to the entrance of the site.

We read with interest the comments from KCC PROW around ER5 and are pleased that they share our concerns and those of the parishioners. A safe crossing for pedestrians using ER5 and horses (and cyclists) joining ER21 will be very difficult to safely achieve. ER5 is very well used to link the play area with the village and school. It is clear that PROW have serious concerns about the feasibility of achieving the link to the village through improvements to ER5 which is a requirement of development through SAP34.

We welcome the proposed additional footpath to connect the site to existing footpaths on Glen Road. However, we feel that not enough detail has been shown for the Glen Rd path, and have reservations as to the safety of the crossing diagonally across the road to the footpath opposite. We are also concerned that the extension of the 20mph zone on approach to the entrance does not go far enough. ER20 crosses Ringwould Rd. at a point which is hard to see traffic. There are also large tractors exiting the farm road at this point. An extended 20mph zone beyond this point would go some way to improving safety.

No mention is made of the impact to the junction of Ringwould Rd with the A258 other than to say the perceived increase in traffic would not have an impact. However, there are already issues in trying to safely join the A258, this would only exacerbate the problem. We consider that more investigations are needed by KCC highways to gauge the safety of this extra traffic post development and site traffic during the construction of any development. Worryingly, crash map data for the past 25 years omits a fatality on Ringwould Rd.

Recently, concerns have been raised that a site nearby; SAP15 (Rays Bottom) which is situated on one of the access roads into Kingsdown - Liverpool Rd / Glen Rd is currently at the public engagement stage and presumably a planning application will be submitted soon after.

Parishioners are worried that if both sites were granted planning and started to be built out

simultaneously we would have 2 out of 3 of the routes into the village compromised by site traffic and potential road closures. This could have serious safety implications with regards to pedestrians and emergency services, as well as increased damage to buildings and property and is unacceptable. The Parish council are involved with preparing a Highways Improvement Plan with KCC at the moment. This document is focused on 2 main problems, speeding by all vehicles and damage to the conservation area around Upper St. by HGV's. We would ask that further investigations be carried out and that careful planning is needed to ensure that any development coming forward does not cause safety issues for all in the Parish.

We feel very strongly that wider highways issues have not been properly addressed. We are also very concerned that at the time of submission there have been no comments from KCC Highways which is worrying in the extreme as this is such a complex and contentious site and safety is a primary concern for the entire community.

Natural Environment

We read with interest the comments from the Kent Downs National Landscapes (KDNL) team. Many parishioners are concerned about the landscape impact of this development. Not only is the KDNL affected but also Ripple F3, identified in the DDC Landscape Character assessment (2020). This site is included in Ripple F3 and can be clearly seen from the A258 across the rolling chalk downland which typifies the region. Due to ash dieback decimating local woodland to the west, the site is becoming increasingly visible. The siting of dwellings parallel to ER21 makes these particularly visible in the landscape.

We agree with the KDNL team that the palette of materials should be toned down to darker colours and that natural screening should be allowed to grow up tall around the site. The topography of the site is such that bright building materials would be highly visible from the Kent Downs. We would also like to see screening planted as early as possible and a muted palette for roof materials as they will be highly visible from the open countryside to the western boundary. Whilst this would be an improvement to the scheme, it would not make the development as a whole, acceptable.

We would also draw attention to the new NL briefing of November 24 which talks about the importance of the setting of the NL. In this case the setting is further enhanced by being part of the Landscape Character Area Ripple F3 - so designated by DDC in 2020. The Parish Council consider that the proposals do not meet the requirements of policy NE2.

Although the applicants' surveys have made claims that the site is very low bar in terms of biodiversity the site borders to the south west an area which is biodiversity rich and used by feeding bats. The green area of the site borders this which is good. We would like to see bat boxes, swift bricks, hedgehog holes in fencing and also low light levels to allow bats to feed. Kingsdown radiance levels are very low around the edges of the built environment and dark skies are very important to us. Any development coming forward needs to take great care not to isolate this area and protect hedgerows and corridors to the wider countryside. We would like to see more monitoring for bats and migratory birds. These measures would be an improvement, however they would not mitigate the overall damage it would cause to the local environment and would not make

the development as whole acceptable.

Dismissed appeal in Thanet

Appeal Ref: APP/Z2260/W/24/3351846 Land off Foxborough Lane, Minster, CT12 4AH - proposed 115 residential dwellings.

We would also like to draw the Planning Officers' attention to the above appeal launched by Gladmans. This was dismissed by the Planning Inspector on 10th February 2025.

We feel that the site has many of the same issues as SAP34 and should be taken into consideration. The issues which are comparable and were grounds for dismissal are as follows:

the effect of the development upon the character and appearance of the landscape - the site is within the Wantsum North Slopes Landscape Character Area and the proposal was found to detract from it sufficiently to be grounds for dismissal;

the effect of the development upon the resource of best and most versatile agricultural land - there was insufficient argument to warrant removal of BMV land;

whether or not suitable and safe pedestrian access would be provided, to avoid residual highway effects - pedestrian safety would be compromised by the development and could not be mitigated for.

Conclusions

Considering the setting in relation to the KDNL and LCA Ripple F3, the loss of good quality farming land and the strain on local transport and infrastructure we consider that this application does not meet the sustainability criteria set out in the NPPF.

We note that DHA said in their public consultation document following conversations with DDC - "It was added that there was no in principle objection to the scale of development (total number of units) as long as it is technically supportable and does not give rise to unacceptable highways, amenity or other impacts".

Many parishioners and the PC would argue that this will definitely cause unacceptable difficulties with highways and have significant impacts on amenities.

Based on all the above arguments Ringwoud with Kingsdown Parish Council considers that the proposals are in direct conflict with the relevant policies in the NPPF; the DDLP, and the advice given in the Kent Design Guide, and Building for a Healthy Life, by Homes England.

We therefore respectfully request that the Council refuses this application for the reasons given above.


Parish Clerk

11 March 2025

[REDACTED]

From: [REDACTED]@DOVER.GOV.UK>
Sent: 24 March 2026 15:37
To: [REDACTED]
Subject: Ringwould with Kingsdown Parish Council
Attachments: Consultee Comment-RINGWOULD WITH KINGSDOWN PARISH COUNCIL.pdf

Good afternoon [REDACTED]

Would it be possible to send the full version of the Parish Councils representation to all the committee members please as well as the Parish Council. If I can help in any way please let me know.

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

25/00112 – Woodhill Farm

Objection

We have listened to our Parishioners with regards to the proposed Woodhill Farm development of 70 homes (SAP34 in Dover District Local Development Plan (DDLDP)).

Number of dwellings and sustainability

There is primarily concern in the parish regarding the number of dwellings proposed. In Regulation 18, a capacity of 90 was suggested which was then reduced in Regulation 19 to 50. At the time this was because the HELAA assessment highlighted concerns around highways and the access primarily. The “indicative” capacity of 50 in SAP34 of the DDLDP has been increased to 70 in this application with the only justification being that it would make better use of the land. While the National Planning Policy Framework (NPPF) does promote making effective use of land generally, it also states the need to safeguard and improve the environment, and ensure safe and healthy living conditions (Para. 124). The design and access statement mentions that the proposals are in keeping with densities and urban grain in the local area, however Glen Rd. has a very low housing density with a mixture of bungalows and family homes enjoying spacious gardens. This is at odds with the proposal. Paragraph 129 of the NPPF, states housing density, should maintain the character and setting of an area (including residential gardens). Additionally it highlights the importance of securing well-designed, attractive and healthy places.

The Ringwould with Kingsdown Design Codes and Guidelines (page 62) highlights that any new development should be appropriate for its location and surroundings. This site lies adjacent to the urban area, (where there would normally be a presumption against any development all) where you would normally expect a much lower density of development, with larger houses set in spacious grounds and substantial soft landscaping. The proposed high density suburban housing would be totally out of context with its surroundings.

Dark skies are an important part of our nocturnal landscape (DDLDP PM1). Kingsdown has low radiance levels generally, therefore any development here would need to demonstrate that full consideration had been given to its position in a dark skies zone.

When our Parishioners took part in the LDP consultation process they understood that a capacity of 50 was being proposed. The inspector also examined SAP34 as 50. We were all therefore dismayed to find in the final plan the wording “indicative” around site allocations in the LDP. This makes a mockery of the consultation process.

We feel that 70 dwellings would put a strain on our limited infrastructure. Kingsdown is categorised (we would argue wrongly) as a Local Centre in the new LDP, however we do not service any smaller settlements around us. We do not have a doctors surgery, a dentist or a supermarket, or an adequate bus service. The few buses we have a day do not pass this site along Ringwold Rd. Stagecoach as part of the LDP consultation process, advised that development of this site would not result in additional bus services being added.

We feel that the proposed plans do not constitute sustainable development as defined in the National Planning Policy Framework (NPPF). The site is on the edge of the built settlement, with inadequate bus links to adjoining towns and villages and no train station – the closest being Walmer and Martin Mill. It is very difficult to safely walk or cycle to these from this site. National Cycle route 1 follows the coast at Kingsdown but is difficult to join safely from this site. Residents of the proposed development would therefore be dependent on their cars to reach facilities in neighbouring Deal and Dover, contrary to DDLDP policy SP1 and SP2.

The removal of good grade agricultural land (best and most versatile) from vital food production and compromising the setting of the Kent Downs National Landscape are also arguments against these plans achieving sustainability and contrary to SP4.

We were pleased to note that our Housing Needs assessment had been referenced by the applicant. We have a declining but ageing population and a large proportion of detached and 4+ bedroom homes (detached 63.6% in Kingsdown, 22.9% nationally, 4+ beds 32.7% Kingsdown, 21.1% nationally). Over 40% of the population is 60+ yrs in the local census, up from 29% in the 2011 census. Any development of this site would need to reflect this demographic. We would like to see the affordable / 1st time buyer / shared ownership housing achieved on site and at an early stage in the build.

Design

The recent development (Wellington Paddocks) on the edge of the Parish comprises unimaginative generic boxes which could be on any Kent housing estate. They also represent a current trend for plastic composite weatherboarding. We feel that the same could be true of the designs shown in this application. These concerns are shared by many of our parishioners. Such generic house designs do not reflect the context of the site in Kingsdown. It would look like any other housing estate in East Kent. Kingsdown has a rich vernacular. Our conservation area has fishermen's cottages and flint faced walls, there are bungalows and large detached homes along Glen Rd., with a variety of roof heights and materials.

The landscape buffer along the north-eastern boundary of the site between the existing houses in Glen Road and the proposed dwellings has raised some safety and security

concerns. Whilst largely welcomed, it could pose a crime risk for both the existing and the proposed dwellings, allowing access to gardens. We feel that this landscape buffer should be incorporated into the rear gardens of any proposed dwellings along this boundary. This could be maintained in perpetuity with the use of a covenant on the dwellings when they are sold.

The term 'landscape led design' does not seem to be the driving force of this application, as suggested by the applicants. Instead there seems to be a lot of emphasis on the provision of parking which dominates the design to the detriment of the overall feel of the site and the setting of the KDNL. Car ports are not a local feature.

There are too many blank walls fronting public spaces and footpaths, these should be avoided, thus improving natural surveillance.

To combat fuel poverty and maximise fuel sourcing and efficiency any new build project should include solar panels, heat pumps, maximum insulation and make best use of solar gain. This is in line with DDLP policy SP1.

Highways and access

There are also still major concerns around the safety of the access. Discussions with Kitewood which included their Highways Consultant have raised further questions. It was indicated that the works to straighten and widen the access could be completed without closing the road and with traffic control measures in place ie traffic lights. However, this is unlikely as the road approaching the access from both sides is not wide enough for two lanes of traffic, 2 HGV's cannot pass safely. Residents have measured the road width on entering Kingsdown and found that it is not wide enough for 2 cars to pass safely, which would indicate that traffic lights would not be a safe option here. The council considers that Ringwould Rd would have to indeed be closed during the works to widen the road.

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Many parishioners and the PC would argue that this will definitely cause unacceptable difficulties with highways and have significant impacts on amenities.

Based on all the above arguments Ringwoud with Kingsdown Parish Council considers that the proposals are in direct conflict with the relevant policies in the NPPF; the DDLP, and the advice given in the Kent Design Guide, and Building for a Healthy Life, by Homes England.

We therefore respectfully request that the Council refuses this application for the reasons given above.

Comments for Planning Application 25/00112

Application Summary

Application Number: 25/00112

Address: Land North West Of Kingsdown Recreation Ground Ringwold Road Kingsdown

Proposal: Erection of 70 dwellings including access, parking, landscaping, and associated infrastructure

Case Officer: [REDACTED]

Customer Details

Name: _ Ringwold with Kingsdown Parish Council

Address: Not Available

Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:25/00112 - Woodhill Farm

Objection

We have listened to our Parishioners with regards to the proposed Woodhill Farm development of 70 homes (SAP34 in Dover District Local Development Plan (DDLDP)).

Number of dwellings and sustainability

There is primarily concern in the parish regarding the number of dwellings proposed. In Regulation 18, a capacity of 90 was suggested which was then reduced in Regulation 19 to 50. At the time this was because the HELAA assessment highlighted concerns around highways and the access primarily. The "indicative" capacity of 50 in SAP34 of the DDLDP has been increased to 70 in this application with the only justification being that it would make better use of the land. While the National Planning Policy Framework (NPPF) does promote making effective use of land generally, it also states the need to safeguard and improve the environment, and ensure safe and healthy living conditions (Para. 124). The design and access statement mentions that the proposals are in keeping with densities and urban grain in the local area, however Glen Rd. has a very low housing density with a mixture of bungalows and family homes enjoying spacious gardens. This is at odds with the proposal. Paragraph 129 of the NPPF, states housing density, should maintain the character and setting of an area (including residential gardens). Additionally it highlights the importance of securing well-designed, attractive and healthy places.

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The Highways Consultant for Kitewood also showed us data for a traffic survey carried out in September when schools return after the holidays. We consider that this is not representative of the high volume of traffic which can be seen along Ringwould Rd. in summer months when the holiday park and campsite are busy. We consider that an additional survey in summer would be

advisable. Comparisons are made for traffic data between this site and 2 villages in Norfolk. These do not seem to be representative or relevant. The Parish Council would like to see another road survey done this summer before any development is considered.

Ringwould Rd. is a narrow country lane with SLOW painted on it at intervals, signage showing 20mph as you enter Kingsdown and 50mph as you leave. As typified in the KDNL and Ripple F3 of the DD LCA (2020) it is winding and characterful and forms an attractive approach to the village with natural traffic calming due to the nature of the blind bends. The road is particularly narrow close to the proposed site, and there is already considerable vehicular conflict on the road when there are 2 HGV's trying to pass.

Where Ringwould Rd. forms a junction with the A258 there are signs restricting vehicular access to 7.5T. It is a serious concern for residents that additional traffic will cause severe traffic congestion and more vehicular conflict along this narrow lane.

The proposed alterations to the entrance although in the interests of safety and visibility would detract from the character and appearance of the area, particularly from the entrance to the village, and the setting of the KDNL. Kingsdown relies heavily upon tourism in the summer months and as such this gateway is important to our rural economy.

There are also conflicts around the various users of the access. ER5 crosses this point, there is also the entrance to the Kingsdown play area car park and a field access opposite this which need careful consideration. All are very close to the entrance of the site.

We read with interest the comments from KCC PROW around ER5 and are pleased that they share our concerns and those of the parishioners. A safe crossing for pedestrians using ER5 and horses (and cyclists) joining ER21 will be very difficult to safely achieve. ER5 is very well used to link the play area with the village and school. It is clear that PROW have serious concerns about the feasibility of achieving the link to the village through improvements to ER5 which is a requirement of development through SAP34.

We welcome the proposed additional footpath to connect the site to existing footpaths on Glen Road. However, we feel that not enough detail has been shown for the Glen Rd path, and have reservations as to the safety of the crossing diagonally across the road to the footpath opposite. We are also concerned that the extension of the 20mph zone on approach to the entrance does not go far enough. ER20 crosses Ringwould Rd. at a point which is hard to see traffic. There are also large tractors exiting the farm road at this point. An extended 20mph zone beyond this point would go some way to improving safety.

No mention is made of the impact to the junction of Ringwould Rd with the A258 other than to say the perceived increase in traffic would not have an impact. However, there are already issues in trying to safely join the A258, this would only exacerbate the problem. We consider that more investigations are needed by KCC highways to gauge the safety of this extra traffic post development and site traffic during the construction of any development. Worryingly, crash map data for the past 25 years omits a fatality on Ringwould Rd.

Recently, concerns have been raised that a site nearby; SAP15 (Rays Bottom) which is situated on one of the access roads into Kingsdown - Liverpool Rd / Glen Rd is currently at the public engagement stage and presumably a planning application will be submitted soon after.

Parishioners are worried that if both sites were granted planning and started to be built out

simultaneously we would have 2 out of 3 of the routes into the village compromised by site traffic and potential road closures. This could have serious safety implications with regards to pedestrians and emergency services, as well as increased damage to buildings and property and is unacceptable. The Parish council are involved with preparing a Highways Improvement Plan with KCC at the moment. This document is focused on 2 main problems, speeding by all vehicles and damage to the conservation area around Upper St. by HGV's. We would ask that further investigations be carried out and that careful planning is needed to ensure that any development coming forward does not cause safety issues for all in the Parish.

We feel very strongly that wider highways issues have not been properly addressed. We are also very concerned that at the time of submission there have been no comments from KCC Highways which is worrying in the extreme as this is such a complex and contentious site and safety is a primary concern for the entire community.

Natural Environment

We read with interest the comments from the Kent Downs National Landscapes (KDNL) team. Many parishioners are concerned about the landscape impact of this development. Not only is the KDNL affected but also Ripple F3, identified in the DDC Landscape Character assessment (2020). This site is included in Ripple F3 and can be clearly seen from the A258 across the rolling chalk downland which typifies the region. Due to ash dieback decimating local woodland to the west, the site is becoming increasingly visible. The siting of dwellings parallel to ER21 makes these particularly visible in the landscape.

We agree with the KDNL team that the palette of materials should be toned down to darker colours and that natural screening should be allowed to grow up tall around the site. The topography of the site is such that bright building materials would be highly visible from the Kent Downs. We would also like to see screening planted as early as possible and a muted palette for roof materials as they will be highly visible from the open countryside to the western boundary. Whilst this would be an improvement to the scheme, it would not make the development as a whole, acceptable.

We would also draw attention to the new NL briefing of November 24 which talks about the importance of the setting of the NL. In this case the setting is further enhanced by being part of the Landscape Character Area Ripple F3 - so designated by DDC in 2020. The Parish Council consider that the proposals do not meet the requirements of policy NE2.

Although the applicants' surveys have made claims that the site is very low bar in terms of biodiversity the site borders to the south west an area which is biodiversity rich and used by feeding bats. The green area of the site borders this which is good. We would like to see bat boxes, swift bricks, hedgehog holes in fencing and also low light levels to allow bats to feed. Kingsdown radiance levels are very low around the edges of the built environment and dark skies are very important to us. Any development coming forward needs to take great care not to isolate this area and protect hedgerows and corridors to the wider countryside. We would like to see more monitoring for bats and migratory birds. These measures would be an improvement, however they would not mitigate the overall damage it would cause to the local environment and would not make

the development as whole acceptable.

Dismissed appeal in Thanet

Appeal Ref: APP/Z2260/W/24/3351846 Land off Foxborough Lane, Minster, CT12 4AH - proposed 115 residential dwellings.

We would also like to draw the Planning Officers' attention to the above appeal launched by Gladmans. This was dismissed by the Planning Inspector on 10th February 2025.

We feel that the site has many of the same issues as SAP34 and should be taken into consideration. The issues which are comparable and were grounds for dismissal are as follows:

the effect of the development upon the character and appearance of the landscape - the site is within the Wantsum North Slopes Landscape Character Area and the proposal was found to detract from it sufficiently to be grounds for dismissal;

the effect of the development upon the resource of best and most versatile agricultural land - there was insufficient argument to warrant removal of BMV land;

whether or not suitable and safe pedestrian access would be provided, to avoid residual highway effects - pedestrian safety would be compromised by the development and could not be mitigated for.

Conclusions

Considering the setting in relation to the KDNL and LCA Ripple F3, the loss of good quality farming land and the strain on local transport and infrastructure we consider that this application does not meet the sustainability criteria set out in the NPPF.

We note that DHA said in their public consultation document following conversations with DDC - "It was added that there was no in principle objection to the scale of development (total number of units) as long as it is technically supportable and does not give rise to unacceptable highways, amenity or other impacts".

Many parishioners and the PC would argue that this will definitely cause unacceptable difficulties with highways and have significant impacts on amenities.

Based on all the above arguments Ringwoud with Kingsdown Parish Council considers that the proposals are in direct conflict with the relevant policies in the NPPF; the DDLP, and the advice given in the Kent Design Guide, and Building for a Healthy Life, by Homes England.

We therefore respectfully request that the Council refuses this application for the reasons given above.


Parish Clerk

11 March 2025

From: [REDACTED]@dhaplanning.co.uk>
Sent: 24 March 2026 18:07
To: [REDACTED]
Subject: Committee

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Hi [REDACTED]

Just wondering if anything came out of your Member's briefing?

Kind Regards

[REDACTED]
Director

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

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Thank you will do.

24/03 15:13

Have you seen the PC comments, do we need to send this to [redacted] or provide wording?

24/03 15:30



Could you just send it to [redacted] but say something along the lines of 'if you needs anything else, please let me know...'

24/03 15:31

Will do thank you

24/03 17:00



Both presentations/answers to questions, were absolutely perfect! Really impressive!

24/03 17:00

Thank you very much, much appreciated.

25 March

25/03 17:34

[REDACTED]

From: [REDACTED]@dhaplanning.co.uk>
Sent: 26 March 2026 19:44
To: [REDACTED]
Subject: Fw: DOV/25/00012 - Land north west of Kingsdown Recreation ground

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See below they can over run the pavement

Sent from [Outlook for iOS](#)

From: [REDACTED]
Sent: Wednesday, March 11, 2026 2:31:14 PM
To: [REDACTED]@DOVER.GOV.UK>
Cc: [REDACTED]@DOVER.GOV.UK>
Subject: RE: DOV/25/00012 - Land north west of Kingsdown Recreation ground

Afternoon [REDACTED]

Further to the below, we note that the response cross references the Kent Design Guide which suggests a 50 unit threshold, although this is assessed on a site-by-site basis.

The proposals offer a split access route for fire tenders as soon as possible after entry to the site (at the 2nd bend, where vehicles will have only passed four dwellings, there is a fire access route controlled by bollards which provides an alternative route around the site for emergency vehicles only).

In addition to this, for the short section of road before the road splits, fire and rescue vehicles can mount/drive along the pavement to avoid any obstructions with a total width of 9.5m available in this section (i.e. there is no tree planting that could preclude this, and this can be confirmed through the submission of landscape details which are to be conditioned). In addition, Kent County Council are content with the suggested areas of adoption, including the carriageway and can introduce the necessary parking controls (i.e. double yellow lines) as required. This is a common emergency access solution.

The proposals were subject to pre-application discussions with KCC Highways, which have also commented on the application raising no objection in respect of emergency vehicle access. This matter is also comprehensively addressed in the submitted Transport Assessment (TA) accompanying the application, see Section 4.6.

If you need any further information, then please do let me know.

Kind Regards

[REDACTED]
Director

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

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From: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Sent: 11 March 2026 12:09
To: [REDACTED] [@dhaplanning.co.uk](mailto:[REDACTED]@dhaplanning.co.uk)>
Cc: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Subject: DOV/25/00012 - Land north west of Kingsdown Recreation ground

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Morning [REDACTED]

I am finalising the committee report and have come across comments from Kent Fire and Rescue setting out ' However, where this application is for 70-dwellings, under the Kent Design Guide there is guidance for a secondary emergency access point in the form of a pedestrianised footpath, or cycle lane in developments in excess of 50 dwellings, therefore this should be taken into consideration due to exceeding this figure'.

I appreciate you have provided a secondary pedestrian access but this does not appear wide enough for access for a fire appliance to be able to access.

This is a query raised by a local Cllr and I have had to ask Kent Fire and Rescue for their stance. Have you got any additional information you are able to provide?

Kind regards,

[REDACTED]

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: ██████████

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

Web: dover.gov.uk

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[Redacted]

From: [Redacted]@DOVER.GOV.UK>
Sent: 27 March 2026 10:25
To: [Redacted]

Subject: Outcome from Planning Committee Thursday 26th March 2026

Good morning,

Please find below the outcomes of last nights Planning Committee:

- [Redacted]
- 25/00112 - Land North of Kingsdown Recreation Ground, Ringwould Road, Kingsdown - Erection of 64 dwellings including access, parking, landscaping and associated infrastructure - GRANTED (in accordance with the recommendation, with additional condition requiring sprinklers unless this would be covered by building regulations)
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

• [Redacted]

Thank you for everyone's hard work on what was a particularly challenging agenda. There were a lot of very professional presentations and well considered answers, so every officer should be proud of their nights work.

Thanks,

[Redacted]



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

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From: [REDACTED]@kent.fire-uk.org> on behalf of Fire Engineering Team <FET@kent.fire-uk.org>
Sent: 02 April 2026 10:18
To: [REDACTED]
Subject: RE: DOV/25/00012 - Land north west of Kingsdown Recreation ground.

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Hello [REDACTED]

Your ref: DOV/25/00012

Our ref: CAS-349888 (New), CAS-346013 (Previous)

Thank you for both emails.

I have read your original, and the subsequent response by the applicant below.

In terms of secondary access, this should be provided as an additional route into the site specifically, not once already within the site if I am reading this correctly. If the main access route in is blocked for any reason, then the proposed secondary access would be essentially redundant.

Does the client have any documentation to demonstrate the available secondary access point. I have also tried to access the portal to source the Transport Statement (Section 4.6 as referred to), but the portal only comes up with the following:

[T1 - Yew - reduce to same height as remainder of hedge; T2 - Yew - reduce by 1 metre and reshape, both situated with area.](#)

Eastry Court Church Street Eastry Sandwich CT13 0HL

Ref. No: TC/25/00012 | Received: Wed 22 Jan 2025 | Validated: Thu 23 Jan 2025 | Status: Decided

[Formation of a vehicular access \(existing wall to be demolished\)](#)

244A Folkestone Road Dover CT17 9JP

Ref. No: 25/00012 | Received: Mon 06 Jan 2025 | Validated: Mon 10 Mar 2025 | Status: Decided

In terms of KCC Highways, from our experience they would not generally comment on matters relating to emergency service access.

Kind regards,

Fire Engineering Team

Kent Fire & Rescue Service | T: 01622 692121 | Fire Engineering Team



Kent Fire &
Rescue Service

together

From: [REDACTED]@DOVER.GOV.UK>
Sent: 11 March 2026 15:29
To: Fire Engineering Team <FET@kent.fire-uk.org>
Subject: Fw: DOV/25/00012 - Land north west of Kingsdown Recreation ground.

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Good afternoon,

Further to my previous email, please see the response from the applicant.

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]
Sent: 11 March 2026 14:31
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: DOV/25/00012 - Land north west of Kingsdown Recreation ground

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Afternoon [REDACTED]

Further to the below, we note that the response cross references the Kent Design Guide which suggests a 50 unit threshold, although this is assessed on a site-by-site basis.

The proposals offer a split access route for fire tenders as soon as possible after entry to the site (at the 2nd bend, where vehicles will have only passed four dwellings, there is a fire access route controlled by bollards which provides an alternative route around the site for emergency vehicles only).

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content with the suggested areas of adoption, including the carriageway and can introduce the necessary parking controls (i.e. double yellow lines) as required. This is a common emergency access solution.

The proposals were subject to pre-application discussions with KCC Highways, which have also commented on the application raising no objection in respect of emergency vehicle access. This matter is also comprehensively addressed in the submitted Transport Assessment (TA) accompanying the application, see Section 4.6.

If you need any further information, then please do let me know.

Kind Regards

[Redacted]

Director

Office: [Redacted]

Mobile: [Redacted]

Email: [Redacted]@dhaplanning.co.uk

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

Sent: 11 March 2026 12:09

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

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

Subject: DOV/25/00012 - Land north west of Kingsdown Recreation ground

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

Morning [Redacted]

I am finalising the committee report and have come across comments from Kent Fire and Rescue setting out ' However, where this application is for 70-dwellings, under the Kent Design Guide there is guidance for a secondary emergency access point in the form of a pedestrianised footpath, or cycle lane in developments in excess of 50 dwellings, therefore this should be taken into consideration due to exceeding this figure'. I appreciate you have provided a secondary pedestrian access but this does not appear wide enough for access for a fire appliance to be able to access.

This is a query raised by a local Cllr and I have had to ask Kent Fire and Rescue for there stance. Have you got any additional information you are able to provide?

Kind regards,

Kind regards

Please note: I do not work Fridays.



Principal Planning Officer

Dover District Council

Council Offices, White Cliffs Business Park, Whitfield,

Dover CT16 3PJ

Tel:

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

Web: dover.gov.u

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[REDACTED]

From: [REDACTED]@DOVER.GOV.UK>
Sent: 14 April 2026 13:18
To: Fire Engineering Team; [REDACTED]@kent.fire-uk.org
Subject: Re: DOV/25/00112 - Land north west of Kingsdown Recreation ground.

Good afternoon [REDACTED]

Thank you for your email.

The sprinkler systems will not be on all the 64 dwellings, unless required under building regulations.

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]@kent.fire-uk.org> on behalf of Fire Engineering Team
<FET@kent.fire-uk.org>
Sent: Tuesday, April 14, 2026 12:27
To: [REDACTED]@DOVER.GOV.UK>
Subject: RE: DOV/25/00112 - Land north west of Kingsdown Recreation ground.

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Afternoon [REDACTED]

I hope you're well.

No problem at all. Thanks for the letting me know regarding the reduction in houses, although the number still remains above the 50-dwelling threshold, meaning our original letter would technically remain valid. However, this was highlighted as a consideration and ultimately yourselves as the authority having jurisdiction are responsible for the decision if you deem this number acceptable for a single main access route.

In terms of the proposed resolution to grant planning, is the intention for sprinklers to be installed within all 64-dwellings? If this is the case, I will add this to our internal system for information under our new ref: CAS-351660.

Kind regards,

Fire Engineering Team

Kent Fire & Rescue Service | T: 01622 692121 | Trainee Fire Engineer | Fire Engineering Team



From: [REDACTED]@DOVER.GOV.UK>
Sent: 02 April 2026 13:49
To: Fire Engineering Team <FET@kent.fire-uk.org>
Subject: Re: DOV/25/00112 - Land north west of Kingsdown Recreation ground.

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Good afternoon,

Thank you for your comments. I have attached the link for the website so you are able to view the documents. The proposed development has been reduced from 70 dwellings to 64 dwellings.

[25/00112 | Full planning application for the erection of 64 dwellings including access, parking, landscaping, and associated infrastructure | Land North West Of Kingsdown Recreation Ground Ringwould Road Kingsdown](#)

The application was heard at planning committee and has a resolution to grant planning permission, subject to sprinklers if this is not captured under building control.

Kind regards

[REDACTED]

Please note: I do not work Fridays.



[REDACTED]
Principal Planning Officer
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From: [REDACTED] on behalf of Fire Engineering Team
Sent: 02 April 2026 10:17
To: [REDACTED]
Subject: RE: DOV/25/00012 - Land north west of Kingsdown Recreation ground.

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Hello [REDACTED]

Your ref: DOV/25/00012

Our ref: CAS-349888 (New), CAS-346013 (Previous)

Thank you for both emails.

I have read your original, and the subsequent response by the applicant below.

In terms of secondary access, this should be provided as an additional route into the site specifically, not once already within the site if I am reading this correctly. If the main access route in is blocked for any reason, then the proposed secondary access would be essentially redundant.

Does the client have any documentation to demonstrate the available secondary access point. I have also tried to access the portal to source the Transport Statement (Section 4.6 as referred to), but the portal only comes up with the following:

[T1 - Yew - reduce to same height as remainder of hedge; T2 - Yew - reduce by 1 metre and reshape, both situated with area.](#)

Eastry Court Church Street Eastry Sandwich CT13 0HL

Ref. No: TC/25/00012 | Received: Wed 22 Jan 2025 | Validated: Thu 23 Jan 2025 | Status: Decided

[Formation of a vehicular access \(existing wall to be demolished\)](#)

244A Folkestone Road Dover CT17 9JP

Ref. No: 25/00012 | Received: Mon 06 Jan 2025 | Validated: Mon 10 Mar 2025 | Status: Decided

In terms of KCC Highways, from our experience they would not generally comment on matters relating to emergency service access.

Kind regards,

Fire Engineering Team

Kent Fire & Rescue Service | T: 01622 692121 | Fire Engineering Team



From: [REDACTED]

Sent: 11 March 2026 15:29

To: Fire Engineering Team

Subject: Fw: DOV/25/00012 - Land north west of Kingsdown Recreation ground.

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Good afternoon,

Further to my previous email, please see the response from the applicant.

Kind regards

[REDACTED]

Please note: I do not work Fridays.



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

From: ██████████
Sent: 11 March 2026 14:31
To: ██████████
Cc: ██████████
Subject: RE: DOV/25/00012 - Land north west of Kingsdown Recreation ground
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Afternoon ██████████
Further to the below, we note that the response cross references the Kent Design Guide which suggests a 50 unit threshold, although this is assessed on a site-by-site basis.
The proposals offer a split access route for fire tenders as soon as possible after entry to the site (at the 2nd bend, where vehicles will have only passed four dwellings, there is a fire access route controlled by bollards which provides an alternative route around the site for emergency vehicles only).
In addition to this, for the short section of road before the road splits, fire and rescue vehicles can mount/drive along the pavement to avoid any obstructions with a total width of 9.5m available in this section (i.e. there is no tree planting that could preclude this, and this can be confirmed through the submission of landscape details which are to be conditioned). In addition, Kent County Council are content with the suggested areas of adoption, including the carriageway and can introduce the necessary parking controls (i.e. double yellow lines) as required. This is a common emergency access solution.
The proposals were subject to pre-application discussions with KCC Highways, which have also commented on the application raising no objection in respect of emergency vehicle access. This matter is also comprehensively addressed in the submitted Transport Assessment (TA) accompanying the application, see Section 4.6.
If you need any further information, then please do let me know.

Kind Regards

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

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





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From: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>

Sent: 11 March 2026 12:09

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

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

Subject: DOV/25/00012 - Land north west of Kingsdown Recreation ground

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Morning [REDACTED]

I am finalising the committee report and have come across comments from Kent Fire and Rescue setting out ' However, where this application is for 70-dwellings, under the Kent Design Guide there is guidance for a secondary emergency access point in the form of a pedestrianised footpath, or cycle lane in developments in excess of 50 dwellings, therefore this should be taken into consideration due to exceeding this figure'.

I appreciate you have provided a secondary pedestrian access but this does not appear wide enough for access for a fire appliance to be able to access.

This is a query raised by a local Cllr and I have had to ask Kent Fire and Rescue for there stance. Have you got any additional information you are able to provide?

Kind regards,

[REDACTED]
Kind regards

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



Principal Planning Officer
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Thank you Chairman

This is for a full application for the erection of 64 dwellings including access, parking, landscaping, and associated infrastructure at Land northwest of Kingsdown Recreation Ground, Ringwould Road, Kingsdown.

The site is an allocated site under policy SAP34 of the Local Plan and adjoins the settlement confines of Kingsdown. The site is within an area of archaeological notification area, the Thanet Coast and Sandwich Bay SPA zone of influence and within the strategic highway zone. To the south of Ringwould Road are arable fields that form part of the Kent Downs National Landscape. There are three public rights of way within or along the site being ER21, ER19 and ER5.

Slide one – This shows the site location, the three public rights of way within or along the site and I felt it was of benefit for members to see the Kent Downs National Landscape in relation to the application site. An area of bank located to the south of the site entrance would be removed to widen the road within the landscape.

Within the principle section of the report this sets out this is an allocated site within the local plan. The sustainability of the location, the facilities of Kingsdown and the public transport opportunities are considered within the report and at the time of the Local Plan examination in allocating the site. The scheme has been informed by the landscape opportunities, archaeological constraints and other material considerations.

Slide Two – showing the amended scheme

In respect to the layout following archaeological investigations, a double ring ditch has been identified, which has seen the loss of 6 dwellings within the northern corner. During the course of the application, the applicant undertook a geophysical study which identified the ring ditches. KCC archaeology have agreed with this approach and have advised there should be no development within this area and requested an 8 metre buffer zone around this area and a sign to show the significance of the ring ditches. As such, KCC removed their objection and have requested suitably worded conditions.

Members of the public and the parish council have commented this proposal is above the indicative capacity of 50 dwellings within policy SAP34, however as set out in the report at paragraph 2.4 this is not a fixed maximum. These capacities may be exceeded where a proposal can meet the policy requirements and deliver a well-designed scheme. The overall density of the site is 27.6 dwellings per hectare which is below the typically set 30-50 net dwellings per hectare as set out in policy PM1, reflecting the edge of settlement location and the proposal ensuring an appropriate landscape buffer to the open countryside as well as open space provision.

Slide 3 – adoptable road

With respect to the road network, this plan shows the proposed road for adoption by Kent Highway Services, this also sees the widening of the carriage width at the entrance of the site by 5.5 metres. The swept path analysis relating to the refuse collection shows the drag length for residents in purple with a maximum drag distance of 25 metres as required by building regulations.

With regards to car parking as set out in your report the development would provide a total of 154 parking spaces, with 18 being for visitors throughout the site. The updated information relating to the amended plot types have been noted and accepted by Kent Highway Services. Kent Highway Services do not raise any objections to the application subject to conditions.

Slide 4 - This shows the existing access to the site; the site is currently being used for the informal parking for the recreation ground and play area.

Slide 5 – These photos are taken from the site entrance, prowl ER21 towards Glen Road and looking towards the play area.

Slide 6 – Shows Glen Road, to enable to the new pedestrian access the garage to Winstead will be demolished and a raised table will be built on Glen Road to slow the traffic.

Slide 7 – Shows the existing public rights of way ER5. Due to the constraints in ownership this is not able to be upgraded to the required standard, which is why the new pedestrian access is proposed in accordance with policy SAP34. Within the site, the existing public rights of way within the site will be upgraded. This also shows views from the play/recreation ground.

Slide 8 – Shows the viewpoint taken from the LVIA from Ripple Windmill.

Slide 9 – Further viewpoints taken from the Kent Downs National Landscape.

Slide 10 – Shows the different street scenes, all the houses would be two storey. The pallet of materials would be a mixture of bricks, clay tile hanging, light & dark weatherboarding, red & grey roof tiles.

The site is an allocated site within the local plan under policy SAP34. The proposal would result in 30% affordable housing all on site, with all homes being M4(2) complaint and 5% of homes being M4(3) complaint. KCC raise no highway objections nor have objections to ecology subject to conditions and open space, landscaping opportunities are to be provided on site. Kent Downs National Landscape Team raise no landscape grounds subject to a landscaping scheme.

The proposal is considered acceptable in all regards and complies with policy SAP34 of the local plan. As such the recommendation is for approval subject to conditions and legal agreement

Thank you Chairman.