Ringwould with Kingsdown
Parish Council

Ringwould with Kingsdown Neighbourhood Plan 2025 – 2040

Pre-Submission Draft for consultation at Regulation 14

September 2026

Foreword

This document has been developed and produced by Ringwould with Kingsdown Parish Council in close cooperation with local community volunteers on behalf of the local community.

The team would like to thank the following in preparation of the documents:

- Dover District Council for guidance and support
- The community groups, local societies and school in Ringwould with Kingsdown for providing support and comment throughout the process
- Events and exhibitions venues who kindly gave their space
- Alison Eardley, who was our professional planning consultant
- Jim Boot, who assisted on the community engagement phase of the plan

The Parish Council and the Neighbourhood Plan team would like to thank the whole community for participating in the process and for coming together and supporting the Neighbourhood Plan over its development.

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1 INTRODUCTION

1.1. This document is the Ringwould with Kingsdown Neighbourhood Plan (RKNP). It sets out planning and land-use policy for the neighbourhood area, over the period 2025 to 2040, sitting alongside and in compliance with the strategic policies of the Dover District Local Plan (DDLP). The Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended). Dover District Council (DDC), as the local planning authority, designated the neighbourhood area in December 2023. The neighbourhood area shares its boundary with that of the Parish (*Figure 1*).

1.2. The document sets out planning policies only. Issues relating to highways fall beyond this scope, as they are dealt with by the Highways Authority (Kent County Council (KCC) and/or National Highways), although potential projects and aspirations are captured in Section 11 of this document (Non-Policy Actions).

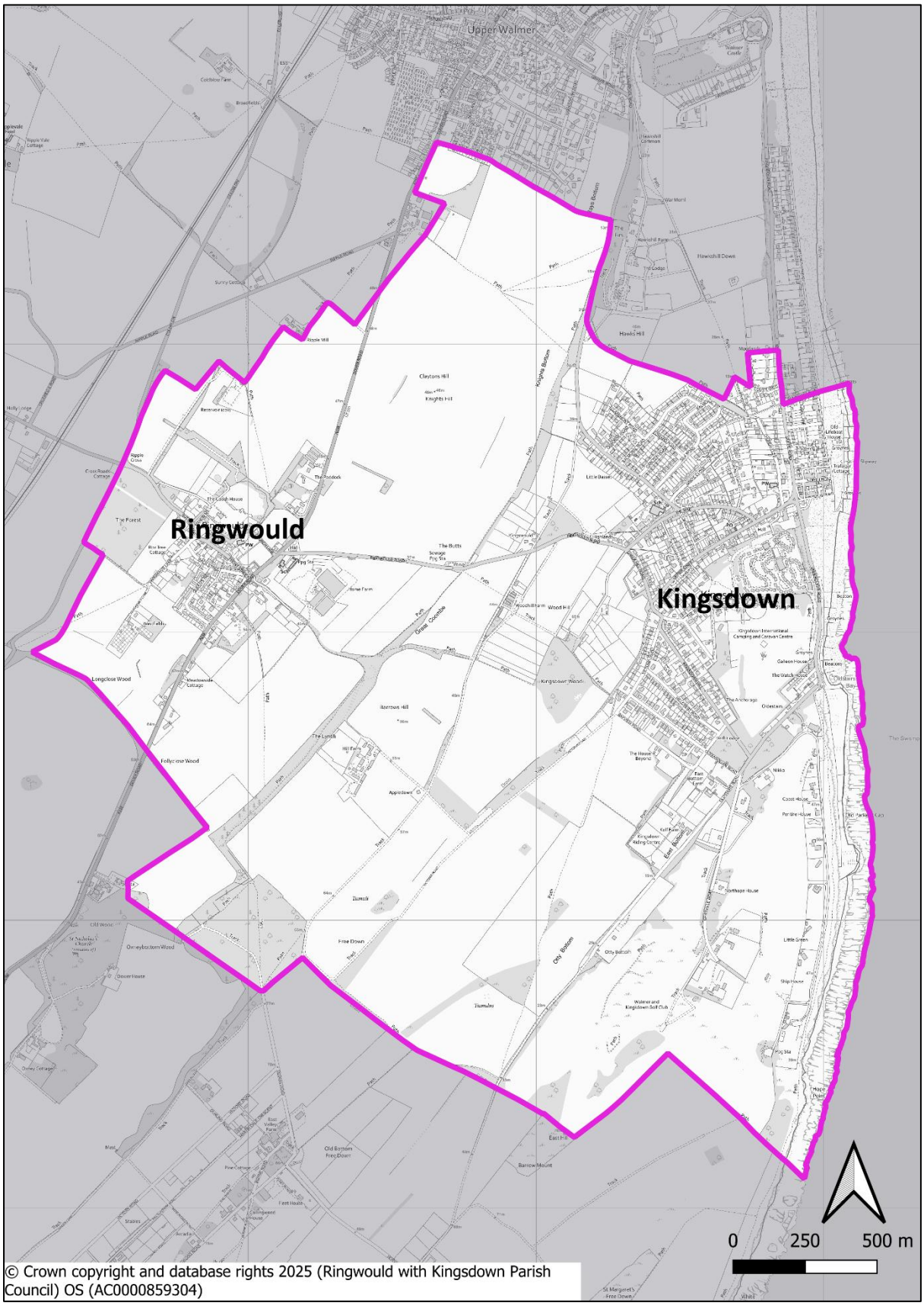
1.3. Ringwould with Kingsdown Parish Council (RwK PC) is the Qualifying Body for the Neighbourhood Plan. In consultation with the community, it has established a vision and framework for the future of the neighbourhood area and sets out how that vision will be realised through planning land use and development change over the plan period 2025 to 2040.

1.4. Once 'made', the RKNP policies will form part of the Development Plan for Dover District and should be considered by applicants when submitting planning applications for development within Ringwould with Kingsdown Parish (the designated neighbourhood area). Unless material considerations indicate otherwise, they will be a material planning consideration in the determination of applications alongside the strategic policies of the local Development Plan and would be the starting point in decision making; where an application conflicts with an up-to-date plan, permission should generally not be granted.

1.5. The Parish Council has been keen to focus in on those topic areas that will add the most value to the Parish and therefor the topic areas covered are reflective of matters that are of considerable importance in the Parish. Within each section there is a summary of what each policy seeks to achieve and a justification, providing the necessary understanding of the policy and how it should be applied. The policies themselves are presented in the green boxes. It is advisable that, to understand the full context for any individual policy, it is read in conjunction with the supporting text. Additional background evidence information is also available within the relevant evidence base documents that support the policy approaches.

1.6. The RKNP identifies projects that are not met through the planning system, but which are important to the well-being of the community. It is proposed that these projects will be met through community action supported by a range of organisations. It also sets out non-planning projects, that may be funded via developer contributions, and a framework for monitoring and implementation.

Figure 1: The Ringwould with Kingsdown Neighbourhood Plan designated area aligns with the Parish boundary



The Planning Policy Context

National Planning Policy

1.7. The RKNP has been prepared in accordance with the revised NPPF, most recently updated in August 2026.

Local Planning Policy

1.8. The Development Plan for Dover District comprises:

- Dover District Local Plan to 2040
- Adopted neighbourhood plans
- The Kent Minerals and Waste Local Plan 2024–39

1.9. The adopted development plan documents are also supported by a number of Supplementary Planning Documents (SPD), which are used as material considerations when assessing planning, applications. There are also the Council has a number of Supplementary Planning Guidance (SPG) documents and guidance notes which support policies in the Local Plan 2030 and provide more detailed advice on particular topics.

1.10. The policies of the Neighbourhood Plan must be in general conformity with the strategic policies of the Dover District Local Plan to 2040. These are numbered 'SP' in the Local Plan.

1.11. Minerals and Waste: With regards to minerals and waste, this sits outside the scope of the RKNP as it is the responsibility of Kent County Council (KCC). The RKNP does not propose policies relating to minerals and waste.

1.12. Adopted Local Plan: The DDLP 2040 makes provision for at least 10,998 net additional homes in the district to 2040. The focus of this development is Dover itself and the urban extension at Whitfield, which collectively will deliver approximately 3,283 dwellings.

1.13. In terms of economic development, the DDLP seeks to deliver minimum of 117,290sq.m of new employment floorspace (Use Classes E(g)i-iii, B2 and B8) (31.1ha in land terms) over the Plan period, focused on the large settlements in the district. From a retail perspective, Ringwould and Kingsdown are classified as local/village centres, where proposals which diversify the provision of facilities will be supported where they are of an appropriate scale in relation to the role of the centre.

The Kent Downs National Landscape

1.14. The southern approximate two thirds of the Parish fall within the Kent Downs National Landscape. The remainder of the Parish contributes to its setting. Local authorities with land in a national landscape are legally obliged under the Countryside and Rights of Way Act 2000 to produce a Management Plan. The Kent Downs AONB Management Plan 2021-2026 is used to guide environmental land management and assess the impact of development or other changes on the national landscape. A new management plan is being prepared to cover the period 2026-2030, but no publication date has been published. The objectives of the Management Plan have been considered in the development of this RKNP as has the advice contained in the Kent Downs Design Handbook. The Levelling up and Regeneration Act 2023 and the National Landscape Duty seek to further the purposes of Protected Landscapes.

Involvement in the Neighbourhood Plan process

1.15. Efforts have been made by the Parish Council and Neighbourhood Plan Steering Group to reach those people who are often more difficult to involve in formal consultations. This has included the development of dedicated webpages for the Plan on the Parish Council website, a questionnaire delivered to every household in the Parish, and a series of meetings, workshops and local walkabouts.

1.16. The engagement and consultation activities will be fully set out in the Consultation Statement to be submitted alongside the Submission Version Plan at Regulation 16. A timeline of activity is summarised in *Table 1*.

Table 1: Engagement activity timeline

Date	Milestone	Key activities
2023	• Agreement to review the plan	• Steering Group established • Local walkabouts
2024	• Evidence and engagement gathering	• Design Guidance for the Parish prepared • Vision and Objectives workshop • Housing Needs Assessment prepared • Local Green Space audit
2026-2027	• Pre-Submission Version drafted • Submission Version submitted to DDC • Examination (tbc) • Referendum (tbc)	• Local Green Spaces reviews • Loca views reviewed • Heritage asset audit • Plan drafted and consulted at Regulation 14 • Submission Version sent to DDC

Sustainability of the Neighbourhood Plan

1.17. The Neighbourhood Plan has been screened to ascertain whether a Strategic Environmental Assessment (SEA) and/or Habitats Regulations Assessment (HRA) is required. The screening assessments prepared by DDC consider that the RKNP was unlikely to result in significant environmental effects and therefore would not require an SEA or an HRA.

1.18. The assessments were subject to a consultation with Historic England, Natural England and the Environment Agency, who concurred with the conclusions. Therefore, it is unlikely there will be any significant environmental effects arising from the RKNP. As such, it does not require a full SEA to be undertaken. Additionally, it is confirmed that the 'appropriate assessment' stage of the HRA process that ascertains the effect on integrity of the European Site does not need to be undertaken.

1.19. A copy of the Screening Determination Reports, published in December 2025, are available to view alongside the Regulation 14 Submission Version Plan on the Ringwould and Kingsdown Parish Council website.

How this Plan is organised

The Plan is divided into six sections:

Section 2: About Ringwould with Kingsdown: a brief description of the villages and surrounding countryside today and the key issues that have influenced the Plan.

Section 3: The Vision for Ringwould with Kingsdown: a long-term vision for the Parish up to 2040.

Section 4: The Neighbourhood Plan Strategy: the broad planning approach for Ringwould with Kingsdown Parish and how this conforms with higher level planning policy.

Section 5: Neighbourhood Plan Policies: which set out policies to support the overall vision, including site specific allocations for new development. Policies are arranged in the following themes:

- Spatial Strategy and Housing
- Character, heritage and design
- Environment
- Local Economy
- Leisure and Wellbeing
- Local Infrastructure

Section 6: Monitoring and Review: which explains how the Neighbourhood Plan will be monitored and the circumstances which may lead to a review of the plan.

2 ABOUT RINGWOULD WITH KINGSDOWN

2.1. Ringwould with Kingsdown is a parish located between Deal and Dover. It is largely rural in nature and comprises two settlements on the edges of the Kent Downs Natural Landscape and the Heritage Coast. The original village of Ringwould, lies on the high chalk land to the west of the parish, and the more recent development of Kingsdown runs east from the downs to the beach and cliffs served by the England Coast Path.

2.2. **History:** Ringwould was first recorded more than 200 years before the Domesday survey in an Anglo-Saxon charter of 861 CE in old English as Roedligwealda - meaning 'the forest of Hredel's people'. Signs of much earlier occupation include stone-age tools from Wood Hill at Kingsdown, the old trackway through the Lynch and the Freedown Wood, running up the dry valley from Walmer to Guston near Dover. A prominent archaeological site is a pair of bowl barrows on the Freedown. This national monument contained funerary evidence of occupation largely from the period 2400-1500 BCE. Elsewhere in the parish coins and jewellery have been found from Roman, Saxon and early medieval periods.

2.3. Ringwould manor was held from soon after the Norman conquest by a succession of local families until the late eighteenth century, when Thomas Peck from Deal bought the manor, leaving it to two daughters who married the Poynter brothers at nearby East Bottom farm. When John Monins became rector of Ringwould in 1811 he commissioned the architect Sir John Soane to design Ringwould House as his home, and in 1837 bought the manor from the Poynters making him the second largest landowner in the parish.

2.4. St Nicholas' church in Ringwould dates to 1190, though the Victorian 'restoration' has modified much of what we can now see. Two enormous yew trees in the churchyard, aged of 1,300 and 1,000 years, suggest that an earlier building may have stood there. Kingsdown did not gain a church until 1850, when the shipowner William Curling built St John's and also a vicarage, a house for the school master and a school room, now the village hall.

2.5. The arable farms on the largely unenclosed parish land were served by Ripple smock mill, originally made in Hawkinge parish and moved near the Ringwould boundary in 1807, where it operated until 1930. This restored listed building is an iconic feature of the open downland landscape views between Great Mongeham and Kingsdown.

2.6. A stable population reached 900 at its largest in 1871 when people worked largely in agriculture, fishing, or as domestic servants. The most notable change was the increase in fishing and other maritime activities in Kingsdown from the 1840s. Between 1850 and 1870 the Monins estate built three rows of fishing cottages on what are now North and South Roads, the houses often sold on lease to intermediaries and then rented to mariners. Large sailing luggers were bought by Kingsdown owners and worked from the village beach. In 1866 a RNLI lifeboat was stationed at Kingsdown relying on a local crew of boatmen and remained in operation until 1927.

2.7. In 1863 the Admiralty exchanged property on Church Cliff for a site at Oldstairs Bay where ten coastguard cottages were built, and later rented beach land at Oldstairs for a rifle range for the Royal Marines from 1865, extended by the construction of buildings in 1872.

2.8. Economic depression in the late 1800s in both fishing and farming resulted in the population falling to around 650 by 1901, with a slow recovery starting as incomers began to build seaside homes. During the Second World War, the parish witnessed the construction of the Oboe air navigation installation at Woodhill, anti-invasion defences on the beaches and a coastal artillery battery on the cliffs. The remains of some military installations are still visible.

2.9. **Development:** Development within the parish is predominantly residential, with a number of local farms and other services. In Kingsdown these include a primary school, a recreation field with playground, two shops and three pubs. Ringwould has no shops and a single pub. Each village has a church and a village hall. Several farms and associated buildings are distributed around the parish.

2.10. Kingsdown has in addition a chalet park with 150 buildings, open all year except 2 Jan-7 Feb, a 35-acre campsite accommodating about 300 individuals, and a golf course with 600 members, which are an important part of the local economy and challenge the limited road capacity especially in holiday periods.

2.11. **Heritage conservation:** There are two conservation areas; one in Ringwould, covering the original settlement and another in Kingsdown recording its growth from a fishing and farming hamlet. There is a conservation character appraisal for Kingsdown. Although Ringwould has a geographically defined conservation area, no appraisal has been published. It is a proposed project of this plan to develop such an appraisal for Ringwould in coordination with DDC.

2.12. The appraisal for Kingsdown lists a number of undesignated heritage assets. Additional Kingsdown assets have been identified in this plan together with a new assets list for Ringwould. It is a proposed project of this plan to fully develop a detailed local listing of such assets in coordination with DDC in accordance with DDC reference.

2.13. **Transport:** The parish is connected by the A258 road to Deal (3 miles) and Dover (6 miles). At the coast road Kingsdown Road leads to Walmer and Deal. In and near settlements narrow rural lanes are unsuitable for current traffic levels. There are few pavements within the villages. The Ringwould Road between the villages lacks a safe route for cycles and pedestrians.

2.14. Connections by rail are from Walmer station (2 miles with very limited parking) with hourly north/south services to the region. Buses at Ringwould join to Deal and Dover and beyond with a half-hourly service. Those at Kingsdown are limited to just 4 return services each day to Deal, the last returning at 1342. The only connection between the villages is a school bus morning and afternoon.

2.15. A profile of the parish is provided on the DDC webpage.

Issues and opportunities

2.16. In consultation with the community, including the village surveys and visioning and objectives workshop, the LNP seeks to identify and address, as far as is possible, the issues that face the community:

- **Housing provision**: there is an aging population, although families are attracted to the rural setting. Provision needs to be made to ensure that new housing targets the local need.
- **Narrow lanes, traffic speeding and congestion**: the parish is located just off the A2, A256 and A258. When accidents or congestion occur on these main routes, traffic can be pushed onto the parish roads, which are extremely rural and narrow in nature. The developments proposed at Whitfield will likely exacerbate the number of vehicles using these lanes.
- **Active travel**: - Consideration needs to be given as to how to encourage safe opportunities for walking, cycling and equestrian, at least for internal parish journeys, both practical and recreational.
- **Public transport**: there is a limited bus service in the parish. Whilst this sits largely outside the influence of planning policy, there is scope for the Parish Council to lobby for additional services and a reduction in private car use.
- **Community facilities**: there is a small number of facilities across the villages and these need to be safeguarded. Sustainable development is vital.
- **Mitigating climate change**: there is support for encouraging homes and other development to mitigate the impacts of climate change, but the housing stock is generally older and there is a challenge in relation to retrofitting. The parish has attracted interest from solar farm companies and there is a need to ensure that any such installations are carefully designed in harmony with the landscape. The Parish Council has consistently opposed any developments which would intrude into the rural landscape and result in the loss of productive agricultural land. The strong preference is to encourage solar installations on new dwellings and existing agricultural buildings.
- **Biodiversity**: there are opportunities to improve biodiversity and to ensure that developments do not damage what exists, rather retain and improve it.
- **Heritage**: the parish is rich in heritage, with a scheduled monument, two conservation areas and many listed buildings, mostly in Ringwould. There is large additional number of undesignated heritage assets. The traditional look and feel of the individual settlements needs to be retained.

3 THE VISION FOR RINGWOULD WITH KINGSDOWN

The Vision for the Neighbourhood Plan

3.1. In consultation with the community, the vision for Ringwould and Kingsdown Parish to 2040:

By 2040, Ringwould and Kingsdown will be a thriving Parish that combines the best of Kentish rural and coastal village life. Attractive, traffic-calmed roads and safe, accessible walking and cycling routes will connect the two communities, while the A258 will have become a safer and more welcoming space for all.

The Parish's dark skies will be protected, and the locally treasured clear views across the countryside and down to the unpolluted sea and sandy beaches will be safeguarded. Its distinctive natural environment, including its beautiful flora and abundant wildlife, will be valued, celebrated and protected for future generations.

New development will be sensitively located, sustainably designed and carefully managed to meet the needs of the local population while respecting the character of the Parish. Its rich built and archaeological heritage, which contributes so significantly to the identity and character of Ringwould and Kingsdown, will be preserved, enhanced and celebrated.

Local employment, businesses, services and community facilities will flourish, supported by a thriving and sustainable visitor economy that celebrates the Parish's landscape, heritage, coast and villages. Opportunities for education, learning and skills development will be supported, helping children, young people and adults to learn, thrive and participate fully in community life.

Together, these will create vibrant, resilient and sustainable communities where people of all ages can live, learn, work, visit and enjoy village life.

Neighbourhood Plan Objectives

3.2. The objectives of the RKNP are as follows:

Objective Theme	Objectives
1. Spatial strategy and Housing	• To support the delivery of a mix of housing which meets the needs of the Parish within the identified environmental constraints. • To increase the supply of smaller and affordable homes. • To make the best and effective use of brownfield sites. • To restrict second home ownership locally, which erodes a flourishing community.
2. Character, heritage and design	• To conserve and where appropriate enhance the heritage of the area. • To ensure development is well designed and reflects the heritage and distinctive character of the different areas of the Parish. It should also allow for the introduction of innovation in design or architectural approach.
3. Natural Environment	• To protect and enhance the natural beauty of the Kent Downs landscape and its the setting within Ringwould and Kingsdown. • To protect valued Local Green Spaces.

	• To maintain the distinctive locally valued views and visual connectivity of the villages with the surrounding countryside.
4. Local Economy	• To support activities that will add to the local economy and village centres. • To support sustainable tourism into the Parish.
5. Leisure and Wellbeing	• To ensure that sufficient community and leisure facilities are maintained to serve the Parish including new provision in association with new development. • To protect and enhance open spaces used for recreational purposes.
6. Getting Around	• To protect the extensive network of public rights of way serving the Parish and to enhance this for a range of users. • To ensure that new development is well connected to village facilities by a range of sustainable transport modes, including walking (and wheeling) and cycling and, where appropriate, makes suitable provision towards new sustainable transport infrastructure. • To ensure sufficient infrastructure is provided in a timely manner, appropriate to the scale of new development.

3.3. It is recognised that all parts of the vision and objectives can be met through land-use planning and development alone. Chapter 11 of this RKNP includes non-policy actions that will contribute towards these wider aspirations.

4 SPATIAL STRATEGY AND HOUSING

Neighbourhood Area approach to growth

4.1. The DDLP sets out a comprehensive strategy as to where development should be focussed. Within this broad spatial strategy, Kingsdown is classified as a Local Centre and is allocated approximately 55 dwellings, although delivery has surpassed this. Ringwould, classified as a smaller village, is allocated approximately 10 dwellings (*Table 2 and Figure 2)*:

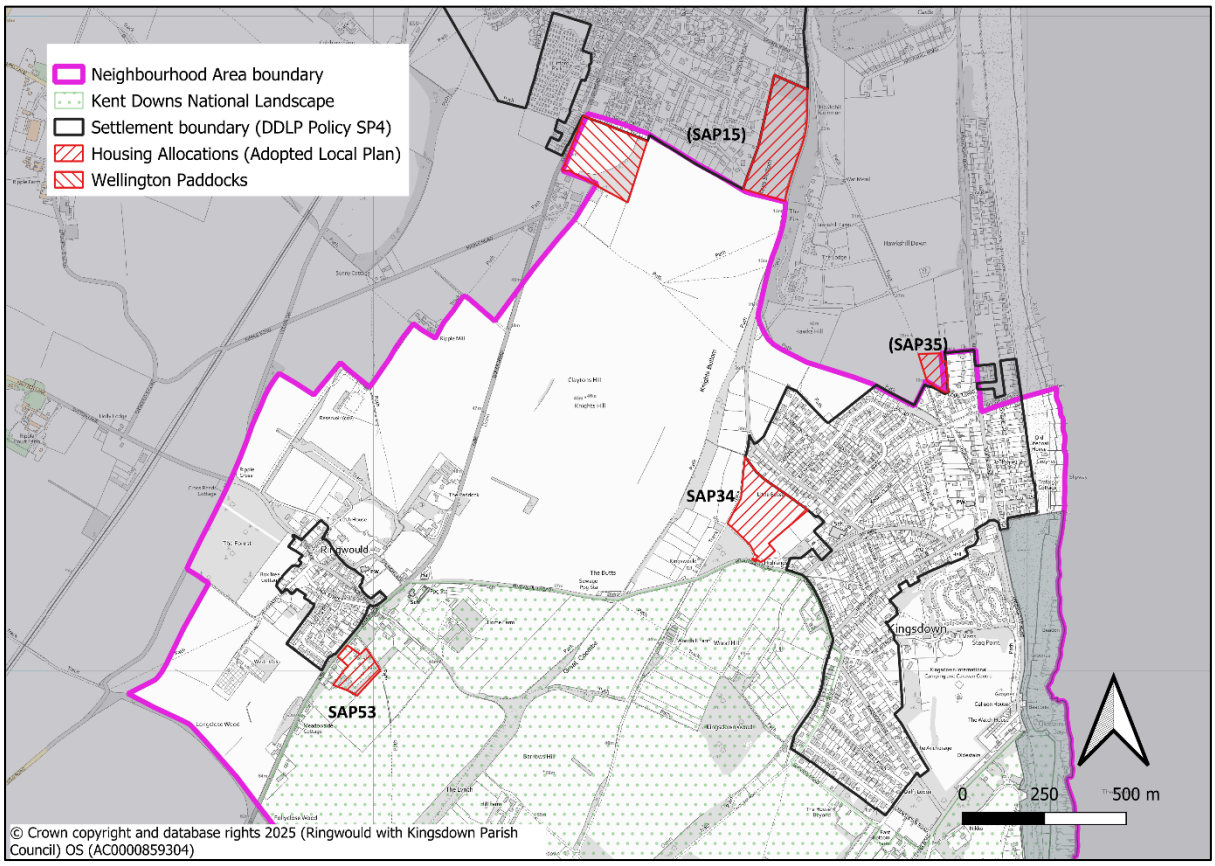
Table 2: Local Plan allocations, within the RKNP boundary

DDLP Policy Number	Site	Capacity/ Progress
SAP34	Land at Woodhill Farm (KIN002)	64 dwellings – permission granted
SAP53	Land at Ringwould Alpines, Dover Road, Ringwould (RIN002 and RIN004)	9 dwellings – permission granted

4.2. Just outside the neighbourhood area boundary are two further strategic allocations: Policy SAP15 (Land at Rays Bottom (WAL002) for 75 dwellings and Policy SAP35 (Land adjacent Courtlands, Kingsdown (TC4S074) for 5 dwellings. Whilst the latter is outside the Parish boundary, DDC refer to it as being within Kingsdown.

4.3. A further 85 dwellings (Wellington Paddocks) have been delivered in the northwest of the Parish. This was a speculative development that was granted on appeal in May 2022.

Figure 2: DDLP allocations in and around the neighbourhood area boundary



4.4. Beyond the allocations, DDLP Policy SP4 allows for residential development or infilling of a scale that is commensurate with that of the existing settlement will be permitted within or adjoining the settlement boundary of Kingsdown. Minor infilling is considered acceptable within the Ringwould settlement boundary of a scale that is commensurate with that of the existing settlement and subject to some specific criteria. Beyond this, development in the countryside is only permitted in exceptional circumstances subject to specific criteria. The RKNP does not seek to allocate housing as it is considered that housing need over the plan period is adequately met through the DDLP policies.

Policy RKNP1: Location of development

What are we trying to achieve?

4.5. This policy seeks to retain the distinctive character of the individual settlements by directing development to the most sustainable locations, where there is easy and safe access to the main village services and facilities. This will help to protect the wider landscape of the parish and safeguard against the coalescence of the individual settlements. The policy does not seek to repeat Policy SP4 of the Dover Local Plan, rather it adds additional local detail. Particular concerns have been regarding the need to restrict coalescence between Ringwould and Kingsdown and also between Kingsdown and Walmer to the north.

POLICY RKNP1: LOCATION OF DEVELOPMENT

A. Development proposals outside and not adjacent to the settlement confines (as shown in *Figure 3*) will only be supported where they comply with Policy SP4 of the Dover District Local Plan to 2040 (2024) and:

i. it does not individually or cumulatively result in physical or visual coalescence of Kingsdown, Ringwould and Walmer or erode their separate identities; and

ii. conserves and, where possible, enhances the character and appearance of the natural and built environment, including the Kent Downs National Landscape and its setting; and

iii. where appropriate, bring redundant buildings, including agricultural buildings and heritage assets, back into viable use in a manner that conserves their significance and character; and

iv. provides safe and suitable access to the primary movement network identified in Policy RKNP14 and would not result in unacceptable highway safety impacts.

B. Development proposals which make use of previously developed (brownfield sites) will be particularly supported.

C. Development proposals for rural exceptions schemes will be supported where they provide predominantly affordable housing tailored to meet local needs in the parish, are supported by appropriate evidence, are in accordance with Policy H2 (Rural Local Needs Housing) of the adopted Dover District Local Plan to 2040 and Policy RKNP 2 (Meeting Local Housing Needs) of the Neighbourhood Plan, and are managed in perpetuity by the local authority.

Justification for approach

4.6. The RKNP therefore does not allocate sites for housing, rather it sets out a series of parameters to support DDC's growth strategy. These are:

- conserving and enhancing the local landscape. The Kent Downs National Landscape falls partially within the Parish, with areas outside contributing to its setting. The Kent Downs National Landscape Joint Advisory Committee have prepared a Setting Position Statement to advise on development that may have an impact on the National Landscape;
- prioritising the reuse of previously developed (brownfield) sites including former / vacant agricultural sites. The 2023 Brownfield Register prepared by DDC does not contain sites in the parish, however there are potential sites available. There are also some vacant agricultural sites in the parish that could be brought back into use, and this would be supported.
- providing new dwellings in the period to 2040 on sites in accordance with the Dover Local Plan;
- ensuring that the overall amount of development does not put an unacceptable strain on infrastructure capacity;

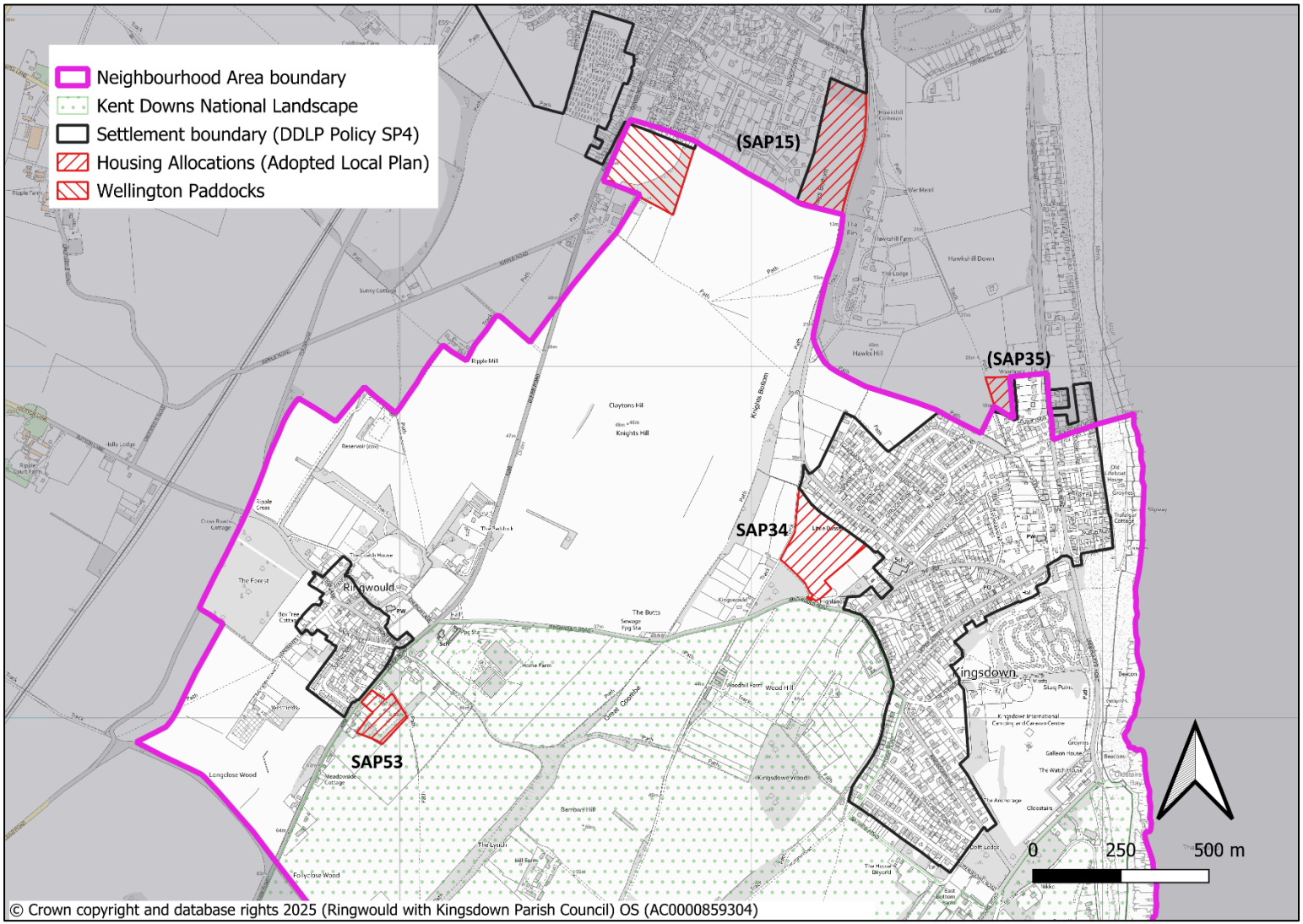
- encouraging small-scale residential developments (windfall) that are sympathetic to their surroundings;
- ensuring that new developments include a mix of housing to meet the needs of local people, considering the current and projected demographic of the parish (this is addressed in Policy RKNP2); and
- ensuring that new development is well-connected to the rights of way network, improving and adding to this where possible, to provide pedestrian and cycle links.

4.7. The two settlements in the Parish are distinct and separate in nature and this is an important element of the landscape and character. The DDLP recognises this and states that unplanned erosion of countryside between the confines of settlements has the potential to have a serious adverse impact on the overall landscape character of the district and on the individual identity of villages through the loss of important elements of their setting, or, more seriously, through coalescence.

4.8. Within the Parish, there is a particular threat of coalescence from nearby Walmer. In 2022, for instance, a speculative application was granted for 85 dwellings. This is located within the Parish but adjacent to the settlement boundary of Walmer.

4.9. Whilst DDLP Policy SP4 includes specific criteria to prevent the merging of two or more settlements, it does not explicitly name settlements in the neighbourhood area. Therefore, Policy RKNP1 seeks to add additional local detail to this. Proposals that sit outside the settlement boundary could usefully be informed by a landscape and visual impact assessment.

Figure 3: Map showing the adopted settlement confines for the neighbourhood area



Policy RKNP2: Meeting local housing needs

What are we trying to achieve?

4.10. This policy seeks to influence housing proposals so that they meet the specific housing needs of the Parish in terms of size, tenure, affordability, future needs and the needs of people at different stages of their lives. It adds additional detail, by virtue of the Housing Needs Assessment prepared at the Parish level, to DDLP Policy H1, which requires applicants to take account of evidence of need in neighbourhood plans and local data.

POLICY RKNP2: MEETING LOCAL HOUSING NEEDS

A. The mix of housing sizes, types, tenures, and mix of affordable homes provided in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available Ringwould and Kingsdown Housing Needs Assessment. As appropriate to their scale, nature, and location, development proposals for residential use should respond positively to the following principles:

i. A focus on smaller homes (1- to 2-bedrooms) and smaller family homes (3-bedrooms); and

ii. proposals that enable greater affordability uplifts and prioritise those with a local connection to Ringwould with Kingsdown Parish (see Glossary) when it comes to allocating housing (such as the use of First Homes or Social Rent).

B. The management of any new affordable housing should be undertaken by the local authority (which already manages social housing locally). Related developer contributions (s106) should not be allocated outside the Parish as a consequence of developer preferences.

C. Residential development (Use Class C3) that could reasonably be expected to meet the needs of older people (by virtue of its size and location) should demonstrate how it has reflected the Housing our Ageing Population: Panel for Innovation (HAPPI) principles (or updated) and the guidance contained in the RTPI's "Dementia and town planning: Creating better environments for people living with dementia" (or as updated).

D. Development proposals should have regard to the relevant accessibility and adaptability requirements set out in the Local Plan, including the need to provide robust evidence where site-specific circumstances prevent compliance with the optional M4(2) or M4(3) standards.

Justification for approach

4.11. It is important that any new residential development within the Parish addresses local housing needs, as well as contributing to the wider district need.

4.12. For proposals of ten homes or more, DDLP Policy H1 (Housing Mix) supports a mix of housing based on latest data. At the Parish level, a Housing Needs Assessment was prepared by consultants (AECOM) building on national datasets (not all 2021 data available at the Parish level at time of publication), strategic information and the findings of the Community Survey. It focusses on Parish needs only, however, clearly development within the neighbourhood

area may also contribute to wider district needs, as set out in the DDLP. It sets out the following needs for the Parish:

4.13. **Size of homes (in terms of number of bedrooms):** The HNA suggests an indicative dwelling mix as shown in *Table 2,* supporting provision of smaller 1-2 bed homes (to enable downsizing, first time buyers etc.) and also 3-bed to enable family homes. Due to Kingsdown having a greater skew towards larger dwellings than Ringwould, it may be appropriate to focus larger housing in Ringwould to aid balancing the mix.

Table 3: Indicative dwellings size (HNA)

Number of bedrooms	Current mix (2011)	Suggested mix (2040)	Balance of new housing to reach suggested mix
1	4.7%	11.4%	15.5%
2	27.3%	35.7%	40.4%
3	34.8%	40.5%	43.1%
4+	33.2%	12.4%	0.9%

4.14. **Affordable housing:** The HNA suggests an indicative mix of Affordable Housing of 55% rented to 45% affordable home ownership products. For the affordable home ownership element, DDLP Policy SP5 requires 25% of these to be delivered as First Homes (at a 30% discount rate) and 20% as other affordable home ownership products. For the Parish, the HNA suggests that this 20% could comprise 15% shared ownership and 5% Rent to Buy. Uplifted discounts on affordable housing would be supported locally, to enable access to housing for a wider range of people, especially on lower incomes.

4.15. It is recommended that the policy requirement for Affordable Housing is met wherever possible and, if desired, further avenues for delivering greater quantities of Affordable Housing (such as exception sites) could be explored. For example, using neighbourhood development orders, identifying exception sites (in accordance with DDLP Policy H2), or developing community land trusts are all ways of boosting the supply of Affordable Housing.

4.16. In light of the ageing population, improved accessibility and adaptability standards should be a key consideration for new homes (both market and affordable). The "Housing our Ageing Population Panel for Innovation (HAPPI)" has developed a series of principles for good design of housing covering light, ventilation, room to move around and good storage. They have particular relevance to older persons' housing. The ten principles are:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'

- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

4.17. In order to meet the changing needs of this age group, it is noted that DDC will encourage developers to consider the future needs of households when designing residential accommodation. DDC requires, as a minimum, all new development to be designed to Building Regulation optional requirement M4 (2) accessible and adaptable dwellings. In respect of the Building Regulation optional requirement M4 (3) wheelchair user dwellings, in accordance with national guidance this can only be required on units where the local authority has nomination rights, i.e. within the affordable rented element of a development. This requirement will be applied on sites of 20 dwellings or more, where DDC will require 5% of the total dwellings to meet this standard.

4.18. Good design to deliver these criteria is particularly important for smaller dwellings including apartments and bungalows. Housing should be designed to support the needs of those living with disabilities. The Royal Town Planning Institute's guidance "Dementia and town planning: Creating better environments for people living with dementia" should inform planning applications.

Policy RKNP3: Principal residence

What are we trying to achieve?

4.19. This policy seeks to ensure that new open market housing in Ringwould with Kingsdown Parish contributes to the supply of homes available for permanent occupation and does not add to the stock of second or holiday homes. The policy applies to new open market dwellings, subject to the exceptions set out below.

POLICY RKNP3: PRINCIPAL RESIDENCE POLICY

A. Proposals for new open market dwellings within Ringwould with Kingsdown Parish, excluding replacement dwellings, will only be supported where first and future occupation is restricted to ensure that each dwelling is occupied as a principal residence.

B. For the purposes of this policy, a principal residence is defined as a dwelling occupied as the sole or main residence of the occupier. It must not be occupied as a second or holiday home.

C. The principal residence restriction will be secured through an appropriately worded planning condition or planning obligation, as determined by the Local Planning Authority. Occupiers of dwellings subject to the restriction shall, on request, provide evidence to the Local Planning Authority that the dwelling is occupied as their principal residence.

Justification for approach

4.20. Analysis of Council Tax and Business Rates data indicates that between approximately 176 and 220 dwellings within Ringwould with Kingsdown Parish are used as second homes or self-catering holiday accommodation. The majority of these properties are located in Kingsdown. This represents a significant proportion of the Parish's housing stock and reflects the strong demand for second homes and holiday accommodation in this attractive coastal location.

4.21. The prevalence of second homes and holiday accommodation means that a proportion of the Parish's housing stock is not available for permanent occupation. This reduces the number of homes that contribute to the year-round housing supply and can reduce housing choice for households seeking to live permanently within the Parish. It can also affect the sustainability and vitality of the community by reducing the number of permanent residents supporting local services, facilities, businesses and community activities throughout the year.

4.22. The Parish considers that the continued provision of new open market housing should make a positive contribution to the permanent housing stock. Policy RKNP3 therefore seeks to ensure that new open market dwellings are occupied as principal residences rather than adding to the supply of second homes or holiday accommodation. The purpose of Policy RKNP3 is not to prevent the development of new housing or to restrict the occupation of existing dwellings. Instead, it applies a principal-residence restriction to new open market dwellings in order to ensure that additional housing provided during the plan period contributes to the long-term residential needs and sustainability of the Parish. The restriction will apply to first and future occupation and will be secured through an appropriate planning condition or planning obligation. This is intended to ensure that the policy remains effective when properties are subsequently sold or otherwise change occupation.

5 CHARACTER, HERITAGE AND DESIGN

Policy RKNP4: Reflecting the character of the Parish through high quality design

What are we trying to achieve?

5.1. To ensure that all new development, whether it is for an extension to an existing building; a new house, or a number of houses, is of the highest standard of design, reflecting local character and promoting local distinctiveness.

5.2. Well-designed places can improve health and well-being, our feelings of safety, security, inclusion and belonging, and our sense of community cohesion. It is fundamental to the quality of all our lives.

POLICY RKNP4: REFLECTING THE CHARACTER OF THE PARISH THROUGH HIGH QUALITY DESIGN

A. Development proposals should respond positively to the distinctive landscape, townscape and historic character of Ringwould with Kingsdown Parish. As appropriate to the Character Area (*Figure 3)* proposals should adopt a landscape-led and/or heritage-led approach to design particularly within the Kent Downs National Landscape, Heritage Coast, Conservation Areas, historic farmsteads and other heritage-sensitive locations. Development should conserve and, where possible, enhance the natural beauty, special qualities and setting of the Kent Downs National Landscape, having regard to the Protected Landscapes duty.

B. Development proposals should have regard to relevant national and local design guidance, including, where appropriate:

- **the Kent Downs Management Plan;**
- **the Ringwould with Kingsdown Design Codes and Guidelines (Appendix B);**
- **the Kent Design Guide; and**
- **the Kingsdown Conservation Area Appraisal.**

C. Development proposals should reflect the guidance contained in the Ringwould with Kingsdown Design Codes and Guidelines (Appendix B). They should use materials that respond positively to local character and be informed by local building traditions without requiring direct imitation of historic styles. Development that enhances the quality and significance of the historic environment will be supported.

D. As appropriate to their scale, nature and location, development proposals should demonstrate how they have addressed the following design principles:

i. **retain and, where practicable, enhance existing trees, hedgerows and other landscape features, with replacement planting where loss is unavoidable, in accordance with Policy CC8 of the Dover District Local Plan;**
ii. **ensure that parking is integrated into the overall design so that it does not dominate the street scene, and that permeable surfacing is used where appropriate;**
iii. **provide boundary treatments that are appropriate to the character of the locality and contribute positively to the public realm;**

iv. ensure that cycle storage, bin storage and other service infrastructure are sensitively sited and designed so that they do not dominate the street scene; and

v. **ensure that external lighting is proportionate to its purpose, minimises light pollution, protects dark skies where appropriate, safeguards important views and avoids adverse impacts on biodiversity.**

Justification for approach

5.3. The Parish of Ringwould and Kingsdown is a special and unique part of East Kent, and its character should be both protected and celebrated, whilst being allowed to develop in order to reflect the changing needs and aspirations of living in the 21st century. However, such change needs to be carefully controlled in order to conserve and enhance its special character for future generations to enjoy.

5.4. The National Design Guide (2021), produced by the Ministry of Housing, Communities and Local Government, identifies 10 key components of achieving good design, and how they can be used to help produce well designed places that are beautiful, healthy, greener, enduring and fit for purpose. The National Model Design Guide expands on these 10 characteristics.

5.5. Further guidance is given in Building for a Healthy Life, produced by Homes England. This is a toolkit for assessing the design quality of homes and neighbourhoods. It should also be used to inform development proposals, along with any local policies and design guidance.

5.6. The Kent Design Guide (2007), highlights the importance of promoting good design, and sets out a series of criteria for assessing planning applications. The Guide does not seek to restrict designs for new development to any historic vernacular, rather, it aims to encourage well-considered and contextually sympathetic schemes, that create developments where people want to live and work.

5.7. The Landscape Design Handbook, prepared for the Kent Downs National Landscape, has relevance to this area, and offers detailed advice on design issues, and in particular on how to reduce the impact of new development on the landscape.

5.8. More specific guidance on design is given in the DDLP. Policy PM1 sets out a number of key principles that should inform all new development from the earliest stages of the design process, whilst Policy PM2 seeks to ensure that all new residential development meets the needs of people who live there, both now and in the future. In tandem with these Policies, the Local Plan seeks to reduce carbon emissions, and improve energy efficiency associated with new buildings, and this is promoted by Policy CC1, on Reducing Carbon Emissions, and Policy CC2, on Sustainable Design and Construction.

5.9. As part of the Neighbourhood Plan process, AECOM were commissioned to produce the Ringwould with Kingsdown Design Codes and Guidelines (July 2024), and this forms an integral part of the Neighbourhood Plan, underpinning Policy RKNP4. The design codes promote the

creation of high-quality design which responds appropriately to its particular context. The document identifies 13 different character areas (*Figure 4)*, each displaying their own distinctive variations in building typologies, design, materials, density, scale, massing, boundary treatments and landscaping. Additionally, it identifies detailed design codes (summarised in *Figure 5*) which should then be used to inform any new development proposals for the particular area in which it is located.

5.10. Policy RKNP4 provides a framework for securing the highest standard of design, responding to local character and distinctiveness, and adds greater detail to the local plan policies.

Figure 4: Character Areas and Conservation Areas in the Parish

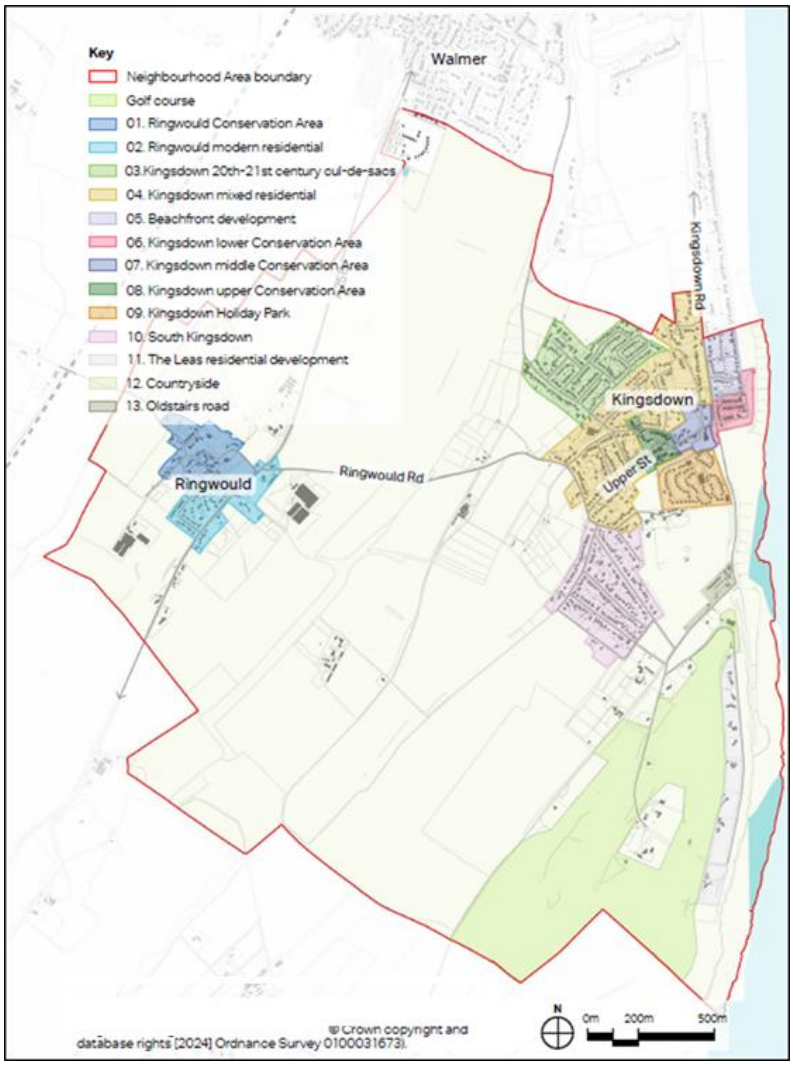


Figure 5: Detailed design codes

Code	Prefix	When to use the code
Access and movement	AM.01	**Car parking** - code to be applied when designing how vehicle parking will be provided within future housing developments.
	AM.02	**People friendly streets** - code to be applied when designing pedestrian and cycling connections and how cycle parking will be provided within future housing developments.
	AM.03	**Traffic calming measures** - code to be applied when designing to reduce speed of vehicles through the Neighbourhood Area.
Built form	BF.01	**Settlement pattern, building line and enclosure** - code to be applied when determining the site layout and placement of buildings along the street.
	BF.02	**Density, massing and scale** - code to be applied when determining appropriate density levels, scale and massing of buildings.
	BF.03	**Respecting heritage** - code to applied when a development is close to heritage assets in the Neighbourhood Area.
	BF.04	**Architectural style and materials** - code to be applied when determining the material and detailing palette to be used for buildings and boundary treatments in a development.
	BF.05	**Infill development** - code to be applied when designing infill developments.
	BF.06	**Extensions** - code to be applied when designing extensions/ alterations to existing buildings.
Landscape	LA.01	**Biodiversity and landscape setting** - code to be applied when designing green corridors and determining solutions to enhance biodiversity.
	LA.02	**Front and back gardens** - code to be applied when determining appropriate front and back garden size and design in development.
	LA.03	**Preserving trees and views** - code to be applied when retaining or designing green spaces, when designing or modifying a site with trees and/or where a development could impact the Neighbourhood Area's physical context.
Sustainability	SU.01	**New and retrofit eco-housing** - code to be applied when designing or retrofitting buildings for energy efficiency.
	SU.02	**Flood mitigation measures** - code to be applied when determining the type of sustainable drainage features.
	SU.03	**Dark skies** - code to be applied when determining the need for, and type of lighting features.
	SU.04	**Electric vehicle charging points** - code to be applied when designing electric vehicle charging points into both private properties and the public realm.

Policy RKNP5: Energy efficiency and design

What are we trying to achieve?

5.11. This policy seeks to encourage development to deliver the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate the effects of climate change and contribute to achieving the national target of zero net carbon by 2050.

POLICY RKNP5: ENERGY EFFICENCY AND DESIGN

A. Proposals incorporating design and environmental performance measures and standards to reduce energy consumption, to reduce carbon emissions and climate effects will be supported, subject to compliance with other policies in the Dover District Local Plan to 2040.

B. As appropriate to their scale, nature and location, proposals which incorporate the following sustainable design features will be strongly supported, where measures will not have a detrimental impact on character, appearance, setting, landscape, and views:

- **i. siting and orientation to optimise passive solar gain.**
- **ii. the use of high quality, thermally efficient building materials.**
- **iii. installation of energy efficiency measures such as loft and wall insulation and double glazing.**
- **iv. incorporating on-site energy generation from renewable sources such as solar panels, ground and air source heating.**
- **v. reducing water consumption using water re-use measures including rainwater harvesting, surface water harvesting and/or grey water recycling systems. Personal water consumption per day for new build should not exceed 110l. Where possible, it should seek to reduce to between 100l and 110l.**
- **vi. providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and, only where necessary, off-site measures to deal with any remaining emissions.**
- **vii. designing development in a way that will help to reduce overheating in warmer months.**

C. Development proposals should give priority to the use of sustainable drainage systems (SuDS) unless there is clear evidence that this would be inappropriate. If infiltration techniques are used in Groundwater Source Protection Zones 1 and 2 it will be necessary to demonstrate there will be no risk to water quality.

D. Proposals for retrofitting heritage assets (including buildings within conservation areas) with measures to improve energy efficiency must be informed by an understanding of the significance of the heritage asset. An application must demonstrate the 'whole house approach' has been followed. Proposals will normally be supported provided the significance of the heritage asset is conserved.

Justification for approach

5.12. On 12 June 2019 the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. This is a demanding target, which will require everyone to be engaged, from households and communities to businesses and local and national government.

5.13. The Future Homes Standard proposed which comes into force in March 2027 will require CO_2 emissions produced by new homes to be 75-80% lower than those built to current standards. Homes will need to be 'zero carbon ready'. Fossil fuel heating (such as gas boilers) will be banned in new homes, with an expected shift to reliance on heat pumps and heat networks.

5.14. Unlike Local Plans, Neighbourhood Plans are more limited in what they can dictate in terms of environmental standards, as they must confirm to the minimum requirements as set out by national policy and building regulations. The RKNP can, however, strongly encourage the design and layout of new development to maximise its potential to be as energy efficient as possible and to encourage the use of renewable energy for domestic, public and commercial (farm) buildings.

Examples of discreet solar panels (source: Historic England)





5.15. DDC also declared a climate emergency in January 2020 and set about developing a strategy and action plan with the aim for the authority to become a net zero carbon emitter by 2030.

5.16. Opportunities to improve and promote sustainability in the parish, which would help to deliver the government's climate change targets, include: following basic passive environmental design including use of efficient and insulative materials; integrating renewable energy systems into new development, including existing and new public buildings; reducing water consumption including through grey water systems; and promoting sustainable forms of transport through priority systems for pedestrians and cyclists and public transport (buses).

5.17. The availability of water is an issue in the south-east. Affinity Water's Business Plan 2025-2030 states that the plan is to cut individual daily water use to 120 litres by 2050 (from around 156-157 litres per person per day at the moment) and ultimately to 100 litres per person by 2040. This is supported in Policy RKNP5.

5.18. The retrofitting of existing buildings is supported and Historic England's Adapting Historic Buildings for Energy and Carbon Efficiency provides helpful guidance.

Policy RKNP6: Renewable and community scale energy

What are we trying to achieve?

5.19. This policy sets out the types of renewable energy projects that would fit well with the character of the area and would therefore be supported. It also sets out the criteria to be considered as part of any renewable energy schemes in the neighbourhood area.

POLICY RKNP6: RENEWABLE AND COMMUNITY SCALE ENERGY

A. Proposals for renewable and low-carbon energy development, including community energy schemes, will be supported where they accord with Policy ENV10 of the Dover District Local Plan and:

- **i. are appropriate to the character, scale and sensitivity of their location;**
- **ii. avoid, minimise and, where necessary, mitigate adverse impacts on landscape character, biodiversity, heritage assets, residential amenity and highway safety;**
- **iii. retain existing Public Rights of Way or provide suitable alternative routes where diversion is necessary, and where practicable enhance opportunities for walking, cycling and equestrian access within and across the site to provide linkages to local amenities and neighbouring settlements;**
- **iv. provide measurable biodiversity enhancements in accordance with Policy RKNP10; and**
- **v. include appropriate proposals for the decommissioning of infrastructure and the restoration of the site at the end of its operational life, where applicable.**

B. Within the Kent Downs National Landscape, proposals must also demonstrate that they conserve and enhance the natural beauty, special qualities and setting of the National Landscape, having regard to the Protected Landscapes duty, and have been informed, where appropriate, by the Kent Downs Management Plan and relevant landscape evidence.

C. In addition to Parts A and B (where applicable), proposals for ground-mounted solar photovoltaic development should demonstrate that:

- **i. landscape and visual effects have been minimised through careful siting, design, layout and appropriate screening;**
- **ii. best and most versatile agricultural land has been avoided where practicable, with preference given to previously developed land, buildings, lower quality agricultural land and other suitable locations;**
- **iii. land beneath and around the panels will be managed to support biodiversity and sustainable land management throughout the operational life of the development; and**
- **iv. opportunities have been taken, where appropriate, to integrate the development with existing landscape features, including hedgerows, trees and field boundaries, to minimise visual impacts and strengthen ecological networks.**

Justification for approach

Renewable energy

5.20. Renewable energy comes from clean and natural resources. This means that it does not harm the environment around it, nor will it ever be exhausted. The Parish is located largely within the Kent Downs National Landscape, which makes it less attractive to renewable providers. There have been several installations in neighbouring Parishes and permission for a new solar farm in Langdon Parish, known as Chalk Pit Solar Farm, is near completion. It is important that the scale of any developments does not detract from nor negatively impact the setting of the villages and expansive views towards the coast and Kent Downs.

5.21. The Kent Downs National Landscape Renewable Energy Position Statement advises that large scale wind turbine developments will be unacceptable in the National Landscape and its setting and that particular attention will need to be paid to proposals for field-scale renewable and low carbon initiatives such as solar farms in order to prevent a significant adverse effect on this designated landscape. The challenge for larger schemes is that not all will be decided using the policies of the local development plan. Above a threshold (set out in Section 15 of the *Planning Act 2008*) of more than 50MW for onshore and more than 100MW for offshore generation, solar installations will be treated as Nationally Significant Infrastructure Projects (these thresholds are under consultation), for which a DCO must be sought from the Secretary of State. Below this threshold, schemes are determined by local plan policies.

5.22. Regardless of which planning route is used to determine such schemes, the following should be considered in parallel with the advice contained in the Kent Downs National Landscape Renewable Energy Position Statement and the Dover District Landscape Character Assessment:

- The local community should be fully engaged to assist in shaping proposals.
- Schemes that offer direct community benefits, for instance community energy schemes or contributions to electric bus schemes, would be welcomed.
- The height, scale, orientation, and density of the panels should be designed to optimise solar gain while minimising impacts on the grazing capacity within a site, on biodiversity (if for instance less light can filter through) and on the visual impact from neighbouring properties and viewpoints further afield.
- Natural screening should be used to minimise visual and noise impacts. This could include the planting of trees and hedgerows and also the provision of green buffers to the edges of installations. Consideration should be given to how the site will be viewed from all parts of the neighbourhood area, in particular the ridgeline. If fencing is to be used, it should be camouflaged with natural planting to blend into the natural environment, where possible using natural materials and suitable colours if man-made. Industrial fencing will not be acceptable.

- Public Rights of Way are the responsibility of KCC. They are not only vital for getting around, but also provide wildlife corridors, especially those within the more urban settings. Where they cross proposed sites, they must be safeguarded. The neighbourhood area has a notably dense network of PROW footpaths, that is treasured as illustration of historic routes between Parishes, farmsteads, and churches. Rerouting of paths (suitable for use by those on foot, bicycle or horseback) or the creation of additional paths may be supported, where this offers benefits in reaching community facilities, nearby villages and the wider countryside. The KCC Rights of Way Improvement Plan provides an opportunity to enshrine these routes in policy and ensure that they are safeguarded and well maintained.
- Opportunities to improve biodiversity must be taken and, where possible, to create and improve connectivity of habitats. Improvements should be accompanied by a management plan for the lifespan of the scheme and a system to measure that the improvements have happened over that period.
- Renewable schemes which involve the loss or degradation of productive agricultural land (BMV) should be avoided in preference to long-term local food security.

Community energy

5.23. Community energy refers to the delivery of community-led renewable energy, energy demand reduction and energy supply projects, whether wholly owned and/or controlled by communities or through partnership with commercial or public sector partners. Community energy puts people at the heart of the energy system.

5.24. There could be scope for some small-scale solar community renewable energy projects subject to them not impacting the Kent Downs National Landscape and its setting or other designated and non-designated heritage assets (including those below ground), SSSI's, wildlife sites and Conservation Areas.

Policy RKNP7: Groundwater Source Protection Zones

What are we trying to achieve?

5.25. This policy seeks to ensure that the Groundwater Source Protection Zones located in the Parish are protected from contamination.

POLICY RKNP7: GROUNDWATER SOURCE PROTECTION ZONES

A. Development proposals within the Groundwater Source Protection Zones, as shown on *Figure 6)* should provide an appropriate site investigation, hydrological risk assessment and (where relevant) a contamination risk assessment. This should have regard to Southern's Water's Guidance to protect drinking water quality in addition to The Environment Agency's approach to groundwater protection guidance (as updated).

B. Development proposals within the Groundwater Source Protection zone, as shown in *Figure 6,* will only be supported if any risk of contamination can be adequately mitigated. The following mitigation measures should generally be incorporated into development proposals to ensure that there is no potential adverse impact on, or risk of contamination to, groundwater sources:

i. Development is required to be connected to a foul sewer unless proven not to be feasible. Other foul drainage solutions (such as package treatment plants or modern sealed cesspools) will only be permitted if a statement justifying the approach is submitted with the application. The Council must be satisfied that these systems will have sufficient capacity, that responsibility for maintenance and management is clear, and protections are in place to prevent pollutants from entering groundwater;

ii. for surface water run-off, sustainable drainage systems (SuDS) should be provided which are appropriately designed in terms of protecting natural drainage routes, the landscape character and biodiversity of the location. Infiltration SuDS should ideally be provided in the form of Nature Based Solutions, subject to relevant risk assessments that consider the hydrogeological sensitivity of the area, as well as potential sources of contamination and the types of pollutants likely to be discharged. Developers should provide evidence of having consulted the statutory water company responsible for the SPZ, to confirm the proposed SuDS design is appropriate for this sensitive hydrogeological location.

iii. any development or alterations on land known or suspected to have potentially contaminative current or past uses should be fully evaluated, if necessary, by intrusive investigations, and be appropriately addressed prior to the commencement of the development.

Justification for approach

5.26. The Environment Agency defines Groundwater Source Protection Zones (SPZs) in the vicinity of groundwater sources from which public drinking water supplies are drawn. The purpose of

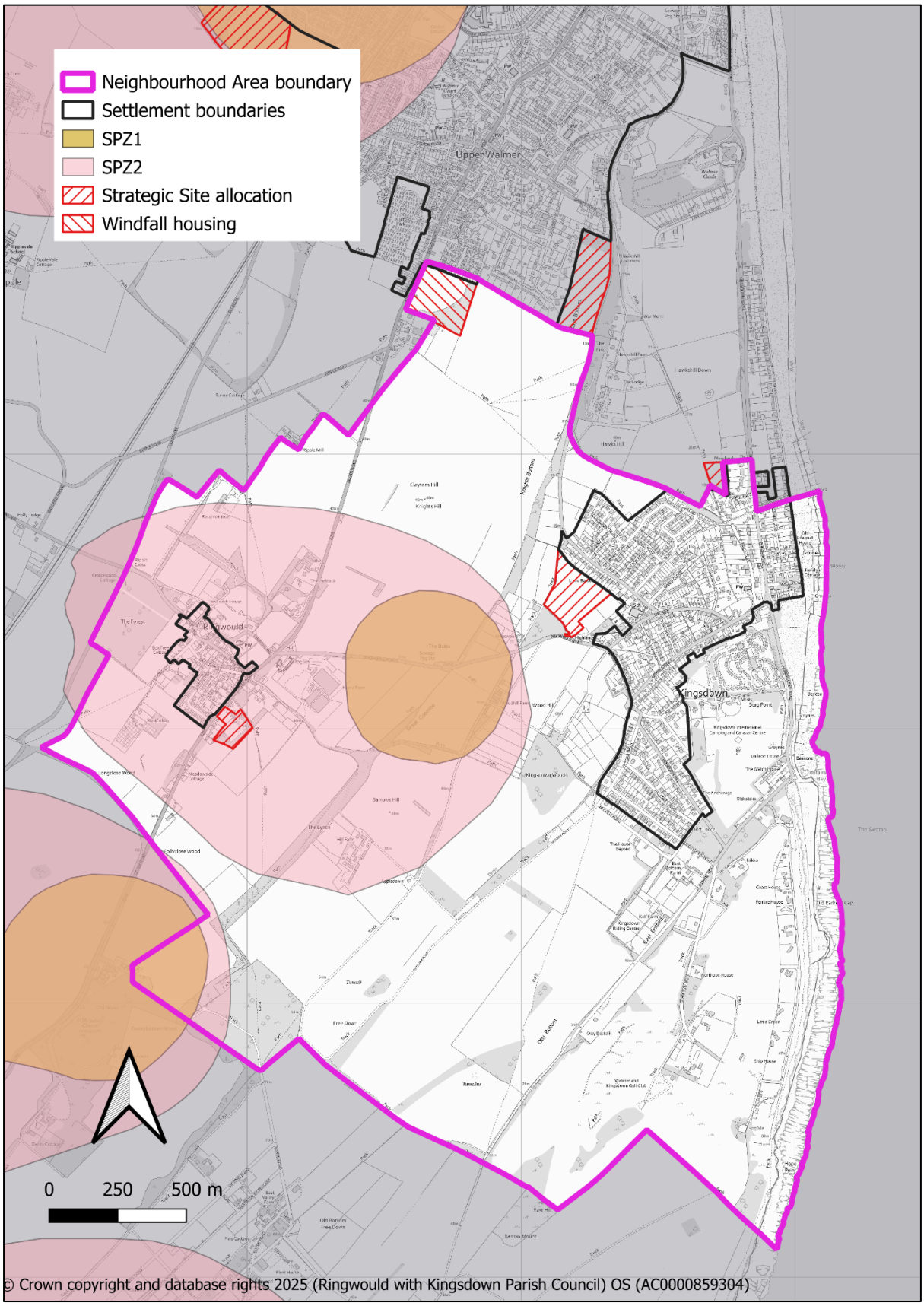
SPZs is to provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may impact on drinking water.

5.27. There are three main SPZs (1-3), which are categorised by different groundwater travel times for how long it is predicted for a contaminant to reach a groundwater abstraction. The SPZ1 area has a 50 day or less travel time to the groundwater abstraction, the SPZ2 has a 400 day or less travel time to the groundwater abstraction and SPZ3 represents the total catchment for the groundwater abstraction.

5.28. Much of the Parish overlies an area identified as SPZ1 and 2 (*Figure 6*).

5.29. As drinking water standards are more stringent than the environmental standards more often referred to in Sustainable drainage solutions (SuDS) guidance for the protection of groundwater, in addition to The Environment Agency's approach to groundwater protection guidance, Southern Water has developed additional guidance for SuDS within SPZs. This additional guidance explains when developers will be asked to provide a full hydrogeological risk assessment of the site to inform their SuDS design proposals. It should inform all development proposals within the SPZ.

Figure 6: Groundwater Source Protection Zone 1 and Zone 2 in Ringwould with Kingsdown Parish



Policy RKNP8: Heritage assets

What are we trying to achieve?

5.30. This policy seeks to recognise the major role that the historic environment has in shaping the development and identity of the Parish, and to protect and conserve the heritage assets in a manner appropriate to their significance, so that they continue to be appreciated and enjoyed by residents and visitors.

POLICY RKNP8: HERITAGE ASSETS

Non-designated heritage assets:

A. The buildings and structures shown in Appendix C and on *Figures 7, 8 and 9* are recognised as non-designated heritage assets. The list is not intended to be exhaustive, and other assets may be identified through the planning process where they are demonstrated to meet the criteria for local heritage significance.

B. Proposals affecting non-designated heritage assets will be assessed having regard to the significance of the asset and the scale of any harm or loss, in accordance with relevant national planning policy and the Dover District Local Plan.

Rural lanes

C. The rural lanes within the Plan area are an important part of the landscape character of the area. Many of the lanes are hedge-lined and narrow with infrequent passing points. Unless required for highway safety reasons, development proposals should respect the character and appearance of rural streets and lanes within the neighbourhood area. Development proposals located within the Kent Downs National Landscape and its setting should demonstrate how impacts have been mitigated using the Kent Downs Rural Streets and Lanes: A Design Handbook. In particular, the following measures will need to be incorporated

- **i. the existing character, width and rural appearance of the lane will be retained wherever possible;**
- **ii. existing verges, hedgerows, banks, embankments and boundary features will be protected and enhanced where appropriate;**
- **iii. highway improvements are limited to those necessary to achieve highway safety and do not result in unnecessary widening or urbanisation of the lane; and**
- **iv. road markings, signage and other highway infrastructure are minimised and sensitively designed.**

Development proposals that would result in unacceptable harm to the character of rural lanes will not be supported.

Conservation areas

D. Development proposals within conservation areas, or affecting their setting, should conserve or enhance their character and appearance. Proposals should have regard to the Ringwould with Kingsdown Design Codes and Guidelines and the Kingsdown Conservation Area Appraisal.

E. Development should be of high quality and should:

i. **retain buildings, boundary walls, trees, hedgerows and other features that contribute positively to local character;**

ii. **protect important open spaces, views and vistas that contribute to the character and setting of the Conservation Area; and**

iii. **where appropriate, provide opportunities to enhance the historic environment.**

Justification for approach

5.31. The Dover District Heritage Strategy 2013 (updated 2020) (DDHS) sets out the Council's positive strategy for the historic environment and promotes a greater understanding of the heritage assets of the District in respect of their significance, vulnerabilities and opportunities, summarised in Strategic Policy SP15 Protecting the District's Historic Environment as follows:

5.32. The heritage assets of the district are an irreplaceable resource and all applications that will affect a heritage asset should therefore ensure that the asset, including its setting, are conserved and enhanced in a manner appropriate to their significance.

5.33. Ringwould with Kingsdown Parish contains a wealth of archaeological and built heritage spanning from the prehistoric period to the present day. These historic assets have a significant role to play in the social and economic wellbeing of the Parish for existing and future communities. Heritage assets, both designated and non-designated, add distinctiveness, meaning and identity to the Parish, and it is therefore important they are taken into account as part of any future development management, regeneration or maintenance decisions.

5.34. The Parish is home to 13 listed buildings, two conservation areas, and a scheduled monument in addition to a rich archaeological resource. Large numbers of non-designated assets also make an important contribution to the character of the Parish; the Kent Historic Environment Record contains more than 80 heritage entries in the area. Not all of these constitute non-designated heritage assets. To that end, bearing in mind feedback from the community and following a local 'walkabout audit', the Steering Group has collated a list of non-designated heritage (NDHA) assets along with descriptions as to why they are important from a historic perspective. These have been assessed against the local list criteria presented in Annex A of DDC's Land Allocations Local Plan (2015). The list of identified non-designated heritage assets is contained in Appendix B and shown on *Figures 7, 8* and *9.* The Kingsdown Conservation Area Appraisal includes a number of NDHAs.

5.35. It should be noted that policy SP15 of the DDLP supports DDC in preparing a Local List, which will set out guidance and a recommended methodology based on Historic England's Guiding Principles for Local Heritage Listing in order to support local groups wishing to prepare Local Heritage Lists. This has not yet been prepared and the Parish will contribute to this work as it

emerges. It should be noted that policy SP15 of the DDLP supports DDC in preparing a Local List, which will set out guidance and a recommended methodology based on Historic England's Guiding Principles for Local Heritage Listing in order to support local groups wishing to prepare Local Heritage Lists. This has not yet been prepared and the Parish will contribute to this work as it emerges. The identification of NDHAs within the Parish, and the application of Policy RKNP8 to those assets, is not dependent on DDC having a Local List in place. The Parish's identification of NDHAs is therefore intended to provide a locally informed evidence base for the purposes of RKNP8, irrespective of the timing or outcome of the preparation of a formal Local List by DDC.

5.36. Furthermore, the Parish is home to a series of rural street and lanes. These narrow, winding and steeply banked roads are often bordered with tall, thick roadside hedgerows are evident with oak standards, but many have been lost in the north due to extensive arable cultivation and 'creeping' urban edge influences. Such lanes should be protected from urbanising development and their features should be retained in accordance with the guidance contained in the guidance, Rural Streets and Lanes – A Design Handbook, prepared for the Kent Downs National Landscape.

5.37. It is noted that Recommendation R10 of the Dover District Heritage Strategy suggests that conservation area appraisals are developed for each of the district's conservation areas, including widening the use of Article 4 (1) directives to sustain and enhance the historic character of the area. In support of this recommendation this plan proposes a project to develop a Ringwould Conservation Area Appraisal.

Local heritage at risk

5.38. Historic England produces an annual Register of Heritage at Risk. Outside London it does not include Grade II listings, apart from churches. Whilst no assets in the Parish have been identified as at risk at this time, opportunities to restore assets should be taken when they arise, in partnership with the owner.

Figure 7: Heritage assets in Ringwould

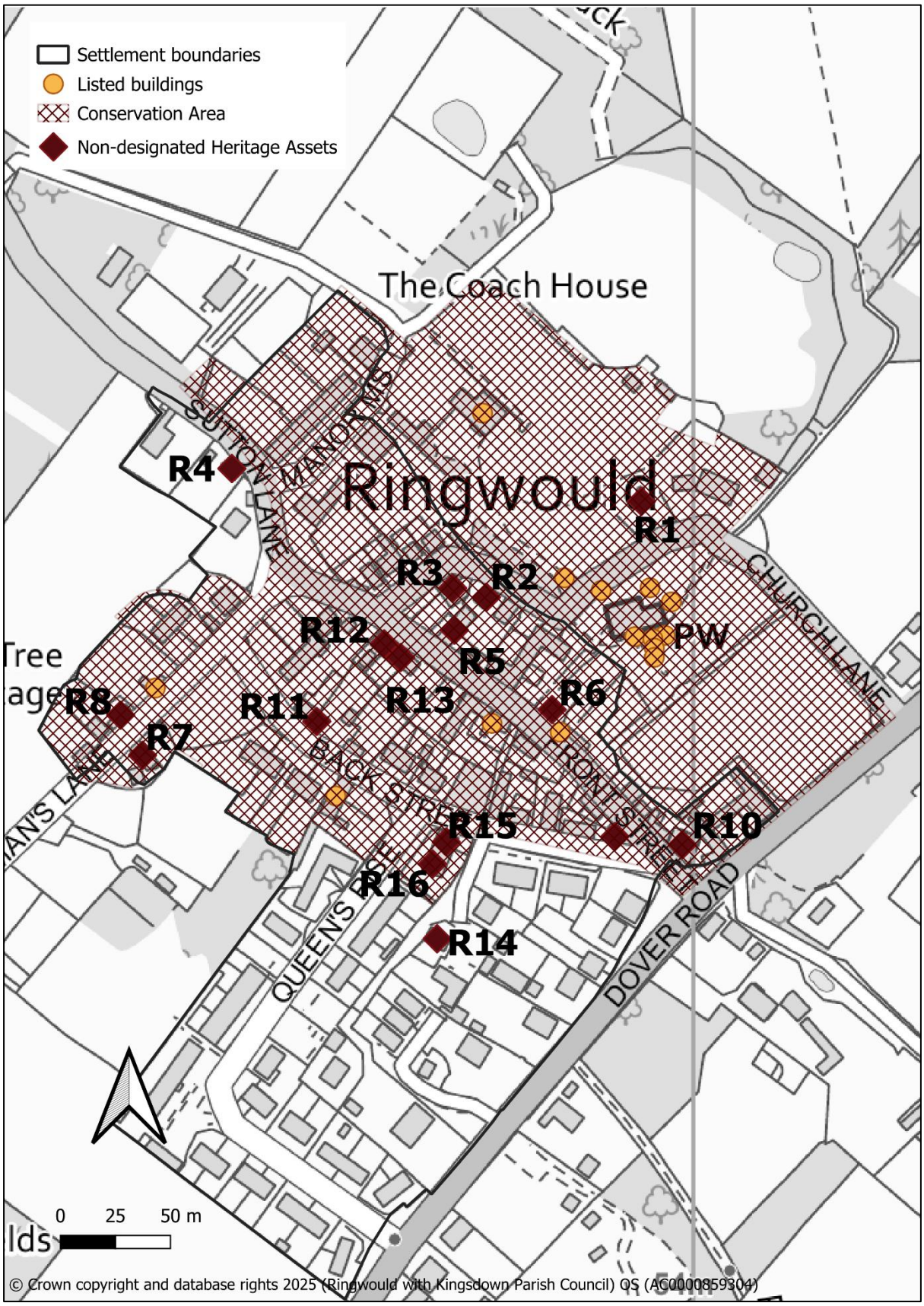


Figure 8: Heritage Assets in Kingsdown

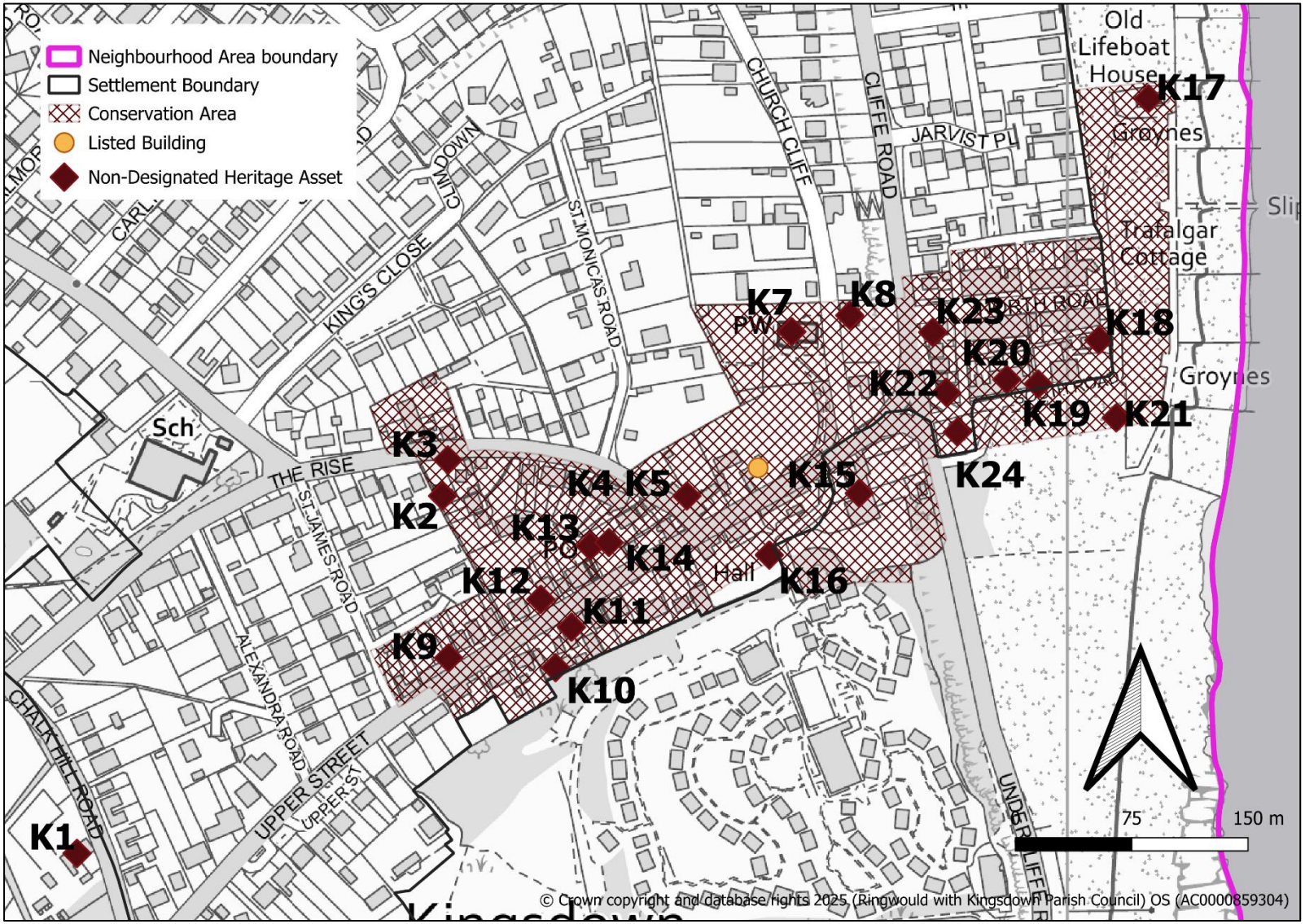
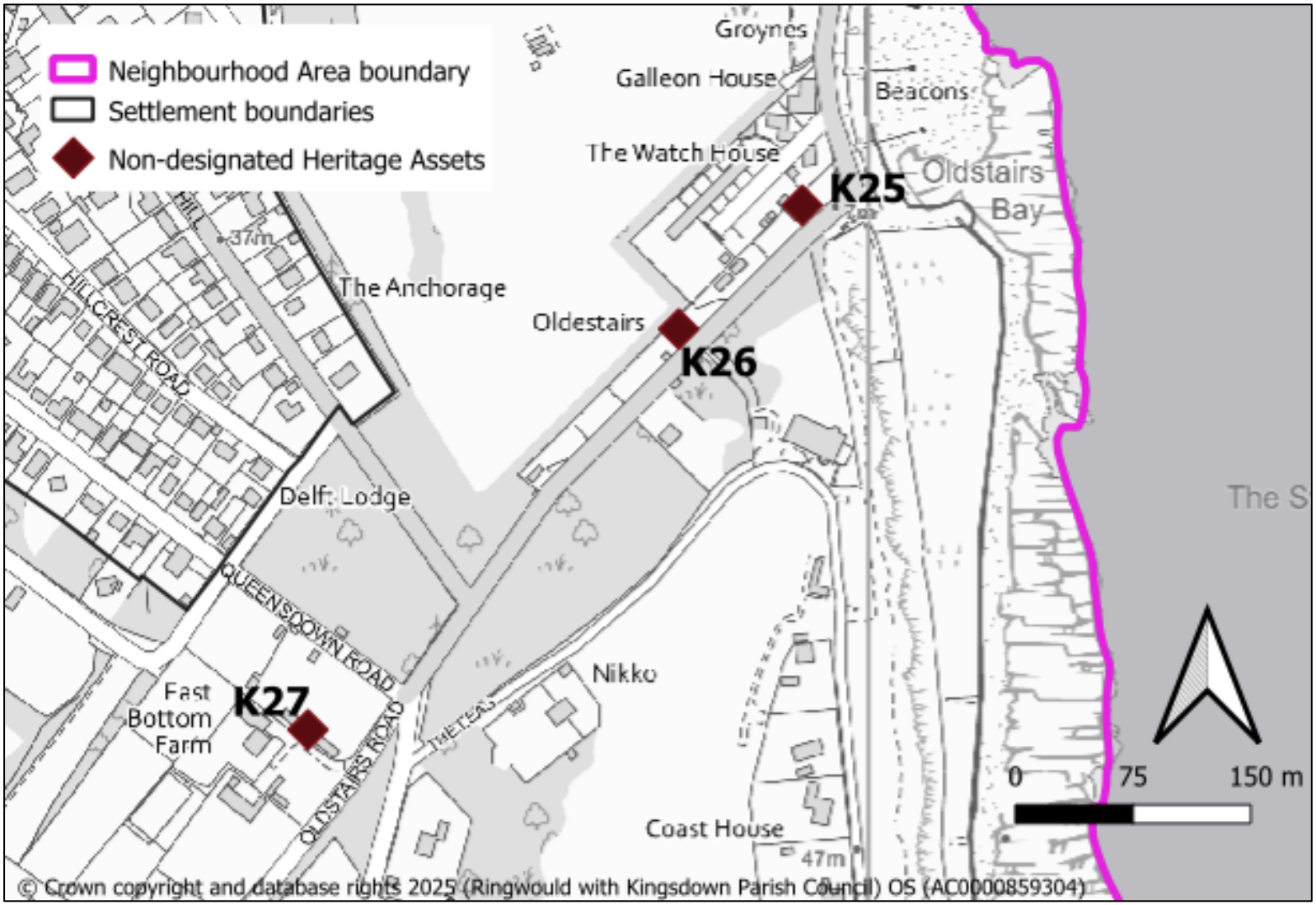


Figure 9: NDHAs in Kingsdown (south)



6 ENVIRONMENT AND GREEN SPACES

Policy RKNP9: Dark Skies

What are we trying to achieve?

6.1. Situated in a rural part of east Kent, large parts of the Parish provide ideal locations from which to enjoy dark skies and stargazing. These dark skies also support both nocturnal and diurnal wildlife. This policy seeks to ensure that the siting and design of development does not encroach on this valued aspect of the Parish.

POLICY RKNP9: DARK SKIES

Development proposals, including householder applications, should ensure that any external lighting is sited and designed to protect the night sky from light pollution. As appropriate to their scale, nature and location development proposals should demonstrate that:

- **i. the lighting is necessary for operational, safety or security reasons;**
- **ii. any light spillage beyond the application site is eliminated, or reduced by measures such as timing and proximity controls, orientation, screening, shielding or glazing;**
- **iii. there is no adverse impact on the amenities enjoyed by the occupiers of nearby residential properties, wildlife, local heritage assets or their setting or the wider landscape; and**
- **iv. they have considered carefully and provided details of (such as through the use of a lighting statement), the light source and intensity being used, the luminaire design, height, and angle, adding baffles and cut-off shields where required, and details of control mechanisms to dim or switch off lighting schemes when not required. Where appropriate, lights should be controlled by passive infrared detectors.**

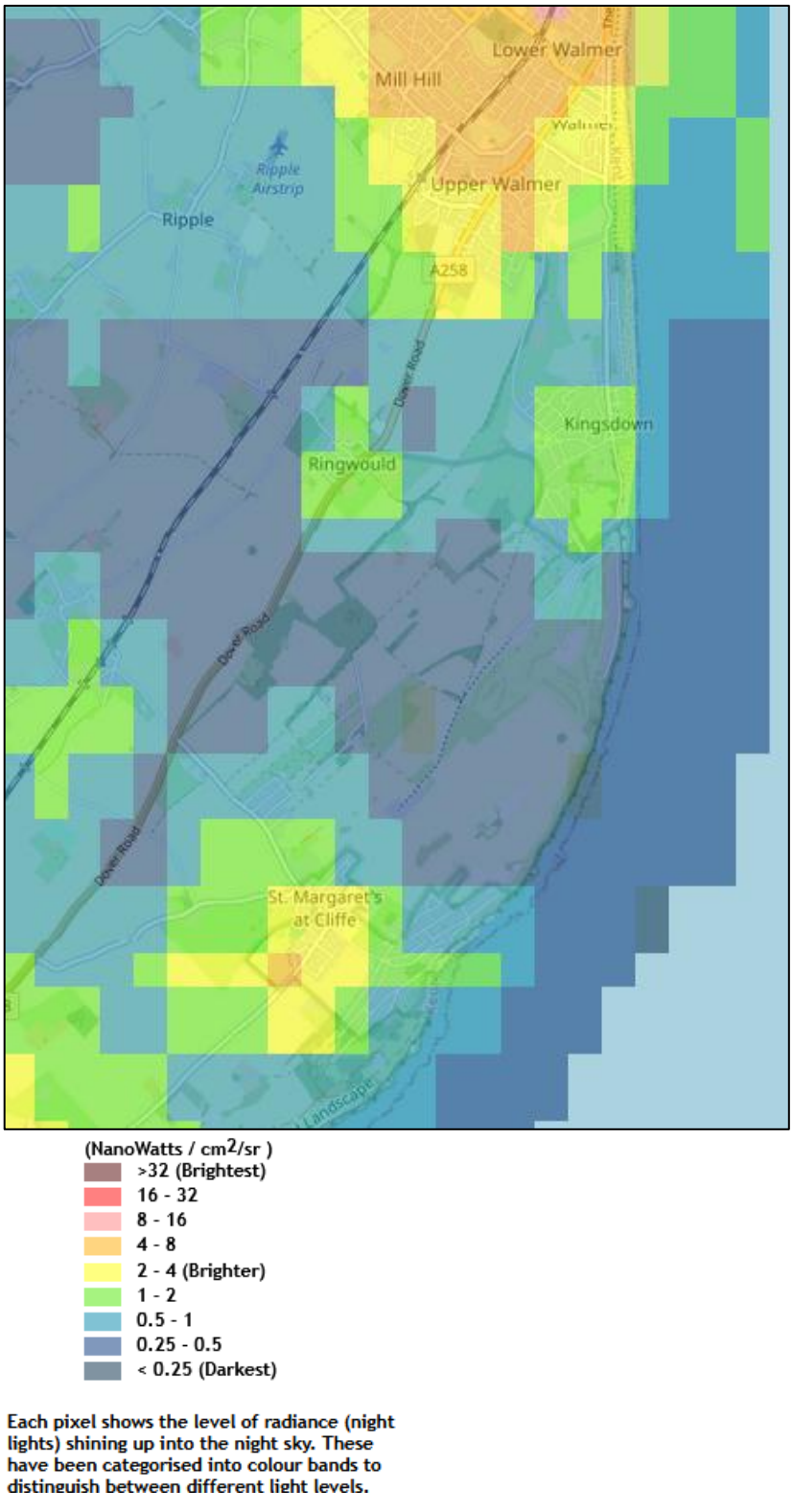
Development proposals should also take account of the relevant guidance on light pollution published by the Institution of Lighting Professionals (ILP).

Justification for approach

6.2. Despite its proximity to Dover and Deal, large areas of the mid to southern section of the Parish – predominately outside the main settlements - remain largely unlit. Additionally, within the settlement area there is minimal street and external domestic lighting. The Campaign to Protect Rural England (CPRE) produced a dark skies map in 2016, which illustrates this (*Figure 10*). The dark night skies in these areas are predominantly unspoilt, and it is important that they are kept that way. The Parish Council is keen to update these maps. The Kent Downs National Landscape management plan (2021-2026) states that dark skies are a feature of some parts of the Kent Downs and are a valued part of the experience of tranquil rural areas. It suggests that "*new projects, proposals and programmes shall conserve and enhance the tranquillity and where possible dark skies*". As a large part of the Parish is either within the Kent Downs or its setting, dark skies should be an important consideration in planning.

6.3. The Landscape Character Assessment (LCA) from DDC for the Ripple F3 area seeks "*to reduce lighting and* noise *impacts on this landscape and in longer views through sensitive highway design / management*."

Figure 10: Map showing levels of radiance for the Parish (source: CPRE)



Each pixel shows the level of radiance (night lights) shining up into the night sky. These have been categorised into colour bands to distinguish between different light levels.

6.4. The benefits derived from the prevention of light pollution include:

- Enjoyment and appreciation – improving quality of life and providing creative inspiration
- Health – promoting better sleep patterns and reducing stress
- Wildlife – supporting a more natural environment for both nocturnal and diurnal animals
- Energy efficiency – reducing wastage from unnecessary or excessive lighting, thus reducing the Parish's carbon footprint

6.5. The importance of dark skies has been underlined by the recent government report, Ten Dark Sky Policies for the Government.

6.6. The impact of light pollution is particularly harmful in the open countryside where rural character is eroded. Light pollution can also compromise the architectural and historical character of conservation areas and listed buildings or their settings. Artificial lighting has an impact on biodiversity especially for nocturnal animals and invertebrates can be seriously affected by artificial light at even very low levels, adversely affecting their ability to feed and reproduce.

6.7. The Institution of Lighting Professionals (ILP) produces guidance on light pollution which should be consulted when preparing development proposals. In particular Guidance Note GN01: The Reduction of Obtrusive Light and Guidance Note 08/18 Bats and artificial lighting in the UK, which was updated in 2023.

6.8. Many studies have shown that LED street lighting, although it has improved energy efficiency has also impacted negatively on dark skies in recent years. Whilst road lighting sits outside the scope of the neighbourhood plan, there are instances where this impacts greatly on the surrounding landscape and residential homes. An associated project will be to work with KCC to reduce the negative impacts of street lighting and find more appropriate solutions.

Policy RKNP10: Supporting the natural environment and biodiversity

What are we trying to achieve?

6.9. This policy seeks to ensure that the multiple benefits of the Parish's green and blue spaces – including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity and in off-setting the effects of air pollution – are recognised and enhanced. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure. This will serve to support the requirement to conserve and, where possible, provide a net gain in biodiversity through planning policy whilst accommodating sustainable development.

POLICY RKNP10: SUPPORTING THE NATURAL ENVIRONMENT AND BIODIVERSITY

Biodiversity net gain (BNG):

A. Development proposals should be designed to create, conserve, enhance and manage green and blue spaces. They should connect chains of green and blue infrastructure, as identified on the Policies maps with the aim of delivering a measurable biodiversity net gain of 20%, where possible, but as a minimum, a net gain of at least 10%.

B. Where biodiversity net gain cannot be delivered on site, it should be prioritised for use within the Parish, focusing on maintaining and improving the Kent and Medway Local Nature Recovery Network.

C. Proposals which seek to improve connectivity between wildlife areas and other green spaces identified on *Figures 10 and 11*, will be encouraged to enhance the green infrastructure of the neighbourhood area. Proposals that support the enhancement and management of the Kent and Medway Local Nature Recovery Network in the Parish will be supported. Conversely, proposals which threaten to damage such connectivity will be strongly resisted.

Landscape and environment:

D. Development proposals should conserve or enhance the natural environment and landscape character of the neighbourhood area. Development proposals should be informed by, and where possible should seek to deliver, the aims of the Kent Downs Management Plan, the Dover Landscape Character Assessment (2020) (Type Ripple F3), incorporating natural features typical of the Parish, for instance deciduous native species hedgerows, and trees, cliffs and intertidal habitats.

E. Subject to their scale, nature and location, development proposals that respond positively to core principles of the Building with Nature 12 Standards will be supported.

F. As appropriate to their scale, nature and location, development proposals should demonstrate that they have addressed the following matters:

Trees and woodland:

i. there should be no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development. Notable trees, including trees with Tree Protection Orders, must not be removed unless they are assessed as diseased or dead. Where such

a tree is removed, it should be replaced with trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible, in which case, the Applicant should seek to provide alternative trees on suitable sites in the Parish as identified in the Local Nature Recovery Strategy.

ii. all priority habitats of woodland character and mature trees must have a minimum buffer of complimentary habitat of 10m, and more if required (for instance ancient woodland or veteran trees require a minimum buffer of 15m).

iii. appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/ or hedgerows.

iv. where arboricultural work is required to a veteran/mature/notable tree (as defined by the Woodland Trust), the tree should be safeguarded and maintained in a way which responds positively to the condition of the trees and its location within the overall development.

v. include additional native woodland planting particularly in areas with public access.

Hedgerows:

i. natural boundaries (i.e. hedgerows in preference to fencing) are supported.

ii. avoid the loss of, or the deterioration in the quality of, hedgerows. Where access points to new development involves the loss of a section of hedgerow, the access should include trees at either end of the retained hedgerow to aid wildlife to cross overhead from crown to crown.

Chalk grassland:

i. there should be no unacceptable loss of, or damage to, high quality and good condition chalk grassland sites during or as a result of development.

ii. where a development is in an area adjacent to core/good condition sites appropriate conservation management to improve the quality of the chalk grassland on the site should be provided. Additionally, it should increase functional links between chalk grassland and other habitats to maximise nature-based solutions offered by improved connectivity.

Lowland meadows:

i. there should be no unacceptable loss of, or damage to, high quality and good condition lowland meadow sites during or as a result of development.

ii. where a development is in an area adjacent to core/good condition sites appropriate conservation management to improve the quality of lowland meadow on the site should be provided. Additionally, it should increase connectivity of, and provision for wildlife in, lowland meadows by leaving field margins uncut, varied sward heights, hedgerows well-connected and integrate some bare patches or banks within the grassland site.

Wildlife-friendly features:

iii. provide suitable wildlife-friendly features (such as hedgehog highways, swift bricks, bird and bat nesting boxes, pollinator-friendly landscaping and nature-led drainage systems).

Justification for approach

Green and blue infrastructure

6.10. The Parish is located partly within the Ripple Landscape Character Area (F3) DDC (2020), within and affecting the setting of the Kent Downs National Landscape, encompasses the Dover to Kingsdown Cliffs Special Area of Conservation which is internationally protected and includes the Heritage Coast. Characteristics of the landscape include open undulating farmland on chalk, extending to the coast at South Foreland.

6.11. The Kent Downs National Landscape Management Plan (2021-26) is also important as over half of the Parish is either within it or affects the setting of the Kent Downs National Landscape. This Management Plan is required by the legislation to '*formulate the local authority policy for the management of the AONB and for carrying out their functions in relation to it*'. Management of intertidal areas is also informed by the Kingsdown and Walmer Beach Local Wildlife Site Management Plan 2024-2029.

6.12. Formally designated natural assets in the neighbourhood area are shown in *Table 4* and on *Figure 11.*

Table 4: Environmental designations in the Parish

Designated sites	**Local examples**
Internationally protected sites	Dover to Kingsdown Cliffs Special Area of Conservation (Dover Local Plan 3.252-3.254)
National Landscape	Kent Downs (Dover Local Plan 3.255)
Site of Special Scientific Interest	Dover to Kingsdown Cliffs SSSI (Dover Local Plan 3.255)
Heritage Coast	South Foreland Heritage Coast (Dover Local Plan 3.259)
Marine Conservation Zone	Dover to Deal MCZ (Dover Local Plan 3.260)
Ancient woodland	Kingsdown wood. Less than 3ha in area so not on the ancient woodland register but does have ancient woodland indicators.
Local Wildlife sites	Walmer and Kingsdown Beach Local Wildlife Site (see management plan 2024-29) Kingsdown and Walmer Beach Management Plan Appendix.pdf Walmer and Kingsdown golf club, Kingsdown international camping centre, Freedown Wood and the Lynch
Common Land	CL46 - known as The Free Down CL47 - The Lynch CL48 - The Butts CL49 - The Ringwould Parish Dump CL50 - The Pond CL51 - The Butts CL93 - The Lynch
Village Green	VG145 The Leas, Kingsdown Managed by the National Trust.
Tree Preservation Orders	Ringwould Conservation Area Kingsdown Conservation Area Balmoral Road wood (blanket TPO)

	Other TPOs are shown on the Tree Preservation Orders public map (although this is not comprehensive).
Local Green Spaces	See Policy RKNP11
Biodiversity Opportunity Areas (potential Habitat Banks)	This includes various Parish-owned land e.g. Freedown Wood and the Lynch. Opportunities to identify Habitat Banks locally should be pursued.
BAP (Biodiversity Action Plan) Priority Habitat (2007)	Sites requiring urgent conservation action including part of the Goat field Local Green Space, Kingsdown Camping centre, the rifle range, Kingsdown church yard and Kingsdown beach (South Road to Boundary Rd) and the Coach House, Ringwould.
Grassland of Importance	Ringwould Church yard, part of Kingsdown church yard.

6.13. There are also a range of features which, whilst not designated, form habitats and vital corridors for many animals and birds, especially those migrating and these need to be protected through the planning process. In the Parish these include:

6.14. Trees and woodland: The Parish is home to a significant number of trees and areas of woodland – including veteran trees and some woodland with ancient woodland indicators – although lots have been lost due to ash dieback. As well as natural habitats, as noted in the NPPF, trees play a vital part in dealing with the effects of climate change and managing pollution. They provide shade, reduce flood risk, enable carbon capture, improve air quality and contribute to the purification of water. They also contribute to local character.

6.15. Natural England advises that development which would result in the loss of, or damage to, ancient woodland and ancient or notable trees will not be permitted except in wholly exceptional circumstances, as set out in national policy. They advise that it is preferable to link up fragmented areas of woodland, which might be divided by development, with green bridges or tunnels. Also, to buffer ancient woodland and notable/veteran trees by leaving an appropriate zone of semi-natural habitat between the development and the woodland, providing wildlife corridors, and balancing new developments and residential areas with green infrastructure and allowing space for trees. Note that woodlands, trees and hedgerows are a priority within the Kent and Medway Local Nature Recovery Strategy.

6.16. Policy CC8 of the DDLP encourages a significant uplift in the number of additional trees planted up to 2040.

6.17. Planning permission will refused for any development resulting in the loss or deterioration of irreplaceable habitats such as veteran trees and trees of a high conservation value, unless the need for and benefits of the development in that location clearly outweigh the loss. In this instance, substantial compensation as quantified by the Defra biodiversity metric will be considered.

Figure 11: Environmental features in the Parish



Hedgerows: Not only do these provide habitats for a range of fauna, but they also link up habitat patches and have a conservation value in their own right. Hedgerows should be retained and extended wherever possible. The use of hedgerows to define the village street scenes should be integral to development.

6.18. Chalk grassland: This is an internationally important, species-rich habitat that thrives on thin, alkaline soils, supporting a variety of rare plants, such as orchids, and butterflies. Historically maintained by grazing, this ancient habitat is now threatened by agricultural intensification and fragmentation.

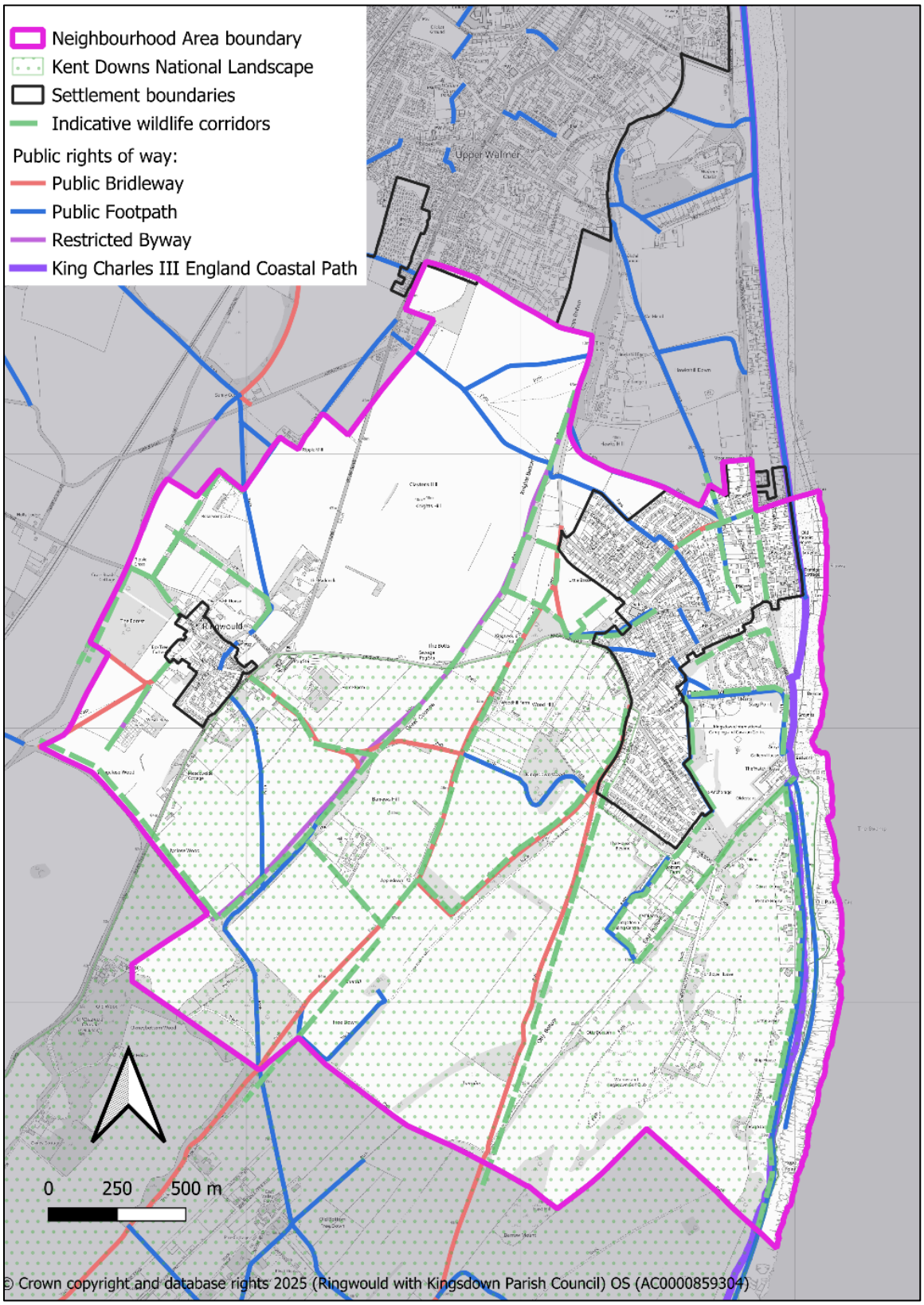
6.19. Lowland meadows: These are small, flower-rich fields often found as part of lowland farms or nature reserves, providing vital habitats for insects and serving as reminders of the area's agricultural history and biodiversity. These meadows are managed through techniques like haymaking and grazing.

6.20. The public rights of way network: the Parish is crossed by over 30 footpaths, which themselves provide important wildlife corridors. Rural roads and lanes in the Parish too are often bordered by trees and hedgerows, forming natural wildlife corridors.

6.21. Collectively, these designated and non-designated environmental features provide critical spaces as wildlife refuges and routes for wildlife, such as bats, to prevent species becoming isolated. Where it can be achieved sustainably, they can also be important spaces and routes for the local community to access for recreational purposes, contributing to people's physical wellbeing and mental health. Indicative wildlife corridors are shown on *Figure 12*, many of which coincide with bridleway routes.

6.22. Development proposals are expected to retain, protect, and enhance wildlife habitats where possible and, where appropriate, include a landscape and ecological management plan, including a list of native trees and shrubs to be planted. They should be guided by the Building with Nature Standards to ensure that high-quality green infrastructure is integral to placemaking, putting nature at the heart of development in a way that is good for people and for wildlife.

Figure 12: Indicative wildlife corridors



Improving biodiversity in the Parish

6.23. Key elements of the Environment Act 2021 are now in place. As such Policy RKNP10 does not repeat the national requirements for biodiversity net gain. Its approach is to identify a complementary policy approach which advises about the ways in which biodiversity net gain can be delivered, and the identification of areas where biodiversity can be improved (habitat banks).

6.24. The Environment Act 2021 includes provision for a mandatory requirement for most new development to provide a minimum 10% biodiversity net gain. The Kent Nature Partnership (KNP) is promoting the adoption of a 20% biodiversity net gain requirement across the county, and the Parish Council, through Policy RKNP10, supports this. To evidence this, the KNP has undertaken a strategic level viability assessment for 15% and 20% requirements. The assessment has found that a shift from 10% to 15% or 20% biodiversity net gain will not materially affect viability in the majority of instances when delivered onsite or offsite. Further detail can be found in its report, Viability Assessment of Biodiversity Net Gain in Kent – June 2022.

6.25. All development is encouraged to deliver biodiversity net gain on site; however, this is not always possible. Where off site delivery is pursued, opportunities to enhance other parts of the Parish should be explored in the first instance, using the information from the Kent and Medway Local Nature Recovery Strategy (LNRS).

6.26. The LNRS was published in Autumn 2025. The strategy sets out the priorities for nature recovery and the recommended actions to deliver these. It will include an online map showing the most valuable existing areas for nature and also maps proposals for creating or improving habitat for nature and wider environmental goals.

6.27. The Parish Council will work with DDLP and KCC to explore additional spaces and officially log these as part of the Wilding Kent project. This work will contribute to the Nature Recovery Network being identified at a more strategic level. It is expected that land used for off-site biodiversity net gain delivery will be secured for the length of the net gain agreement, either via Section 106 agreements, or a conservation covenant.

Policy RKNP11: Local Green Space

What are we trying to achieve?

6.28. Under the NPPF, Neighbourhood Plans can designate Local Green Spaces which are of particular importance to the community. This will afford them protection from development other than in very special circumstances. This policy designates 15 Local Green Spaces to acknowledge their value to the community and to protect them from inappropriate development. It accords with DDLP Policy PM5.

POLICY RKNP11: LOCAL GREEN SPACE

The following green spaces (shown on *Figures 13 and 14*) are designated as Local Green Spaces:

LGS/RwK2: Rifle Range

LGS/RwK3: Ringwould allotments

LGS/RwK4: South Road vegetated shingle

LGS/RwK5: Ringwould recreation ground

LGS/RwK6: Ringwould village green

LGS/RwK7: Grazing field

LGS/RwK8: Ringwould The Butts

LGS/RwK9: Kingsdown The Butts

LGS/RwK10: Balmoral Road wood

LGS/RwK11: Ringwould church field

LGS/RwK12: Kingsdown recreation ground and car park

LGS/RwK13: Kings Close Green

LGS/RwK14 Field behind Balmoral Road/Claremont Road

LGS/RwK15 Kingsdown beach huts and boat park

LGS/RwK16: Victoria Road Wildflower and Wildlife Meadow

Development proposals within the designated Local Green Spaces will be consistent with national policy for Green Belt.

Note: the spaces are numbered LGS/RwK2 to LGS/RwK16 as one space has been removed since the Parish Council engaged with the owners. Numbering will be reviewed in the Submission Version Plan.

Justification for approach

6.29. The NPPF says that the Local Green Space designation should only be used where the green space is (i) in reasonably close proximity to the community it serves; (ii) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and (iii) local in character and is not an extensive tract of land.

6.30. The community were invited to nominate spaces that they consider to be demonstrably special, both via the Community Survey and at the Mapping Workshops.

6.31. Each space was visited by the Steering Group to assess them against the NPPF criteria. *Figures 13 and 14* show the areas to be designated. Detailed maps of each space are shown in Appendix D along with details as to how they each meet the NPPF criteria.

Figure 13: Local Green Spaces - Ringwould

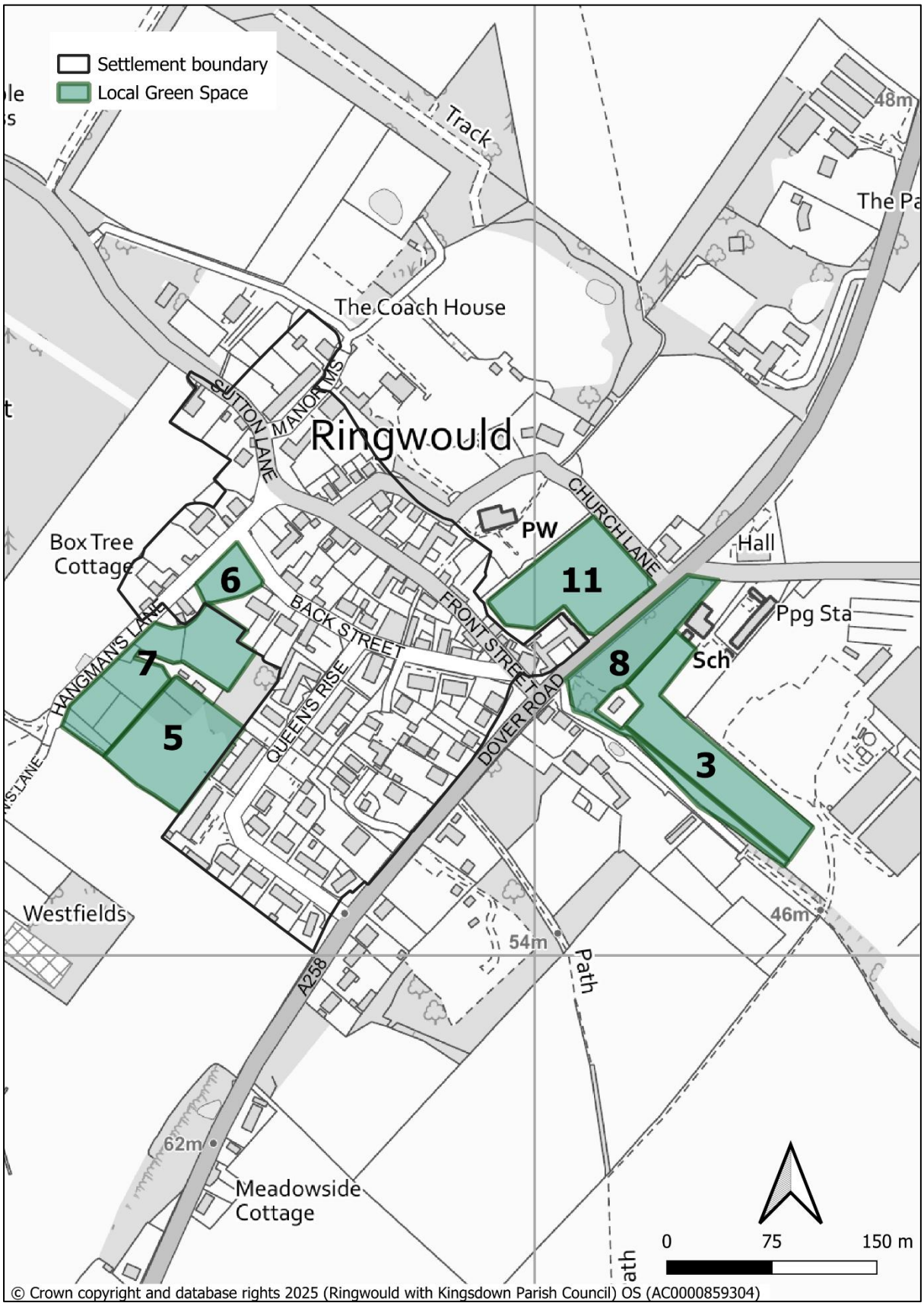
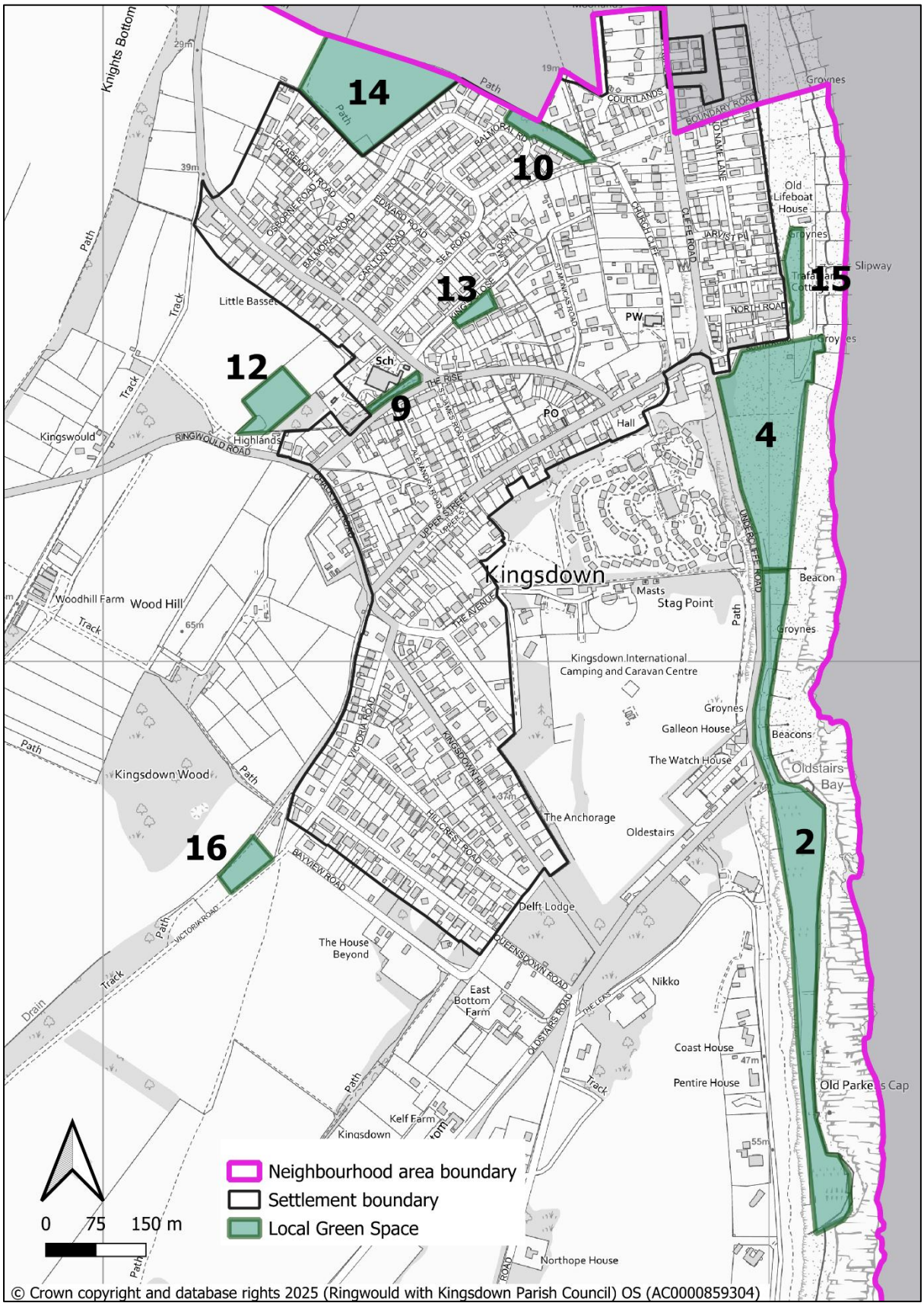


Figure 14: Local Green Spaces - Kingsdown



Policy RKNP12: Important public views

What are we trying to achieve?

6.32. This policy seeks to safeguard important views in and across the Parish from inappropriate development.

POLICY RKNP12: IMPORTANT PUBLIC VIEWS **The Plan identifies 28 Important Public Views, as shown and described in Appendix E. Development proposals within the shaded arcs identified for these views should, having regard to their scale and nature, demonstrate how the importance of the relevant locally significant view or views has been taken into account in the layout, design and/or masterplanning of the development. Proposals should seek to avoid or, where this is not possible, appropriately mitigate any adverse impact on these views.**	
V/RwK1	**Ringwould Road junction with Dover Road looking ENE to Kingsdown village and the sea**
V/RwK2	**Ringwould Road 'Ray's Seat', Home Farm: NE to Clayton's Hill and Knight's Hill**
V/RwK3	**Dover Road (A258), Ringwould pavement by Yew Tree Cottage: ENE to Kingsdown and the sea**
V/RwK4	**Dover Road (A258), Ringwould near Bay Tree Cottage: SE to The Lynch and Tumuli**
V/RwK5	**Dover Road (A258) bus stop near Church Lane: NW across Church Meadow to Ringwould Church**
V/RwK6	**Nelson's Seat: E Kingsdown village and the sea**
V/RwK7	**Glen Road/Public Bridleway ER21: NW to Ripple Windmill**
V/RwK8	**Public Bridleway ER21: W to Ringwould church**
V/RwK9	**Public Bridleway ER21: S to KDNL and Freedown Woods**
V/RwK10	**Glen Road – Gateway opposite Glendale Lodge: N to Clayton's Hill and Knight's Hill**
V/RwK11	**Glen Road/Balmoral Road Junction: NE to sea**
V/RwK12	**Whitehill Livery: NW to Ripple Windmill**
V/RwK13	**Public Footpath ER23 north edge of Freedown Woods: NW to SE 180-degree panoramic view**
V/RwK14	**Victoria Road track: ENE to Kingsdown Village, The Leas and sea**

V/RwK15	**Ringwould Road/The Rise Junction: NE to the sea**
V/RwK16	**Victoria Road track/Hill Farm track: NE to SW 180-degree panoramic view**
V/RwK17	**Upper Street/St James Road Junction: NE down Upper Street**
V/RwK18	**Victoria Rd/Bayview Rd Junction: SE to golf club**
V/RwK19	**Bayview Road: SSE-S to Little Banks**
V/RwK20	**St John the Evangelist: E to the sea**
V/RwK21	**North Road/Wellington Parade Junction E to boat park, beach huts, beach and sea**
V/RwK22	**Upper Street/Church Cliff Junction: NE to South Road, beach and the sea**
V/RwK23	**South Road, Kingsdown: S beach and cliffs**
V/RwK24	**The view over Kingsdown village from land adjacent to Kingsdown Park NNW**
V/RwK25	**Boundary Road/Wellington Parade Junction S-SSE**
V/RwK26	**Victoria Road/Queens Road Junction SE to golf club**
V/RwK27	**Oldstairs Road: NE to Oldstairs Bay**
V/RwK28	**Footpath by Walmer and Kingsdown Golf Clubhouse: N to Oldstairs Bay and Old Lifeboat House**

Justification for approach

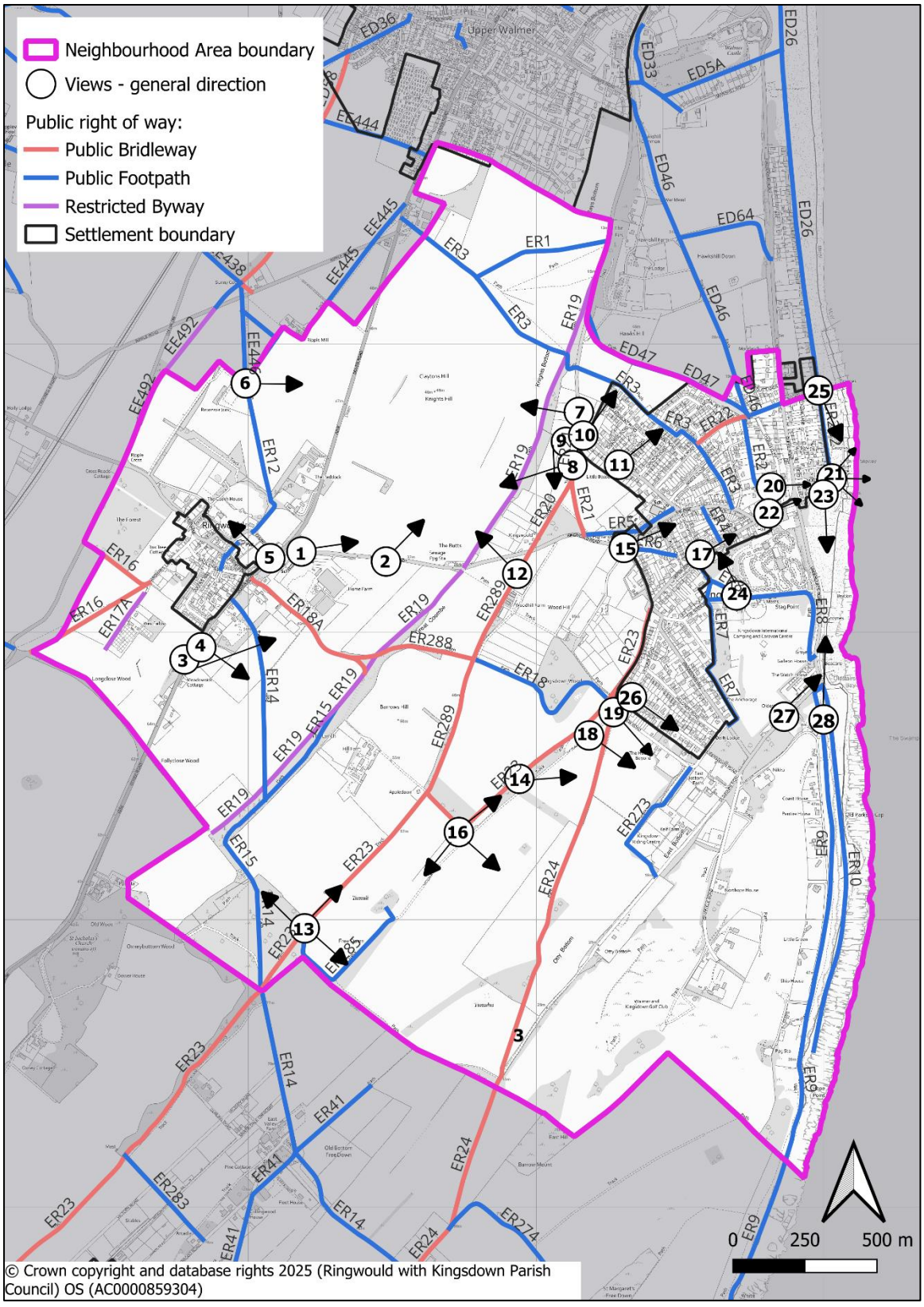
6.33. It is recognised that there are a significant number of views within the Parish, including towards the sea and also the Kent Downs National Landscape which covers the southern part of the Parish. While it is impossible to list them all, it is important to protect and enhance the character and natural beauty of the countryside more generally whilst protecting the footpaths which allow access to it. Thus, the focus of the Important Public Views is on those which have been nominated by the public via the various engagement activities.

6.34. Full detail of why each view is considered important, including photographs and maps is included in Appendix E. An indicative overview of the views is shown in *Figure 15.* Policy RKNP12 requires that development proposals are designed in a way that safeguards the locally significant view or views concerned. It attempts to provide the flexibility required for the wide range of development proposals which will come forward within the Plan period. In most cases proposals will be of a minor nature and will have little or no effect on the identified views.

6.35. In circumstances where the proposed development would be likely to have an impact on any identified key view, the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development

proposed. Any appropriate mitigation measures should be incorporated within the design of the development proposed and captured in the assessment.

Figure 15: Indicative overview of the important public views



7 LEISURE AND WELLBEING

Policy RKNP13: Important community facilities

What are we trying to achieve?

7.1. The community facilities within the Parish provide an important resource for its residents, both old and young. They enable a range of activities and services to be run, which are important for people's wellbeing and day-to-day needs. Policy RKNP13 seeks to resist the loss of key services and facilities and sets out where additional facilities – or expansions/ upgrade to facilities would be supported.

POLICY RKNP13: IMPORTANT COMMUNITY FACILITIES

A. The assets listed in *Table 5* are identified as important community facilities. Development proposals that support the retention, enhancement and appropriate expansion of the facilities will be supported where they are consistent with other policies in the Development Plan.

B. Development proposals that would generate additional demand for community facilities should demonstrate how the needs arising from the development will be addressed. Where appropriate and necessary, this may include the provision of new facilities, improvements to existing facilities, or contributions towards their enhancement. Particular support will be given to proposals that provide new allotment or community growing space where this is appropriate to the scale and location of development.

C. Development proposals that would result in the loss of an important community, leisure or recreational facility (Use classes E, F) as identified in *Table 5* will only be supported where it can be demonstrated that:

- **i. the facility is no longer viable (see Appendix F) or required to meet community needs, having regard to evidence of demand and appropriate marketing; or**
- **ii. an equivalent or improved replacement facility will be provided in an accessible location that continues to meet the needs of the community.**

E. Development proposals to change the use of public houses will only be supported if such a use is demonstrably unviable (see Appendix F). Development proposals should be accompanied by a marketing report demonstrating that the existing public house has been actively marketed as a Use Class sui generis for a period of not less than 12 months at market value for the existing use. The report should account for all expressions of interest and offers received and how these were assessed in terms of viability. Applicants will be expected to meet the costs of undertaking an independent peer review of their marketing and viability assessment if requested by the Local Planning Authority prior to determination of the application.

Table 5: Important community facilities

New map ref	Local Facility	Commentary
1.	Ringwould Church	Grade I listed building (860 years old), war graves in the cemetery. Ancient Yew trees in the graveyard. Open daily for visitors and private prayer. Used by local clubs. Weekly services. LGS – church field.
2.	5 Bells Public House	Open daily for food and drinks. Guest rooms available. Could perhaps become a village hub? Heritage asset? RwK PC noticeboard is here.
3.	Ringwould Village Hall	A busy hall which is well used for amateur dramatics, Parish Meetings, exercise classes, art and craft fairs and clubs. Has a well-appointed kitchen and toilet facilities, limited parking. Capacity 120 people.
4.	Learning opportunities centre	A small independent specialist school for students with a wide range of additional needs. Capacity 36 children. Ofsted rating - Good.
5.	Ringwould Allotments	52 allotments which are rented primarily by parishioners. A few vacancies. Within the Kent Downs National Landscape. Lovely secluded sheltered site off the A258. RwK PC owned and managed. The allotments are not recognised by DDC in their open space topic paper 2020. LGS
6.	Ringwould play parks	In Queens Rise, Ringwould. Over 2 sites opposite each other. Owned by DDC, leased to and managed by RwK parish council. Perhaps RwK take on as their assets when the time comes. Require investment as play equipment now becoming very worn
7.	Ringwould recreation ground	Situated behind Queens Rise flats. A large area of grass sheltered by surrounding trees and hedgerows. Ideal for ball games and picnics with goal posts. Required improvement. RwK PC owned and managed. LGS
8.	Ringwould Village Green	On the corner of Back Street and Hangmans lane. A small area of grass which used to be the village pond. The site of some specially planted jubilee celebration trees. LGS

New map ref	Local Facility	Commentary
9.	Kingsdown play park	Well stocked with play equipment supplied by the friends of Kingsdown play area. Sheltered by mature hedges and fenced to keep out dogs. Parking available in dry conditions. Adjacent to SAP34 – Woodhill farm site – 64 planned houses. Future plans - more accessible play equipment for disabled children, more investment in parking – possible use for S106 money. Links to village by ER5 footpath. Owned and managed by RwK PC. LGS
10.	Kingsdown recreation ground	Well used by footballers – ball walls and goal posts. Well maintained pitch. Adult gym equipment is very popular. Owned and managed by RwK PC. LGS. DDC open space topic paper 2020 says that it should be retained.
11.	Kingsdown and Ringwould C of E primary school	Very popular school which is always full. Parking is always an issue outside school – alleviate by better parking at Rec (S106). Approx. 211 pupils. Cannot expand further due to size of site and current facilities and no plans to. This is not an issue though as the school is doing well and has Ofsted outstanding rating. DDC open space topic paper 2020 says that the school play area should be retained.
12.	Kingsdown Golfcourse	18-hole golf course on the clifftop, almost entirely categorised as a local wildlife site by KCC with many areas of well managed chalk grassland meadows. Clubhouse restaurant open to the public.
13.	Kings Head Public House	Independent family run public house serving food and drinks. Beer garden and skittle alley. 18th Century building situated in the conservation area.
14.	The Oxtale Butchers and Delicatessen	Family run business selling locally sourced meat. Many deli products manufactured on site. They own the whole building.
15.	The Village Newsagent	Newsagent, convenience store and post office. When the nearby post office closed, it was moved to the village shop. Provides a hub for the village. Parish council notice board is here. Should it be listed as a community asset?
16.	Kingsdown Village Hall	19th century Former school situated in the conservation area. Important

New map ref	Local Facility	Commentary
		community building used for meetings, clubs and fitness classes. Well-appointed kitchen and toilet facilities. Upper and lower halls available with 100 and 25 capacities respectively. No disabled access – possible S106 money use. Poor parking. Managed by trustees who sorely need more help.
17.	Kingsdown Church	19th century church overlooking the sea, with award winning graveyard (Kent wildlife trust) and war graves. Open daily and has weekly services. Well loved with army of volunteers looking after graveyard.
18.	Rising Sun Public House	Dating from 1692, family run public house with beer garden and guest apartment, serving food and drink daily.
19.	The Zetland Public House	19th century public house on the beach. Serving drinks and food daily. Beer garden at rear and benches on the beach.
20.	Kingsdown Boat jetty's and slip ways	Owned and managed by DDC – for public use.
21.	Kingsdown boat park area	Owned by DDC available for rent to store boats.
22.	Kingsdown beach	Managed by DDC and some private individuals. South Rd SSSI is part of the beach area. Local wildlife site with Kingsdown and Walmer Beach local wildlife site management plan 2024 – 2029.
23.	Public toilet Undercliffe Road	Providing toilets to the beach area, open 6 months pa.
24.	Kingsdown beach huts	Owned and managed by DDC – available for lease to private individuals.
25.	Kingsdown campsite	Privately owned, 35 acres, for tents and camper vans.

Justification for approach

7.2. Collectively, the villages are home to a modest selection of community facilities, many of which are accessible by foot and bike (notably with the interventions described in the previous chapter). The facilities, by village, are shown on *Figures 16* and *17.*

7.3. The facilities are well-used locally and should be retained, enhanced or improved where possible. Appendix F contains information for developers on how viability would be considered.

7.4. The community provided the following feedback in terms of facilities required:

- Coffee shop
- Pop up Saturday market
- More events planned for village halls
- A general store/newsagent/post office – the current one is up for sale and at risk
- A greengrocers, bakery and better bus service
- Solve parking issues so facilities can be used
- Community Hall with doctors, meeting room and sports facilities
- Consideration of a GP satellite service hosted in a local venue

Figure 16: Important community facilities in Ringwould (numbered as per the Policy)

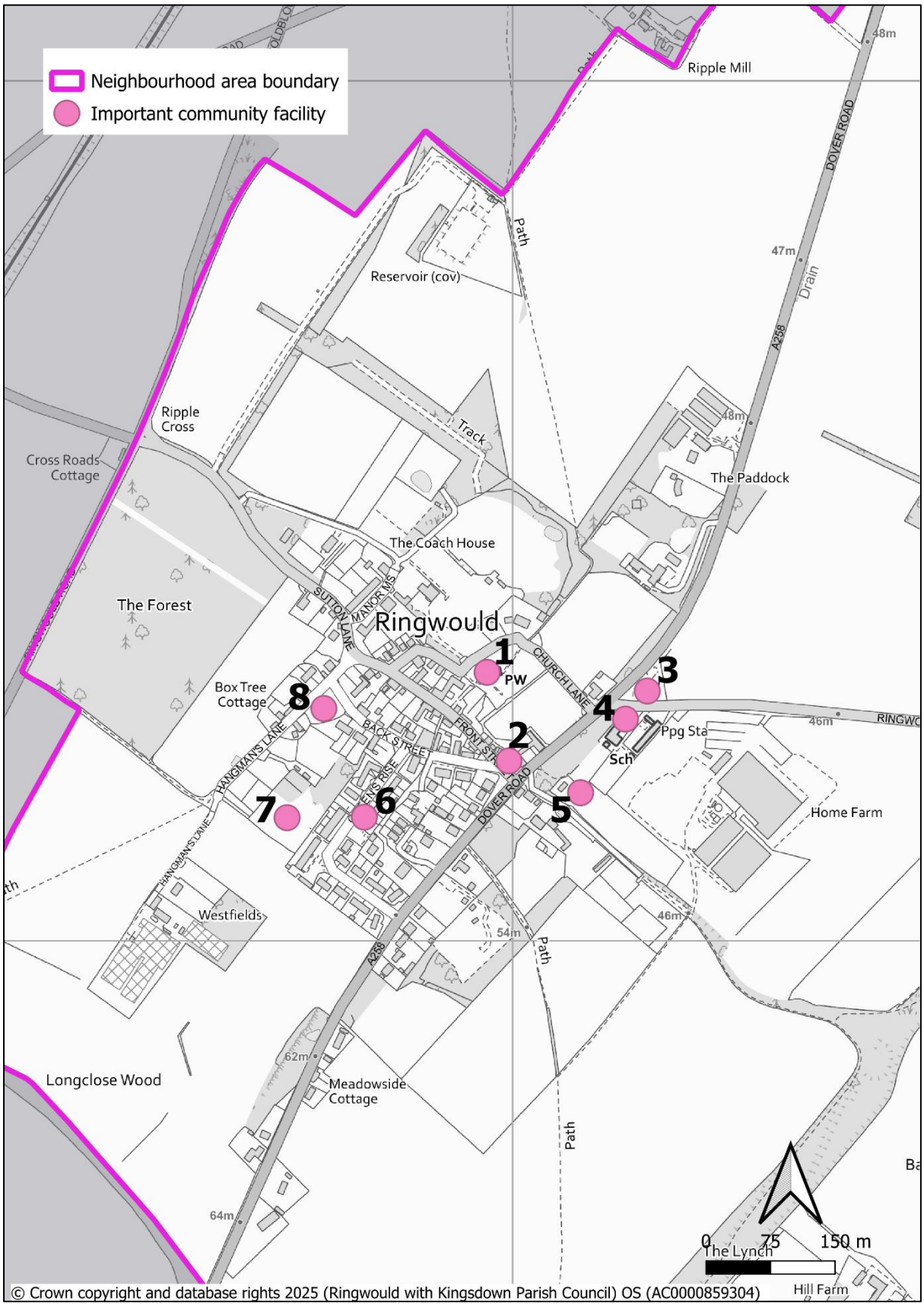
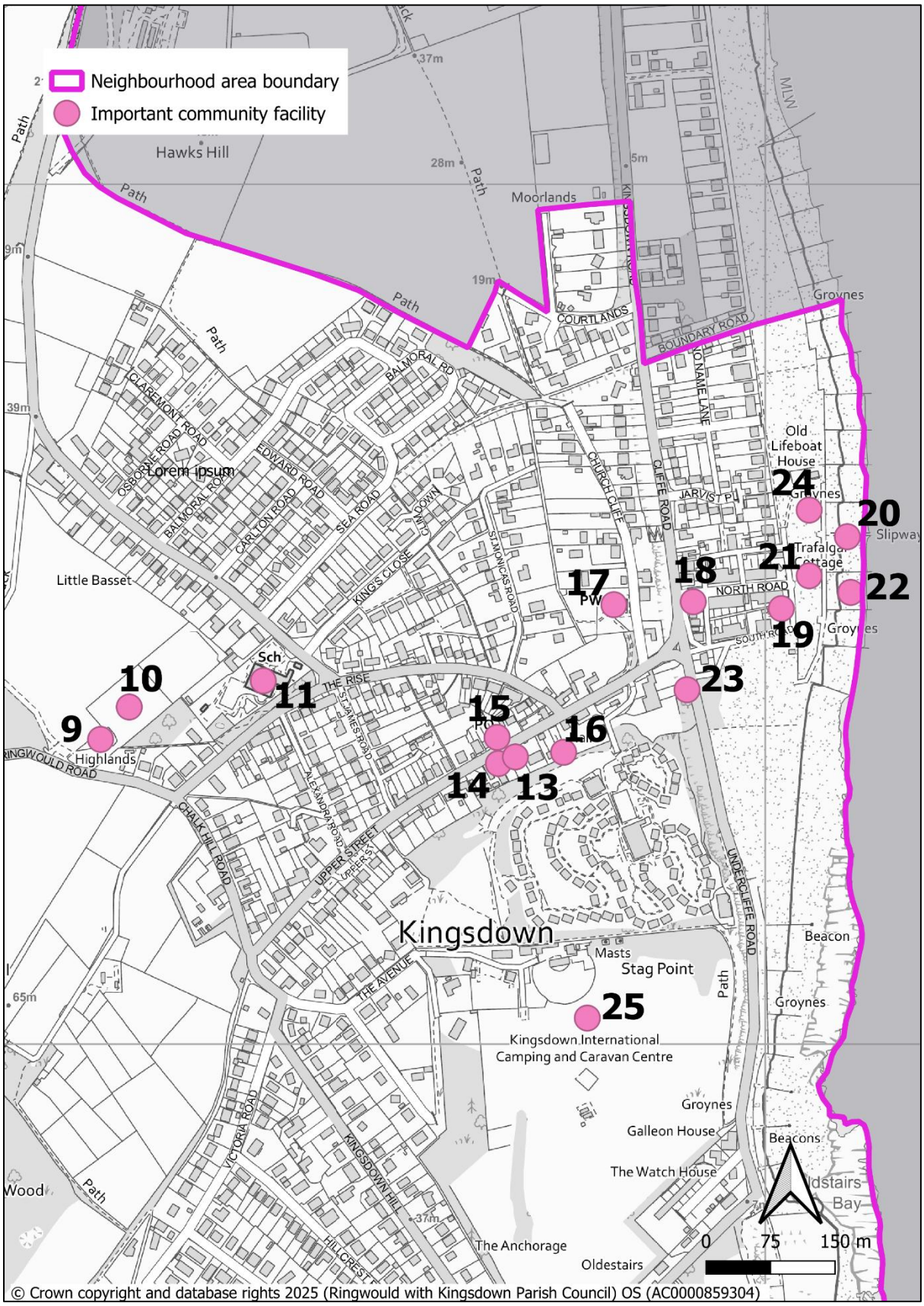


Figure 17: Important community facilities in Kingsdown (numbered as per the Policy)



8 GETTING AROUND

Policy RKNP14: Sustainable travel

What are we trying to achieve?

8.1. The policy seeks to lessen the reliance on private cars via improvements to public transport and enhance walking, cycling and equestrian opportunities along routes which are most likely to encourage a shift away from private car for short journeys in and around Ringwould and Kingsdown.

8.2. This accords with the strategic transport priorities for the area, as set out in the Local Transport Plan 5: Striking the Balance published by Kent County Council in 2024, which supports safer travel, enhanced environment, better health and wellbeing and creating affordable and accessible door to door journeys.

8.3. It also supports the implementation of the KCC's Rights of Way Improvement Plan, which looks to *"provide a high a quality, well maintained, Public Rights of Way Network, which will encourage active lifestyles and sustainable travel choices that support Health and Wellbeing and contribute to making Kent a great place to live, work and visit."*

8.4. The DDLP looks to improve the health and wellbeing of residents in Policies SP2 and TI1 by promoting sustainable forms of transport and travel. Policy TI2 requires developments generating significant traffic movements to be well related to the main road network. Traffic movements from development should avoid cumulative and residual impact on the area.

8.5. This section of the RKNP also identifies where enhancements to the rights of way network and other areas might be made, which would make the Parish safer for those wishing to reach local facilities for foot (or bike). Such interventions could be funded through developer contributions or other project funding and would need to be consulted on with KCC as the Highways Authority.

POLICY RKNP14: SUSTAINABLE TRAVEL

A. As appropriate to their scale, nature and location, development proposals should ensure safe and convenient pedestrian, and where possible cycle, connections that link to existing footways, Public Rights of Way, cycle routes and public transport networks, as identified on *Figures 19* to *21*.

B. Proposals that provide new, or enhance existing, pedestrian, cycle and bridleway routes will be supported, particularly where they improve connectivity within and between settlements and provide access to the wider countryside. Where feasible, new routes should:

i. be designed to maximise safety for all users, including pedestrians, cyclists, equestrians and people with mobility impairments;
ii. use materials appropriate to the rural character of the area and, where practicable, permeable surfacing;

iii. protect and enhance existing landscape features, including hedgerows, trees and verges; and

iv. incorporate lighting only where necessary, with any lighting designed to minimise impacts on dark skies, landscape character and biodiversity.

C. Development proposals involving new or improved pedestrian routes, footway widening or traffic-calming measures should respect the rural character of the villages and use materials and designs that are sympathetic to local character, in accordance with Policy RKNP4. The provision of new, or the enhancement of existing, cycle and pedestrian routes that are, where feasible, physically separated from vehicular traffic and from one another will be strongly supported. Priorities for enhancements are shown in *Figures 18* to *20*.

D. Development proposals should focus on improving safe access within and between the existing settlements in the Parish. Where practicable, such routes should be of permeable material and ensure that access by disabled users and users of mobility scooters is secured. Footways should be well-lit, in accordance with Policy RKNP9 (Dark Skies).

E. Insofar as planning permission is required, the design and layout of works related to the widening of footways or the provision of traffic-calming measures should enhance the rural character of the villages and retain and/or provide hedgerows, trees, and soft verges wherever practicable. The materials used in such works should be sympathetic to local character, in accordance with Policy RKNP4.

F. Proposals for new bridleways will be supported. Development proposals should retain existing bridleways. Wherever practicable development proposals should provide new or amended bridleway links provided together with safe road crossing points to enable connectivity between the villages and to the wider countryside.

G. Development proposals that include cycle parking should provide secure and, where appropriate, covered facilities in accordance with relevant adopted parking standards.

Justification for approach

8.6. Traffic and movement issues were raised consistently during the engagement for the RKNP, with particular support shown for the following broad issues in relation to sustainable travel:

- Speeding traffic along the rural lanes into, between and through the villages
- Lack of footpath and bridleway maintenance
- Lack of pavements/ pavement maintenance
- A need to improve disabled access
- Lack of a footpath/cycle link between the two villages, which would enable greater access to the local services.

8.7. **A reliance on the car:** In the Parish, the 2021 Census states that 48.9% of households have access to at least two cars and 11.6% of households having access to three or more cars. This is perhaps not surprising for a rural Parish such as Ringwould and Kingsdown where many

people rely on their car for a variety of reasons - they may have limited mobility, they may be transporting young children, carrying larger loads, or simply be short of time to reach their destination. Nevertheless, feedback from the community during the Neighbourhood Plan process identified a high level of concern about the existing amount of traffic in the Parish, which causes congestion, particularly along the key village routes.

8.8. **A shift towards more active travel:** Whilst the Neighbourhood Plan cannot prevent people from using their cars, encouraging walking and cycling, particularly for journeys within the Parish and between the Parish settlements, will be important. It will assist members of the community and also those visiting the Parish. It will help to reduce congestion and air pollution, whilst freeing the roads for those who are less able to give up their cars for the reasons stated. Walking and cycling also contributes positively to health and wellbeing. Notably, approximately 11% of residents have no access to a private vehicle (2021 Census), so these people are reliant on other modes of travel.

8.9. The concept of 'walkable neighbourhoods' (*Figure 18*) is promoted by the Town and County Planning Association, which advocates for places where residents can access day-to-day facilities within a 20-minute return walk. Whilst this concept is more readily achieved in larger settlements, its underlying principles remain relevant to Ringwould, Kingsdown and the surrounding villages. This Plan supports the aspiration of creating more walkable communities, whilst recognising the practical limitations of a dispersed rural parish. The emphasis should therefore be on improving connectivity, making it easier and safer for people to move between destinations on foot, and enhancing access to local services and facilities wherever opportunities arise.

Figure 18: Walkable Neighbourhoods concept



8.10. **Potential improvement opportunities**: The Parish Council is keen to work in partnership with KCC and DDC to improve the active travel network so that travel within and between settlements is improved as well as links to nearby towns and the wider countryside. This would enable greater access for residents to a greater range of facilities, without the need to use a car.

8.11. The following improvements would help to enable a shift towards more active modes of travel. Where relevant, interventions are shown on *Figures 19 and 20.*

8.12. Footpaths, Cycle Paths and Bridleways: These are maintained by the Parish and inspected regularly. Due to excessive rain some footpaths become very churned up and muddy (especially cycle paths and bridleways) and it will not be until there is better weather that these can be dealt with. However, immediate action is taken by the Parish where there is danger from trees or branches blocking the footpath.

8.13. The creation of a new foot- and cyclepath linking the two villages was a high priority in the engagement and visioning exercises to enable access to buses, the school, the village halls and, for cyclists, the Skylark Trail – a country road from Deal to Dover along a route avoiding Walmer but passing Ringwould and giving countryside views, old woods and hedgerows and the sound of Skylarks (see *Figure 21).*

8.14. Pavement maintenance and improvement, including disabled access: There is scope to explore possibilities of trying to promote an increased bus service and explore alternative sustainable schemes, e.g. car share or a local community shuttle bus. Funding possibilities from new developments within the villages and possible financial backing from existing holiday leisure facilities.

8.15. Enhancing sign-posting in the village to advise road users of the 20mph speed limit.

8.16. All off site highway improvements on any developments should be sympathetic to the area and include traffic calming features if applicable.

8.17. Within Ringwould: There are pedestrian crossing points at the two bus stops south of the village but none at the two bus stops north of the village which need to be provided either as pedestrian crossing points or as an island refuge.

8.18. Access to the Ringwould Village Hall can be via a pavement from the bus stop to the layby to the north, but this involves crossing the busy A258 where the speed limit now is 40mph. A reduction in the speed limit needs to be investigated to hopefully reduce to 30mph through the village.

8.19. Within Kingsdown: Where there are footpaths and pavements these have been marked on the map and the conditions and improvements needed are listed below:

- Tactile dropped crossings at all paved road junctions.
- A safe pedestrian, wheelchair and cycle route from Balmoral Estate to Upper Street and The Beach needs to be established with safe crossings and signage highlighting the safe route through the village.
- To create a safe pedestrian and wheelchair route from Upper Street to The Avenue, Campsite and roads to the South, Footpath ER7 between Upper Street and The Avenue needs to be upgraded (and surfaced if possible) for all weather use.

8.20. Narrow roads through the village create pinch points and hazards to both pedestrians and vehicles. These are highlighted on the plan and need to be investigated to see how they can be improved in the future.

8.21. Signage and speeding reports have been prepared for the Parish Council and these should form part of any discussions with the Highways Authority and future major site promoters.

Figure 19: Ringwould movement network

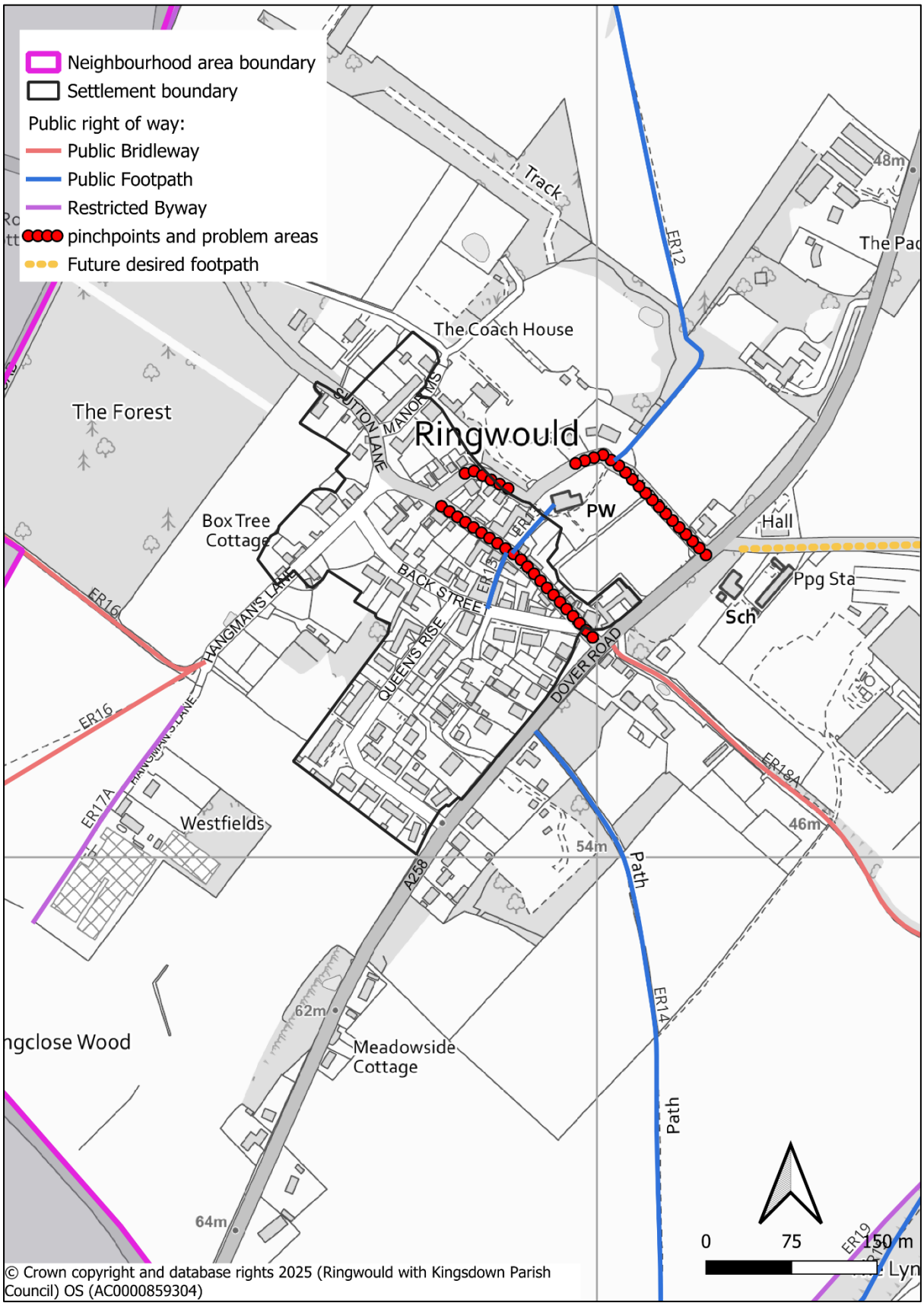


Figure 20: Kingsdown movement network

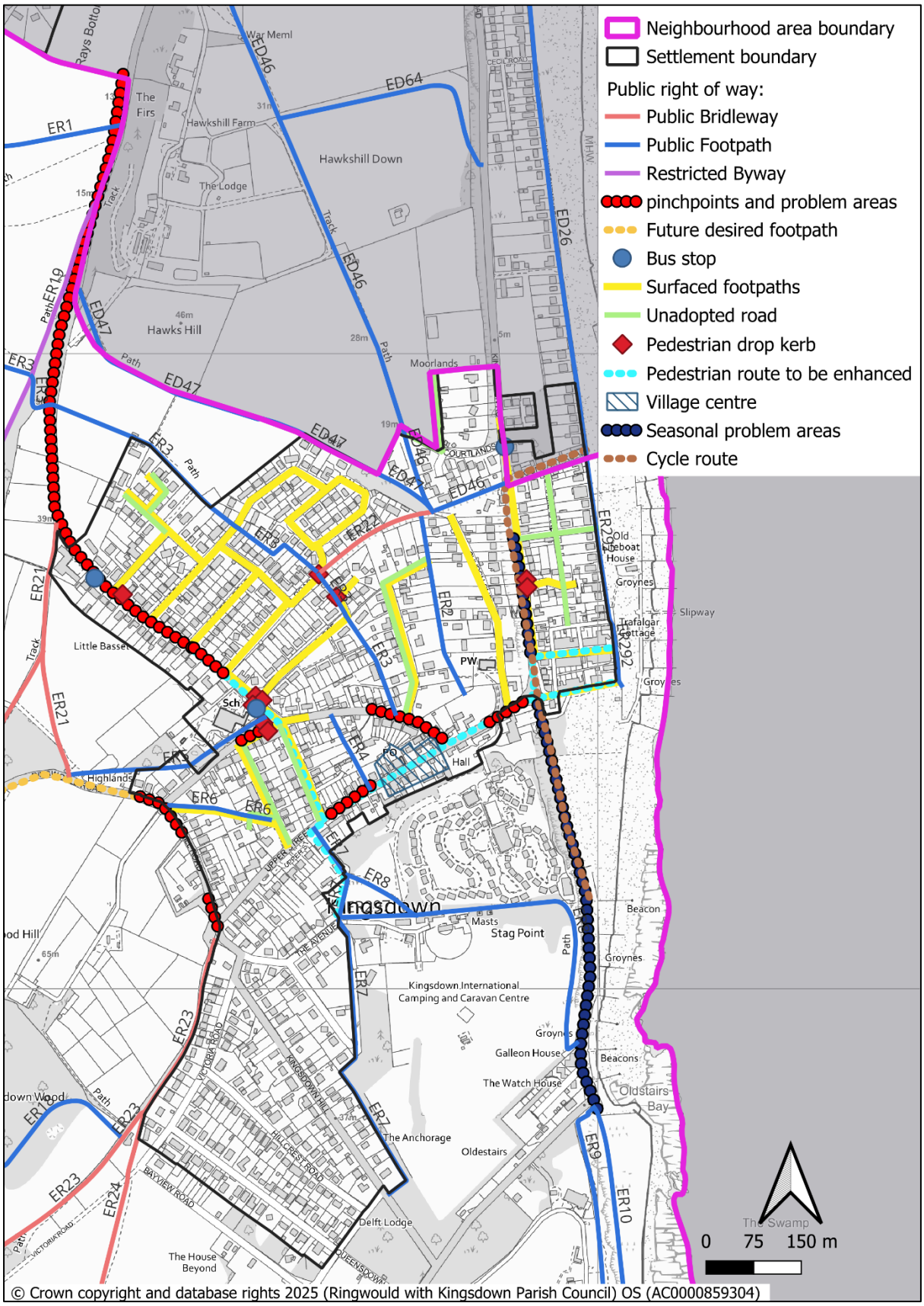
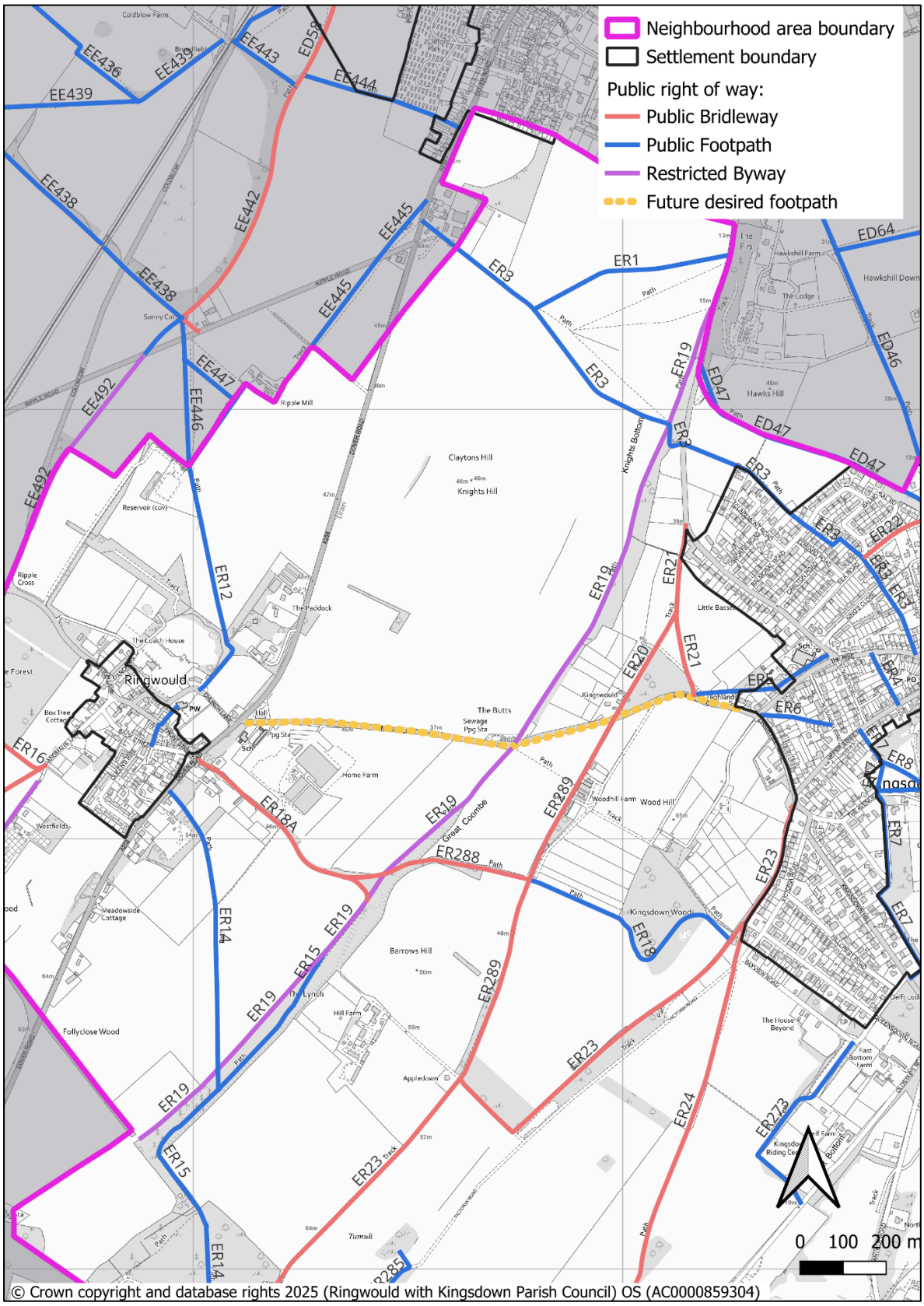


Figure 21: Desired walking link between the villages



Policy RKNP15: Public parking provision

What are we trying to achieve?

8.22. The policy seeks to ensure that adequate public parking is provided serving the villages to ensure that walking, cycling and equestrian activities are not restricted by unsuitable parking.

POLICY RKNP15: PUBLIC PARKING PROVISION

A. Development proposals that would result in the loss of existing publicly available off-street car parking spaces will not be supported.

B. Subject to their scale, nature and location, major development proposals should seek to provide additional publicly accessible parking to alleviate pressure within the villages, subject to appropriate vehicular access and landscape mitigation measures and its impact on the Conservation Areas, designated sites and the National Landscape.

C. Within existing and alongside any new public car parking and cycle parking facilities, the provision of the following, where possible, will be strongly supported provided the location is not detrimental to the area and does not impact on existing car parking spaces:

- **dedicated bicycle parking facilities, preferably with e-bike charging points, covered and secure; and**
- **future provision of electric vehicle charging points for public use will be strongly support subject to them being suitably located.**

Justification for approach

8.23. Whilst the RKNP primarily supports the concept of sustainable modes of transport and a shift towards active travel, as stated in Para 8.7, car ownership is high largely due to the rural location of the Parish. The Ringwould and Kingsdown Design Codes and Guidance include advice on the provision of residential parking. Feedback from the RKNP process revealed that public parking too requires attention.

8.24. Although no immediate location has been identified as suitable, it is considered that any new major development will be encourages to explore provision of spaces that would be publicly accessible.

9 IMPLEMENTATION, MONITORING AND PLAN REVIEW

9.1. Ringwould and Kingsdown Parish Council is the official qualifying body responsible for the Neighbourhood Plan.

9.2. Once the Plan has been 'made', there will be a series of actions that need to be undertaken to ensure that the policies within the RKNP are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the Plan's policies. Finally, any non-planning-related projects and activities that were identified will need to come forward in partnership with other organisations, separate to the Neighbourhood Plan.

9.3. Specific actions to be undertaken are as follows:

- Pursuing the projects and activities that are not policy-based, but nevertheless contribute to the delivery of the Plan - these are set out in Section 11, divided into priorities towards which developer contributions may be directed and broader, community projects, which have been collated throughout the process, but which sit beyond planning policy. A range of organisations may be involved in delivering these projects and there will be a need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund.
- Commenting on planning applications or consultations relating to the neighbourhood plan area – the Parish Council has a role in ensuring that the RKNP policies are being adequately considered, where relevant, in decisions to determine the outcome of planning applications in the neighbourhood area. Where considered appropriate (for instance for controversial or major applications), a meeting between local councillors, planning committee members and the supporting planning officers at DDLP would be a useful step in ensuring that the purpose and application of the policies is fully understood by all parties. This will assist in ensuring that policies are interpreted and applied in the way intended.
- Monitoring the application of the Neighbourhood Plan policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there is scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the Parish Council would wish to maintain a log of planning applications relating to the neighbourhood area, detailing which Neighbourhood Plan policies have informed the Parish Council response and the outcome of the decision. This will assist in understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the Neighbourhood Plan.
- Maintaining a dialogue with the local authority and the promoter/ developers of sites allocated in the DDLP. In 2027, a new unitary authority will come into force, which will combine the current local authority areas of Dover, Canterbury and Thanet.

- Maintaining a dialogue with the promoters/developers.
- Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and also the Neighbourhood Plan. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the Neighbourhood Plan.
- Maintaining a dialogue with neighbouring authorities on cross-boundary projects.
- Maintaining a dialogue with the local community on the plan implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Parish Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursing of the projects.
- Considering gaps in the Neighbourhood Plan – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.

9.4. Whilst it is not a legislative requirement to review a Neighbourhood Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable the Parish Council to keep the Neighbourhood Plan up to date in general terms, and to ensure that it remains in general conformity with the wider development plan. Any review should be undertaken in partnership with and ensuring the engagement of the wider community.

9.5. The Parish Council will consider how best to progress these actions.

10 INFRASTRUCTURE IMPROVEMENTS AND PROVISION

10.1. The Parish Council is keen to influence the way in which developer contributions are spent in the neighbourhood area to the full extent of their powers under national legislation and planning guidance.

10.2. There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy (CIL):

- A section 106 agreement (based on that section of the 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.
- A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.
- The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site and levied by the DDLP. Different charge rates would apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan. With a 'made' (adopted) Neighbourhood Plan, the local community would benefit from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from the neighbourhood area.

10.3. The Parish Council prepares and regularly reviews a Highways Improvement Plan. This should be used to inform any highways interventions to be funded locally, in conjunction with the activities outlined in section 8 (Getting Around).

10.4. Potential projects to be funded via developer contributions: (to be completed)

Kingsdown

- **Improve accessibility in the children's play area at Kingsdown** - as this is adjacent to the site it is the logical choice for funding. Although there has been recent investment in the play area from money raised by residents, sponsorship and lottery - there is little to make the area accessible to disabled children. This could also link in to...
- **Improvements to the parking area off Ringwould Road -** improving this parking area would also help the Primary School on Glen Road with their on-going parking issues. Having a useful parking area would also help with ongoing issues of muddy surfaces and cars getting stuck here in wet weather.
- **Improvements to the children's play area** - Installation of a gate at the Ringwould Road side of the children's play area and a pathway suitable for push chairs leading from the parking area. Explore footpath links to ER5 which is being upgraded as part of SAP34 conditions.

- **Improve disabled accessibility in Kingsdown Village Hall** - the Hall is not currently fit for purpose as there is no stairlift or access from Upper Street for disabled users. The Parish Council struggle to use it for meetings for this reason.
- **Provision of a footpath from Ringwould to** Kingsdown - a survey carried out as part of our neighbourhood Plan showed that this is the main wish list item of the community. This would greatly improve connectivity between the villages and prevent people from walking from the bus stop at Kingsdown down the dangerous Ringwould Road (where there has been one fatality) to Kingsdown.

Ringwould

- **Bus stop improvements** - Ringwould bus stop improvements are needed at locations by Queens Rise junction and the allocated site SAP53 site entrance. Both bus stops would benefit greatly from a canopy to protect waiting passengers.
- **Installation of pedestrian crossing point** - The site being on the opposite side of the road from the main village means that when children are crossing the road for the bus stop in the morning, they are running across a busy main road which is 40mph. A crossing here would be advisable - this would also provide a safe route for residents of the new development to access play areas in the main village with children.
- **Improvement of the play areas in Queens Rise** - these are dated and would benefit from upgrading the equipment.

11 NON-POLICY ACTIONS / PROJECTS

11.1. There are a series of projects and activities that have been raised through the engagement process that complement the delivery of the Neighbourhood Plan but are not planning policies in themselves. They may form the basis of infrastructure priorities against which developer contributions, including Community Infrastructure Levy could be spent.

Ref	Issue / Idea	Reasoning	Possible Action	Lead agencies / Partners
1	Speeding: 30mph too fast in Ringwould, 40mph too fast on A258	Supported by majority of survey participants	Through Highways Improvement Plan identify main issues in the Parish. Following a public consultation in Ringwould PC hope to get a speed reduction to 20mph in the village confines. KCC will not allow reduction in speed along A258 as a main route. More signage and markers on road to remind road users of 20mph limit in Kingsdown.	PC and KCC – HIP is a live document being constantly assessed. Assisted by community volunteers who have produced reports.
2	Lack of car parking in Parish	Identified by over half of survey participants	Move to increase parking at Ringwould village hall. Difficult in village as on-road parking. More parking at Kingsdown Rec to aid school and for use of sports facilities. Hopefully through S106 money.	Ringwould Village Hall committee, Parish Council. DDC? Developers?
3	Footpath needed from Ringwould to Kingsdown	Supported in household survey by majority of participants.	Difficult as land not owned by Parish. Look at possibility of improving existing footpath parallel to Ringwould Rd. (ER18, 288, 18A)	Need community group to take forward with help of PC.
4	Community shop / coffee shop / hub	Identified by over half of survey participants	A community group is in the process of setting up a CIC with a view to purchasing Kingsdown village stores as a community asset – owner soon to retire.	Community Volunteers, Plunkett foundation, PC.
5	Parish Tree survey and planting	Survey participants strongly supported increasing biodiversity	Parish owns large area of woodland, decimated by ash dieback. Already have volunteers who have cleared areas and planted trees and hedgerows. Hold future tree planting / maintenance / watering tasks.	Community volunteers, PC.
6	Upgrade Ringwould play areas	Younger children in Queens Rise area who use the facilities.	Play areas leased from DDC. PC to apply for ownership and upgrade them with input from local user groups. Improve disabled accessibility. With 2 areas one can	PC, Community involvement.

		Currently in poor condition.	be for older and one younger children.	
7	Improve disabled accessibility of Kingsdown play area	Currently no access for disabled users	Link car park to new entrance at top of park and install some disabled accessible equipment. Hopefully through S106 money. Assistance from local groups who have helped with park refurbishment in the past.	PC. Community groups. Developers? DDC
8	Satellite Doctors Surgery	Supported by majority of survey participants	Look at future possible venue for satellite surgery. Expansion of Kingsdown due to allocated sites in the DDLDP.	Community groups, PC, DDC.
9	Improving public Rights of Way (PROW)	Comments from survey that some PROW's in poor condition	Recruit volunteers from among local walkers to "adopt a footpath". Survey, collate findings and send to KCC. Where footpaths are parish owned (eg Freedown and Lynch) recruit volunteers to help keep clear.	Ramblers? Walking groups, PC, KCC.
10	Heritage assets	Good response from residents to survey and suggestions for NDHAs	Support the inclusion of the non-designated heritage assets on the Dover Local List. Look at developing a Conservation Area Appraisal for Ringwould Conservation Area.	Community Volunteers, PC
11	Produce a Community Resilience Plan	This is something which every area should have in case of emergencies	Recruit locals, hold community events on how to produce a plan. Live document is constantly reviewed and updated.	Community Volunteers, PC, DDC.
12	Village Halls upgrade	Kingsdown village hall has no disabled access, no parking, Ringwould village hall needs refurb and more parking	Hope that with S106 money Kingsdown village hall can be provided with disabled access. Parking remains an issue – currently no extra parking identified. Ringwould village hall is undergoing an upgrade to facilities and also plans to increase car parking capacity.	Village hall committees and trustees. Community volunteers, PC.
13	Preschool	Supported by majority of survey participants	Had a preschool for many years but closed due to government funding gap. Preschools are facing a national crisis. Keep in touch with Kingsdown school to see if PC can help with this – no plans at present.	School, PC.

14	Lack of bus services	Supported by majority of survey participants	High proportion of parish are elderly and in need of public transport, but services have been cut. Ringwould has regular services along A258. Kingsdown cut off – look into Kent Karrier service.	PC, KCC councillor.
15	Lack of affordable community housing	Housing needs assessment showed a lack of affordable housing in parish, particularly Kingsdown	Identify possible rural exception sites in the Parish and work with a housing association to achieve this. Housing for reasonable rent only by residents of Parish.	PC, DDC, Housing association.
16	Dark Skies mapping	CPRE dark skies map is out of date (from 2016)	Rent / borrow light monitoring equipment from CPRE. Community volunteers to be trained in its use and carry out survey of parish.	PC, NDP steering group, community volunteers.

12 POLICIES MAPS

The following maps show the designations as they apply to the neighbourhood area. Some of these are national designations, some are Dover district-wide, and others relate solely to the parish, stemming from the neighbourhood plan. Ultimately, all mapping layers will be supplied to DDC, for use on their online interactive map.

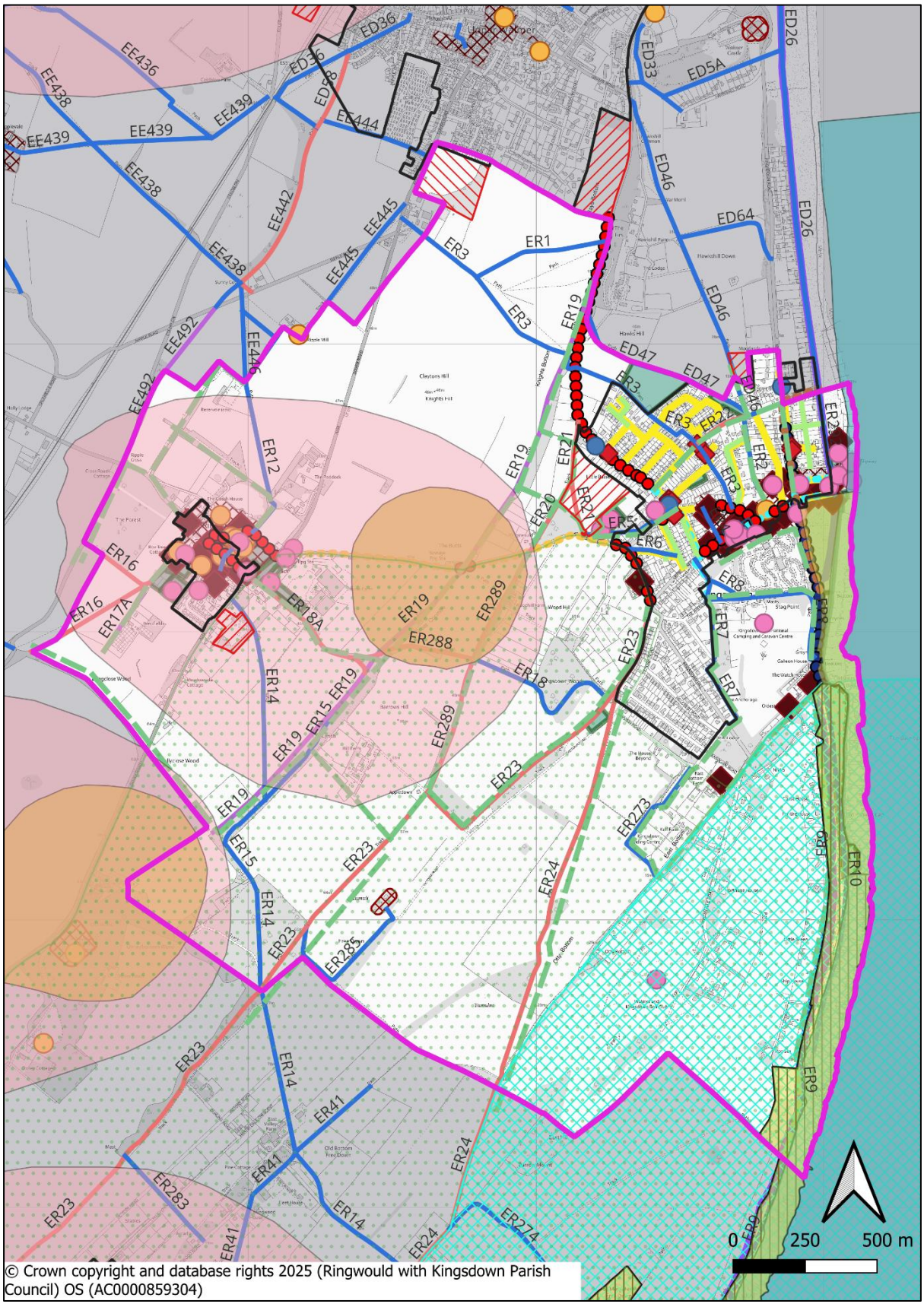
Key to Figures 22 to 24:

- Neighbourhood Area boundary
- Settlement Boundary
- Housing Allocations (Local Plan Review)
- Wellington Paddocks
- Kent Downs National Landscape
- Ancient woodland
- SSSI
- Marine Conservation Zone
- Heritage Coast
- Groundawater Source Protection Zone 2 (Policy RKNP7)
- Scheduled_Monuments
- Listed Building
- Conservation Area
- Non-designated Heritage Asset (Policy RKNP8)
- Groundwater Source Protection Zone 1 (Policy RKNP7)
- Wildlife corridors (Policy RKNP10)
- Local Green Space (Policy RKNP11)
- Important Community Facility (Policy RKNP13)

Public Right of Way:

- Public Bridleway
- Public Footpath
- Restricted Byway
- King Charles III England Coast Path
- Bus stop
- Pedestrian drop kerb
- Village centre
- Cycle route
- Seasonal problem areas (Policy RKNP14)
- pinchpoints and problem areas (Policy RKNP14)
- Unadopted road
- Pedestrian route to be enhanced (Policy RKNP14)
- Future desired footpath (Policy RKNP14)
- Surfaced footpaths

Figure 22: Policies Map - whole parish



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Figure 23: Policies Map - Ringwould

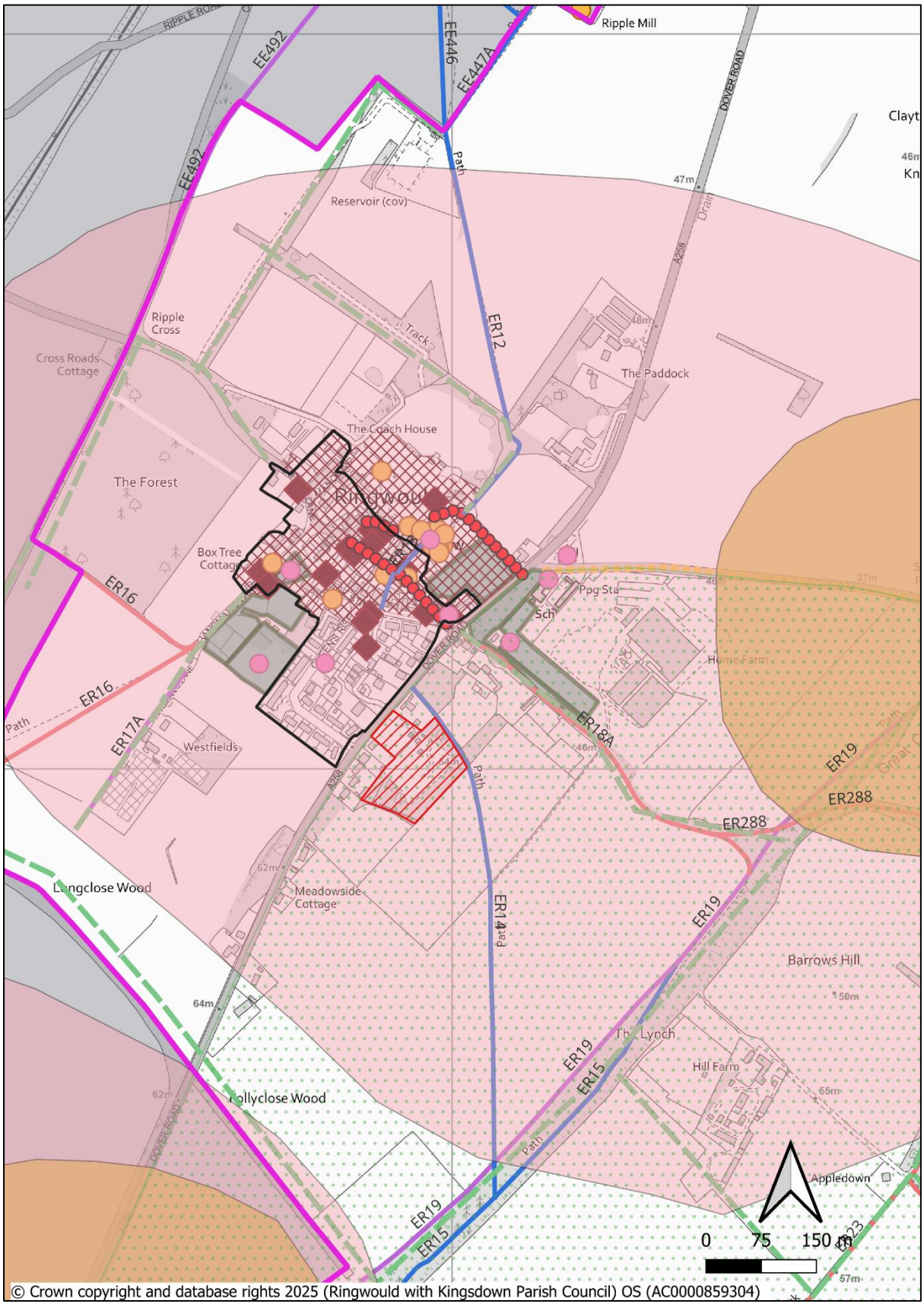
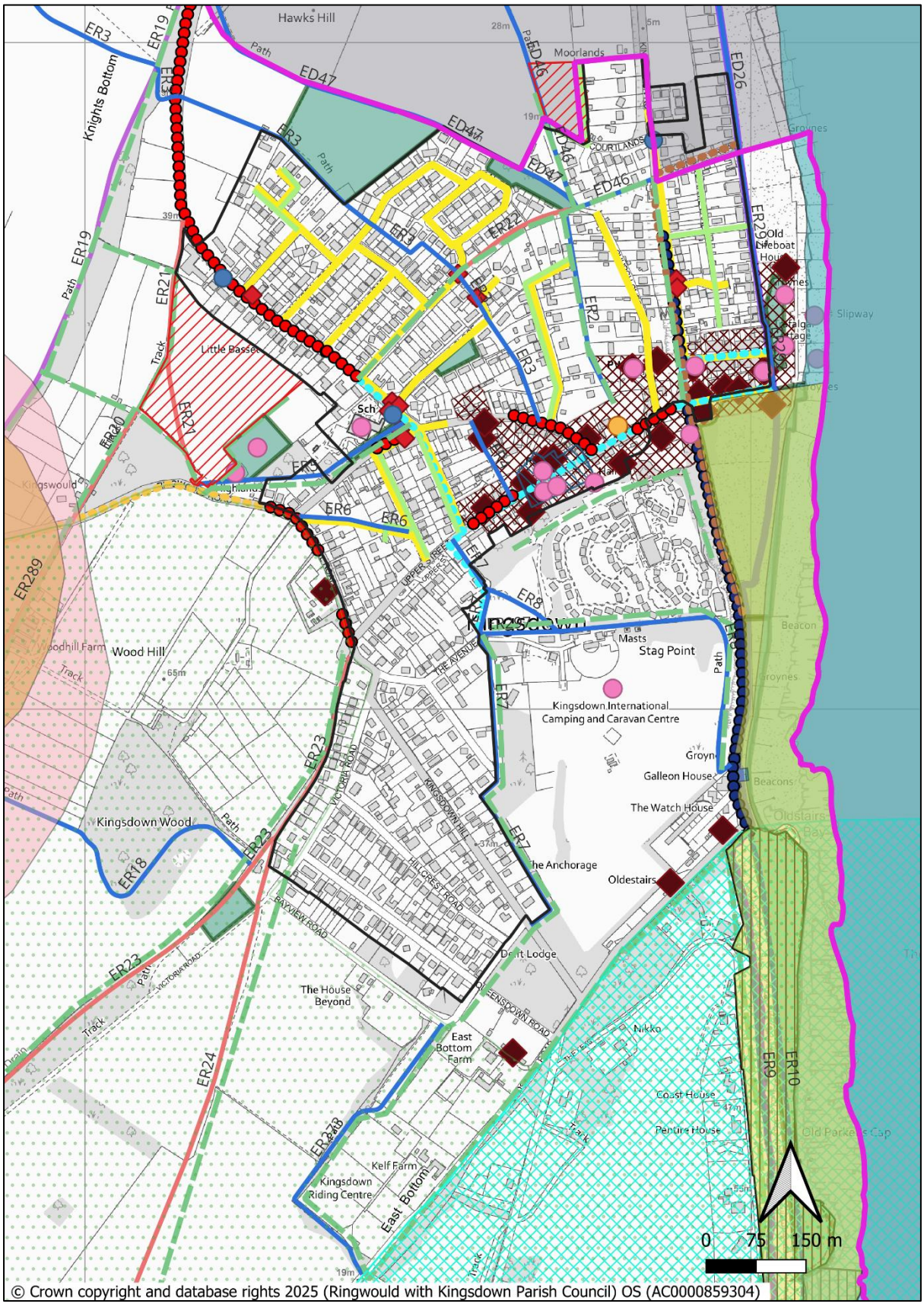


Figure 24: Policies Map - Kingsdown



13 GLOSSARY

- **Active travel**: Active travel means walking or cycling as a means of transport in order to get to a particular destination such as work, the shops or to visit friends. It does not cover walking and cycling done purely for pleasure, for health reasons, or simply walking the dog. Active travel can be for complete journeys or parts of a journey.
- **Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. A full description is provided in the NPPF.
- **Ancient or veteran tree/tree of arboricultural value:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Area of Great Landscape Value (AGLV):** An area designated by the County Council as being of high visual quality worthy of conservation.
- **Brownfield land:** (also called Previously developed land) Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds 71 and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
- **Change of Use:** A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Common Land:** Land that usually is subject to the right to roam but which has additional restrictions applied.
- **Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built. DDLP has not adopted CIL.
- **Community-scale energy scheme:** a way of getting renewable energy projects built at scale within a local area. The local community invest as shareholders in the project and then benefit from the income generated.
- **Conservation area**: an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation

- **Disability:** There is no single definition for 'disability'. Under the Equality Act 2010, a person is defined as disabled if they have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities.
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Local Green Space:** Space designated due to it being demonstrably special, as per the NPPF criteria.
- **Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance.
- **Local Nature Recovery Strategy:** LNRS's were introduced by the Environment Act 2021 and Local Planning Authorities must have regard to them when determining planning applications.
- **Local Plan** - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering whether applications can be approved. It is important for all areas to put an up to date Local Plan in place to positively guide development decisions.
- **Local Wildlife Site:** Sites with 'substantive nature conservation value'. They are defined areas, identified and selected for their nature conservation value, based on important, distinctive and threatened habitats and species with a national, region.
- **National Planning Policy Framework (NPPF)**: the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
- **National Landscape:** An area designated as an exceptional landscape whose distinctive character and natural beauty are precious enough to be safeguarded in the national interest.
- **Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
- **Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **Permitted development:** Permitted development rights are an automatic grant of planning permission which allow certain building works and changes of use to be carried out without

having to make a planning application. Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required. A further example is the conversion of many offices, for instance to flats, without the need for planning permission.

- **Previously developed land/ brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
- **Priority Habitat:** Habitats which have been deemed to be of principal importance for the purpose of conserving biodiversity, being listed in the UK Biodiversity Action Plan, and with maintenance and restoration of these habitats being promoted through agri-environment schemes.
- **Section 106 agreement**: A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **Settlement Boundaries:** These identify the areas of primarily built form, rather than countryside.
- **Sites of Nature Conservation Interest (SNCI):** A designation for sites of substantive local nature conservation and geological value.
- **Sites of Special Scientific Interest (SSSI):** Describes an area that's of particular interest to science due to the rare species of fauna or flora it contains - or even important geological or physiological features that may lie in its boundaries.
- **Supplementary Planning Documents (SPD):** Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.
- **Kent County Council:** The county-wide authority has responsibility for strategic matters including waste and minerals planning, public rights of way/roads, education, and libraries.
- **Tree Preservation Order (TPO):** An order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the: cutting down, topping, lopping, uprooting, wilful damage, wilful destruction, of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.
- **Use Classes Order**: The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005, 2013 and 2020) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.
- **Windfall development:** A site not specifically allocated for development plan, but unexpectedly becomes available for development during the lifetime of a plan.

14 LIST OF EVIDENCE DOCUMENTS

Links correct at September 2026.z

Document/ Evidence	Author	Year
20-Minute neighbourhoods guide	Town and County Planning Association	2021
Adapting Historic Buildings for Energy and Carbon Efficiency	Historic England	2026
Brownfield Register	Dover District Council	2023 (or as amended)
Building for a Healthy Life	Homes England	2020
Affinity Water Business Plan 2025-2030	Affinity Water	2025
Dementia and Town Planning	Royal Town Planning Institute	2017
Dover District Heritage Strategy 2013	Dover District Council	2013 (updated 2020)
Dover District Landscape Character Assessment	Land Use Consultants	2020
Dover District Local Plan to 2040	Dover District Council	2024
Evidence to support the Local Green Spaces – available on the Parish Council website	RKNP Steering Group	2026
Evidence to support the Important Public Views – available on the Parish Council website	RKNP Steering Group	2026
Guidance Note 08/18 Bats and artificial lighting in the UK	Institution of Lighting Professionals	2023
Guidance Note GN01: The Reduction of Obtrusive Light	Institution of Lighting Professionals	2021
Housing our Ageing Population Panel for Innovation (HAPPI)	Housing LIN	2018
Kent Design Guide (2007)	Kent County Council	2007
The Kent Downs AONB Management Plan 2021-2026	Kent Downs AONB Unit	2021
Kent Downs Design Handbook	Kent Downs AONB Unit	2018
Kent Downs Area of Outstanding Natural Beauty – Setting Position Statement	Kent Downs AONB Unit	2022
Kent Downs National Landscape Renewable Energy Position Statement	Kent Downs AONB Unit	2018

Document/ Evidence	Author	Year
Kent Minerals and Waste Local Plan 2024–39	Kent County Council	2024
Kingsdown and Walmer Beach Local Wildlife Site Management Plan 2024-2029	Dover District Council	2024
Kingsdown Design Codes and Guidelines	AECOM	2024
Kingsdown Conservation Area Appraisal	Dover District Council	2015
Landscape Design Handbook	Kent Downs AONB Unit	2018
Localism Act 2011	HM Government	2011
Local Transport Plan 5: Striking the Balance	Kent County Council	2024
National Design Guide (2021	Ministry of Housing, Communities and Local Government	2021
National Planning Policy Framework	Ministry of Housing, Communities and Local Government	2026
Neighbourhood Planning (General) Regulations 2012 (as amended)	HM Government	2012
Planning & Compulsory Purchase Act 2004	HM Government	2004
Ringwould with Kingsdown Housing Needs Assessment	AECOM	2024
Ringwould with Kingsdown – Parish Profile	Available on the Dover District Council website	2021
Rights of Way Improvement Plan 2018 to 2028	Kent County Council	2018
Rural Streets and Lanes – A Design Handbook	Kent Downs AONB Unit	2018
Sustainable drainage in Source Protection Zones	Southern Water	No date
Ten Dark Sky Policies for the Government	APPG for Dark Skies	2020
The Environment Agency's approach to groundwater protection	Environment Agency	2018
Town & Country Planning Act 1990	HM Government	1990
Tree Preservation Orders Information	Dover District Council	ongoing
Viability Assessment of Biodiversity Net Gain in Kent – June 2022	Kent Wildlife Trust	2022

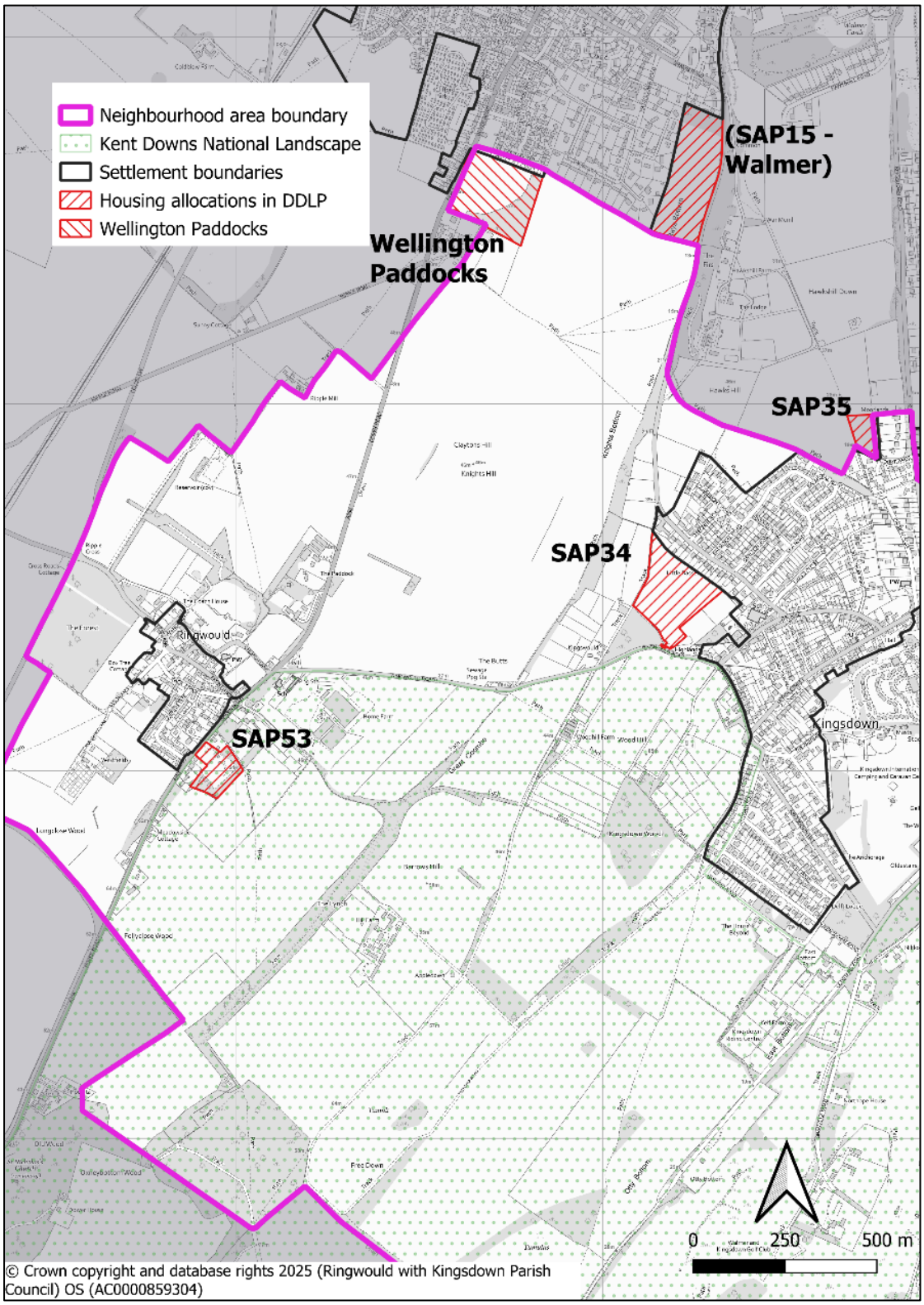
APPENDIX A – SITE ALLOCATIONS IN THE PARISH

The DDLP allocates the following sites in the Parish:

Site Name	Policy number	Development type proposed	Indicative housing capacity
Land at Ringwould, Alpines, Dover Road (RIN002 and RIN004)	SAP53	Housing	10
Land at Woodhill Farm, Ringwould Road (KIN002)	SAP34	Housing	50
Land adjacent Courtlands (TC4S074) (noting this is outside the parish boundary)	SAP35	Housing	5

Other notable recent developments include Wellington Paddocks, which was a speculative proposal that was granted at appeal.

Figure 25: Site allocations in the Parish



APPENDIX B - DESIGN CODES AND GUIDELINES FOR THE PARISH

B1. The Ringwould and Kingsdown Design Codes and Guidelines is included as a separate document, given its size. It forms an integral part of the Neighbourhood Plan, underpinning a series of the RKNP policies. The Guidance can be accessed on the Parish Council website.

APPENDIX C – NON-DESIGNATED HERITAGE ASSETS

C1. This Appendix should be read in conjunction with Policy RKNP8.

C2. The following are identified as non-designated heritage assets:

Kingsdown:

Assets highlighted in blue have been identified since publication in the conservation area appraisal.

Assets highlighted in light grey are buildings with group value.

NDHA	Historic Interest	Architectural & Artistic Interest	Social, Communal & Economic Value	Townscape character
K1 Sparrow Court	✓	✓		✓
K2 Mount Pleasant Cottage	✓			✓
K3 Old Cottage	✓			✓
K4 Hillside	✓			✓
K5 Clim Down	✓			✓
K6 Corner Cottage	✓			✓
K7 St John's Church	✓		✓	
K8 Morning Glory	✓	✓		✓
K9 Rose Cottage (10)	✓			✓
K10 Flint barn	✓	✓		
K11 King's Head	✓		✓	
K12 K6 telephone kiosk	✓	✓		✓
K13 Old fishing hanger	✓	✓		
K14 Maytree	✓	✓		
K15 Old Kingsdown House (4)	✓	✓		✓
K16 Village Hall (4)	✓	✓	✓	✓
K17 Old Lifeboat House	✓			✓
K18 Zetland Arms	✓		✓	✓
K19 1-10 South Road (10)	✓	✓		✓
K20 VR wallbox	✓			✓
K21 Fisherman's hut	✓			✓
K22 Flint House	✓	✓		✓
K23 Rising Sun	✓		✓	✓
K24 Blubell & Violet cottages	✓			✓
K25 Victory at Cliff	✓			✓
K26 Oldestairs House	✓	✓		✓
K27 Barn, East Bottom Farm	✓	✓		✓

Ref:	Name/Location/Significance	Photograph
K1	**Address/Location** Sparrow Court, Chalkhill Road CT14 8DP **Type** Residence **Description** Elegant brick and flint building under a slate/tile roof, retaining leaded windows, set behind a low flint wall, above the roadway. **Significance** In 1844 Leonard Pattison leased the former farm of 12 acres, owned by Daniel Jarvist along with the Upper Street cottages and tenements.	 Sparrow Court

Key:	Name/Location/Significance	Photograph
K2	**Address/Location** Mount Pleasant Cottage. The Rise CT14 8BE **Type** Residence **Description** Mount Pleasant Cottage (1765) is set back off the road, with a sizeable front garden. Constructed of flint under a tile roof with a small porch and windows retaining the architecture of its period. **Significance** An example of one of the older village cottages.	 Mount Pleasant Cottage

Key:	Name/Location/Significance	Photograph
K3	**Address/Location** Old Cottage, The Rise CT14 8BE **Type** Residence **Description** The Old Cottage (1748) fronts directly onto the road and has recently been the subject of refurbishment where wooden framed windows have been replaced. **Significance** Another example of the older village buildings.	 Old Cottage

Key:	Name/Location/Significance	Photograph
K4	**Address/Location** Clim Down, The Rise CT14 8BE **Type** Residence. Forms a group with Hillside and Corner Cottage **Description** Clim Down said to date from 1704 is one of the oldest cottages/houses in the village, brick built under a tiled roof with dormer windows and partly painted. Extension with slate roof to the east. **Significance** An example of one of the older village cottages.	 Clim Down

Key:	Name/Location/Significance	Photograph
K5	**Address/Location** Hillside **Type** Residence **Description** Hillside has an attractive porch on its entrance to The Rise and uses flint in the construction of the wall surrounding it. Much extended with additional entrances to Upper Street. **Significance** Built in the late 1600s and thus among the oldest buildings in the village.	 Hillside

Key:	Name/Location/Significance	Photograph
K6	**Address/Location** Corner Cottage, Upper Street CT14 8BJ **Type** Residence **Description** Built of brick and rendered under a hipped, tiled roof, with a recessed doorway to Upper Street, and an attractive dormer widow facing west. **Significance** Built c1720 and thus among the oldest buildings in the village.	 Corner Cottage

Key:	Name/Location/Significance	Photograph
K7	**Address/Location** St John the Evangelist Church, Kingsdown Church Cliff CT14 8BJ **Type** Church **Description** A single cell church, designed by John Hay of Liverpool and built of local ragstone on a site overlooking the sea. Inside the church are some fine examples of stained glass, including a two-light window by Charles Eamer Kempe and another made by James Powell & Sons and designed by Gerald Smith. **Significance** As Kingsdown began to grow in the mid-19th century, the new parish of St John the Evangelist was created out of the original parish of Ringwould. William and Elizabeth Curling, prominent landowners, who had already founded a local school, agreed to pay for a church which was begun in 1848 and finished in 1850.	 St John the Evangelist Church

Key:	Name/Location/Significance	Photograph
K8	**Address/Location** Morning Glory and Signal House Church Cliff CT14 8A **Type** Morning Glory and Signal House form a group. **Description** Both built in red brick with red roof tiles, and tile hung to the upper storey. **Significance** Although built over a century apart, these buildings provide examples of from another architectural era. Morning Glory (c1900) typifies the Edwardian seaside homes that spread along the Kent coast at the turn of the century. The imposing Signal House (2013) built by the owner of Morning Glory is on the site of the former H M Customs signal station, demolished in the 1870s, part of the coastal network.	 Morning Glory  Signal House

Key:	Name/Location/Significance	Photograph
K9	**Address/Location** Rose Cottage, Robin Hill, Well Cottage, Vince Cottage, Vikings, and Myrtle Cottage, Ivy Cottage, Holly Cottage, Thurlow, Wayside. Upper Street, Kingsdown CT14 8BJ **Type** Group value **Description** Generally of brick construction and attractive corbelling and eaves detailing at the roof line with some tile-hung elevations (Robin Hill to Viking Cottage). Well Cottage boasts an old, shared well in its front garden. Together this space formed by houses, terraces and small front gardens, and views of the rising ground on either side gives a sense of tight enclosure. **Significance** These are some of the earliest houses in the village (around 1740) - originally farm workers cottages. This small group of buildings, with a diversity of design with ato a visually attractive and significant street, and provides evidence of the growth of a self-contained village community.	 Outside Well Cottage  Houses and small front gardens, give a sense of tight enclosure.

Key:	Name/Location/Significance	Photograph
K10	**Address/Location** Flint barn, Upper Street, Kingsdown CT14 8BJ **Type** Storage **Description** Large flint barn and yard under a slate roof; garages built in yard by 1970. **Significance** In 1844 part of small farm of about 20 acres owned and occupied by Richard Pittock. The farm then included the land and farmstead surrounding the Kings Head and several fields to the south.	 Flint Barn

Key:	Name/Location/Significance	Photograph
K11	**Address/Location** Kings Head, Upper Street, Kingsdown CT14 8BJ **Type** Public house **Description** Two linked rendered brick buildings with differing levels, elevations and styles. **Significance** Possibly the oldest building extant in Kingsdown dating to 1640 or earlier. When Daniel Sutton was landlord in 1781 the pub had 7 acres of land attached, probably including the adjacent flint barn to the west.	 The Kings Head in 1952

Key:	Name/Location/Significance	Photograph
K12	**Address/Location** K6 Telephone kiosk, Upper Street, Kingsdown CT14 8BJ **Type** Street furniture **Description** Located on the forecourt of the former Post Office and village shop, next to a wall box. **Significance** An example in a village setting of this important C20 industrial design by Giles Gilbert Scott in 1935, on the occasion of King George V's Silver Jubilee.	 K6 Telephone kiosk

Key:	Name/Location/Significance	Photograph
K13	**Address/Location** Herring Hang, Upper Street, Kingsdown CT14 8BJ **Type** Storage **Description** Between Maytree and the Village Shop, set well back from the street, is a two-storey flint building that once was a fishing hanger. **Significance** Reflects the former importance of fishing in the local economy.	 Herring Hang

Key:	Name/Location/Significance	Photograph
K14	**Address/Location** Maytree, Upper Street, Kingsdown CT14 8BJ **Type** Residence **Description** Once two cottages with a set-back garden, and attractive casement windows and dormers. Flint plays a major part in the construction of the wall adjoining the road in front of Maytree. **Significance** Owned by John Pattison a fisherman and shoemaker who was aged 60 at the time of the 1841 census and probably built the adjacent herring hang.	 Maytree

Key	Name/Location/Significance	Photograph
K15	**Address/Location** Old Kingsdown House Upper Street, Kingsdown, Deal, CT14 8BJ **Type** The properties included in and surrounding the original Kingsdown House: Kingsdown Place, Gate House, Clock Tower, and Bell Tower form a group. **Description** The main house gives the impression of being one large house, though is actually two dwellings. The front elevation is symmetrical, with large sash windows and a decorative balustrade around the roof. The walls at the entrance have origins as parts of outbuildings in the estate. The Gate House has a full-height flint wall to its east side with a rendered finish to the south. The Clock Tower has a wooden weather-boarded wall at its west end, and others of brick. The Bell Tower has wooden sash windows, and the actual bell, together with the decorative trusses supporting the roof. **Significance** A complex group of estate buildings associated with a former village resident and patron, William Curling (see also K7 and K15). Kingsdown House was at one time the home of the Thomas Sydenham Clark whose wife Julia built Flint House (K21) in 1873, and later Earl Loreburn, Lord High Chancellor between 1905 and 1912.	 Old Kingsdown House  The Clock Tower

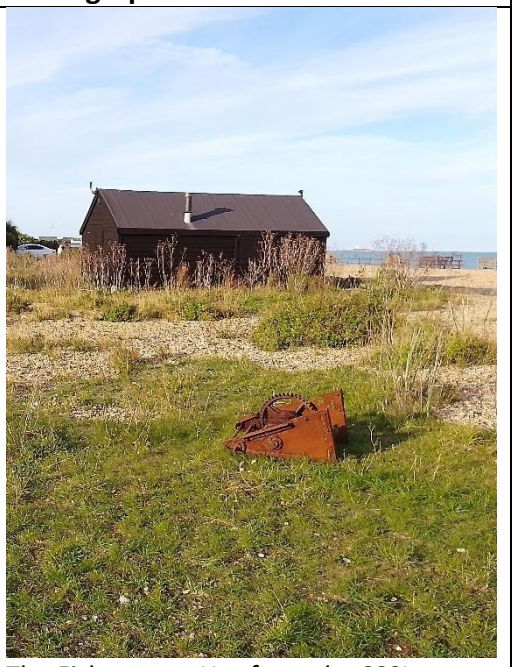
Key	Name/Location/Significance	Photograph
K16	**Address/Location** St. John's Village Hall, Kingsdown Upper Street, Kingsdown, Deal, CT14 8BJ **Type** The Rectory, Vicarage Cottage, The Old School House and the Village Hall form a group. **Description** Built in the 1840s and set back on rising ground, originally without wall between the Hall (originally the school) and the School House. The Village Hall, rendered under a slate roof has decorative Dutch-style end. The Rectory is an imposing, double-fronted house with large sash windows. **Significance** All these buildings are associated with the Curling family; for a school to educate the poor children of the village and the school master, a grander house for the parson and also accommodation for his household. After William Curling's death, his wife Elizabeth gave the school to the church also built by her husband. The school remained in use until 1938 when the children transferred to Ringwould.	 The Village Hall  The Rectory

Key:	Name/Location/Significance	Photograph
K17	**Address/Location** The Old Lifeboat House, Wellington Parade, Kingsdown CT14 8AF **Type** Dwelling **Description** A simple yellow brick building of 1½ stories under a slate roof, converted to residential use in the mid-1930s. An open, glazed oak porch and balcony to part of the southern side. **Significance** Former RNLI lifeboat station built late 1865 by Dennes of Walmer and provided with a 33-foot lifeboat early the following year. The station was closed in 1927 and the lifeboat moved to Walmer beach. It was manned by local boatmen and fisherman for over 60 years, who served under 3 distinguished coxwains, and together were responsible for saving over 240 lives at sea. During WW2 part of the building was fortified with other local beach defences.	 The Old Lifeboat House

Key	Name/Location/Significance	Photograph
K18	**Address/Location** The Zetland Arms, Wellington Parade, Kingsdown CT14 8AF **Type** Public house **Description** Double-fronted brick and render. **Significance** Built around 1860 on the beach facing the sea, this pub was for about 10 years the home of Jarvist Arnold, the first Kingsdown lifeboat coxswain (1866-1888). On his retirement aged 72 he was awarded an inscribed RNLI telescope for 23 years service.	 The Zetland Arms

Ref:	Name/Location/Significance	Photograph
K19	**Address/Location** Nos 1-10 South Road, Kingsdown CT14 8AF **Type** Group **Description** A pretty terrace of rendered brick cottages under slate roofing erected from the 1850s by the Monins family of Ringwould on former Glebe land. The buildings were initially occupied by boatman and fishermen. **Significance** The significance of the grouping is in its shared appearance, with uniform porches and many original railings on the south facing elevations. James Pay a resident at No 8 was the local lifeboat coxswain from 1907. In 1916 he and George Sutton second coxswain were awarded the United States Presidential Lifesaving Gold Medal for rescuing all 52 the crew of the steamship *Sibiria.*	 1-10 South Road

Key:	Name/Location/Significance	Photograph
K20	**Address/Location** VR wallbox, South Road, Kingsdown CT14 8AF **Type** Street furniture **Description** Cast iron wall box with the Royal cipher VR, fixed to the front elevation of Kingsdown End, originally the home of David Pittock, then grocer, coal merchant and sub-postmaster.	 VR wallbox

Key:	Name/Location/Significance	Photograph
K21	**Address/Location** Fisherman's Hut, South Road, Kingsdown CT14 8AF **Type** Workplace **Description** A simple timber building with a slate roof. **Significance** The only remaining building on the beach that reflects the working life of most of the original village residents. The tithe map of 1844 showed only one home in this area which otherwise contained the likes of fishing luggers, boat houses, storerooms, herring hangs, and grazing animals.	 The Fishermans Hut from the SSSI

Key:	Name/Location/Significance	Photograph
K22	**Address/Location** Flint House, South Road, Kingsdown CT14 8AF **Type** Dwelling **Description** Built c1873 of flint under a slate roof. Double-fronted with dormer windows and a porch. **Significance** Intended originally to be used as reading rooms for local boatmen. A plaque on the front elevation commemorates Thomas Sydenham Clarke whose family lived in nearby Kingsdown House.	 Flint House from the west

Key:	Name/Location/Significance	Photograph
K23	**Address/Location** The Ring Sun, Cliffe Road, Kingsdown CT14 8AH **Type** Public house **Description** Built in 1692 as a dwelling house for a Thomas Broadly of Ringwould, and licensed since 1771. Two joined buildings in white timber cladding under separate slate and Kent peg tiled roofs. **Significance** The significance of the building is in its age, appearance, especially the front elevations, together with its continuing importance as a element of village community life.	 The Rising Sun from Cliffe Road

Key:	Name/Location/Significance	Photograph
K24	**Address/Location** Bluebell and Violet Cottages, Undercliffe Road, Kingsdown CT14 8AH **Type** Group **Description** A pair of semi-detached cottages brick built and rendered under tile roofs. **Significance** From the 1844 tithe survey we can tell that cottages were then owned by John Arnold a local boatman, but let to H M Customs to supplement their establishments at the site of Signal House in Kingsdown, a local boathouse and also the signal stations at Oldstairs and East Bottom Hill to the south.	 The rear of the cottages from the beach

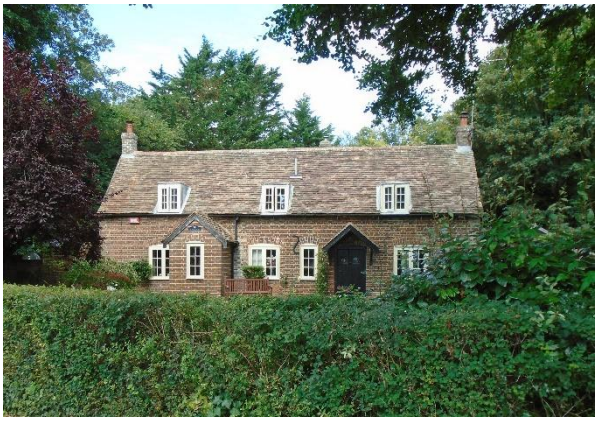
Key:	Name/Location/Significance	Photograph
K25	**Address/Location** Victory At Cliff, Oldstairs Road CT14 8ES GR wall box **Type** Residence with street furniture **Description** Prominent weather boarded building from c1840 overlooking Oldstairs Bay, with later added Edwardian flourishes. A GR wallbox is set in the base of a lower wall facing the sea. **Significance** A former H M customs and Coastguard building, and part of the navy's signal chain on the south coast during the Napoleonic War.	 Victory at Cliff

Key:	Name/Location/Significance	Photograph
K26	**Address/Location** Oldestairs, Oldstairs Road CT14 8ES **Type** Residence **Description** An Arts & Craft movement gem built after 1905. **Significance** Architectural value	 Oldestairs

Key:	Name/Location/Significance	Photograph
K27	**Address/Location** Former barn at East Bottom Farm, Oldstairs Road CT14 8EH **Type** Residence and livery **Description** Large converted flint and brick barn under a slate roof. **Significance** Part of the farmstead built c1840 or earlier owned by a prominent landowning family, one of whom was Ambrose Poynter, an architect responsible for many local buildings, notably the Maison Dieu in Dover and St Andrew's Church, Deal.	 The barn from the north

Ringwould

Ref No.	Street	Building/Feature	Historic Interest	Architectural/ Artistic	Social/ Communal/ Economic	Townscape Character
R1	Church Lane	Rosecroft	*	*		*
R2		The Old School House	*	*	*	*
R3	Front Street	Manor Court & Barnwell Cottages	*	*		*
R4	Sutton Lane	Daisy Cottage	*	*		*
R5	Front Street	The Old Barn	*		*	*
R6		The Forge	*		*	*
R7	Hangmans Lane	Spa Cottage	*	*		*
R8		Box Tree Cottage	*	*		*
R9	Back Street	Rose Cottage	*	*		*
R10	London Road	Five Bells Public House	*	*	*	*
R11	Back Street	1&2 Ringwould Cottage	*	*		*
R12	Front Street	Home Cottage	*	*		*
R13		The Toft	*	*	*	*
R14	Back Street	Belvedere	*		*	
R15		2&3 Home Farm Cottages	*	*		*
R16		The Cottage	*	*		*

Ref:	Name/Location/Significance	Photograph
R1	**Address/Location** Rosecroft, Church Lane, Ringwould **Type** Dwelling **Description** Dated 1819, originally built as three cottages and subsequently converted to a single dwelling, in the early C20th. Red brick construction, storey and a half, under a Kent peg tiled roof, with three dormer windows, and stacks to either end. One enclosed porch to the left-hand side and one open porch to the right-hand side. **Significance** The significance of the building is derived from its age; its external	

	appearance, particularly its front elevation; traditional architectural details, and the materials used in its construction. The building is of high townscape value, and contributes to the wider setting of the St Nicholas's Church, which is opposite the site.	

Ref:	Name/Location/Significance	Photograph
R2	**Address/Location** The Old Schoolhouse, Church Lane, Ringwould **Type** Originally built as a school, subsequently used as a Parish Room, before being converted to a dwelling. **Description** Built by the Rev. John Monins in 1852. This was a Sunday School, but also included basic as well as religious education. In 1855 the building housed a day school which was established by the Rev. Charles Sumner. The building became a Parish Room, when the school was relocated to larger premises in 1869. The building is of brick construction, single storey, under a slate roof. The gable, fronting Church Lane has 3 lancet windows, with label mould above, and a trefoil window in the apex of the gable. The north-west elevation incorporates two sets of double lancet windows, with label mould above, together with a brick gabled entrance porch. **Significance** The significance of the building is derived from its original use as a school; its external appearance; the use of traditional architectural details, particularly its stone windows, and the use of traditional materials. The building is of high townscape value. Historically it also has social and communal significance.	 

Ref:	Name/Location/Significance	Photograph
R3	**Address/Location** Manor Court and Barnwell Cottages, Front Street, Ringwould **Type** Dwellings **Description** Originally one building, and formed the Manor House for Ringwould. In 1963 the property was sold and converted into two cottages, (one called Barnwell as it was adjacent to a barn and had a well in the front garden). Two storeys. A mixture of flint and red brick construction under a slate roof. Modern windows and doors. **Significance** Their significance is derived from their former use as the Manor House for the village, together with their visual appearance and retention of historic fabric and traditional architectural details. The buildings are of high townscape value.	 Manor Court  Barnwell

Ref:	Name/Location/Significance	Photograph
R4	**Address/Location** Daisy Cottage, Sutton Lane, Ringwould **Type** Dwelling **Description** Early C19th. Two storey detached cottage, set behind a small front garden; of brick construction, painted white, under a gabled slate roof. Stacks to both gables. Central front porch with shallow gable, timber multi paned sash windows to either side, with two sashes at first floor level. **Significance** Its significance comprises its historic architectural design and appearance and retention of historic fabric. The building is of high townscape value.	

Ref:	Name/Location/Significance	Photograph
R5	**Address/Location** The Old Barn, Front Street, Ringwould **Type** Dwelling but originally built as a barn. **Description** Two storey building, C18th origin, which was originally built as a barn, and subsequently converted to a dwelling, of red brick construction under a slate roof. Modern windows. Long narrow rectangular plan form. Formed part of a larger farm complex. **Significance** The significance of the building is a function of its design and appearance; the retention of historic fabric; its association with the original farmstead and visual expression of farming practices of the period. The building is also of high townscape value.	 

Ref:	Name/Location/Significance	Photograph
R6	**Address/Location** The Forge, Front Street, Ringwould **Type** Dwelling, but originally built as a Forge **Description** **Address/Location** The Forge, Front Street, Ringwould **Type** Dwelling, but originally built as a Forge **Description** It is understood that there has been a forge on this site since the C15th, however most of the existing building appears to be of mid-19th origin. Constructed in part yellow stock brickwork and partly timber framed, clad in black feather edged weatherboarding. Modern windows, under a steeply pitched Kent peg tiled roof. It was converted to residential in the latter part of the C20th. **Significance** Its historic and architectural significance is derived from its original use as a forge, which reflects its rural location, and is an important part of the social history of the village. Externally it retains much of its original character and historic fabric, although most of the original windows were lost when it was converted to a dwelling. It is of high townscape value, in a prominent position at the entrance to St Nicholas's Church.	

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Ref:	Name/Location/Significance	Photograph
R7	**Address/Location** Spa Cottage, Hangmans Lane, Ringwould **Type** Dwelling **Description** Early C19th, originally two cottages owned by the Monins' estate, subsequently converted to one dwelling. Painted brick and rendered elevations under a slate roof, with stacks to each end, rear catslide roof. Central front door with multi-paned sash windows to either side, and two matching sash windows at first floor level. Modern extensions to left hand side.	

	Significance The significance of the building lies in its historical association with the Monins' estate, together with its historical architectural design, and retention of historic fabric and traditional architectural details. The building fronts The Green, and is of high townscape value.	

Ref:	Name/Location/Significance	Photograph
R8	**Address/Location** Box Tree Cottage, Hangmans Lane, Ringwould **Type** Dwelling **Description** Dated 1736. Built as two cottages, but changed to form one cottage by the early part of the C20th. Rendered elevations under a steeply pitched Kent peg tiled roof, two front dormer windows. Several timber sash windows and modern glazed porch, to centre, right. **Significance** The significance of the building is both a function of its age, and its design and appearance. The building is of high townscape value.	

Ref:	Name/Location/Significance	Photograph
R9	**Address/Location** Rose Cottage, Back Street, Ringwould **Type** Dwelling **Description** Early C19th, 2 storeys, brick and rendered elevations painted cream, under a slate hipped roof, with stack to left hand side. Central front door, offset to right hand side, within open porch, under a slate gabled roof, with ornate barge boards, timber sash windows to either side, and matching	

	windows above at first floor level. The house sits behind a low garden wall to the front, at the junction of Back Street and Front Street, and forms a focal point as you enter the village from the Dover Road. **Significance** The significance of the building lies in its architectural appearance, reflecting simple domestic architecture, typical of the period, and is of high townscape value.	

Ref:	Name/Location/Significance	Photograph
R10	**Address/Location** Five Bells Public House, London Road, Ringwould **Type** Public House **Description** 1729, but extensively re-modelled in the mid C19th. Originally built as a farm dwelling and was subsequently converted to a public house when the road became a turnpike. It was named The Five Bells after the five bells in the church. Comprises two buildings, the main part is to the right-hand side and has a very formal and regimented appearance; rendered with parapet and cornice under a Kent peg tile roof. Main entrance is to the left-hand side with cornice above, pilasters to either side, two timber sash windows to the right-hand side and three at first floor level with string course. To the left is a further building, with a rendered ground floor, with tile hanging above, under a half- hipped Kent peg tiled roof with bargeboards. **Significance** The building has both communal and social value being a focus for the community, as well as historic and architectural significance. The building is of high townscape value, in a prominent location.	

Ref:	Name/Location/Significance	Photograph
R11	**Address/Location** 1 & 2 Ringwould Cottage, Back Street, Ringwould **Type** Dwellings **Description** Originally 1 dwelling, the right section, with tile hanging dates from 1855, the left-hand section is early C19th. It was divided into two houses after the Second World War. The right-hand section has a rendered ground floor with tile hanging above, 2 storeys, with a steeply pitched roof, dormer windows and gabled projection on the south-east elevation, large central chimney stack. Several timber sash windows. The left-hand section, 2 storeys, rendered elevations, under a slate roof with chimney stack. Several timber sash windows. A large and ornate open porch which faces Back Street, on a rendered plinth, with steps up to the front door. The porch has a double pitched roof clad with Kent peg tiles, and open gable, with bargeboards. The sides are glazed with stained-glass windows. Whilst the porch is mainly on the left-hand building, it also overlaps the right-hand section, which highlights the fact that both properties were once used as a single dwelling. **Significance** The significance of the building stems from its historical development; the grand scale of the right-hand section, together with its architectural design, the surviving historic fabric and architectural features. The building is in a prominent location and is of high townscape value.	 

Ref:	Name/Location/Significance	Photograph
R12	**Address/Location** Home Cottage, Front Street, Ringwould **Type** Dwelling **Description** Two storey dwelling, dated 1747. Painted brick elevation with string course, under a Kent peg tiled roof. Large central glazed porch, with multi-paned windows to either side, and two at first floor level. (Forms a pair with The Toft). **Significance** The significance of the building is a function of its historic architectural design, surviving historic fabric, and historic architectural features. It is also of high townscape value.	

Ref:	Name/Location/Significance	Photograph
R13	**Address/Location** The Toft, Front Street, Ringwould **Type** Dwelling **Description** Two storey dwelling, dated 1747, at one time used as a general store, hence the large window to the right of the front door. Painted render front elevation, with string course at first floor level, under a Kent peg tiled roof. Large glazed porch to the left-hand side, two timber sash windows at first floor level. (Forms a pair with Home Cottage). **Significance** The significance of the building is a function of its former use as a general store for the village, its historic architectural design, surviving historic fabric, and historic architectural features. It is also of high townscape value.	

Ref:	Name/Location/Significance	Photograph
R14	**Address/Location** Belvedere, Back Street, Ringwould **Type** Dwelling, but was originally built as a smithy. **Description** Single storey building, late C19th, yellow stock brick construction, under a slate roof, clock tower at western end of the roof. Two timber sash windows and central door within open porch. **Significance** Its significance relates to its original use as a smithy, and its associated connections with farming in the village, together with its simple architectural design, and retention of historic fabric.	

Ref:	Name/Location/Significance	Photograph
R15	**Address/Location** 2 and 3 Home Farm Cottages, Back Street, Ringwould **Type** Dwellings **Description** Originally one house, 1780, subsequently converted to 2 cottages. Brick construction, (No. 2 has rendered front elevation), under a steeply pitched Kent peg tiled roof, half hipped at northern end, with parapet at the southern end, central chimney stack. Two dormers which break through the eaves, and two porches. The buildings form a group with the adjoining Cottage ton the south. **Significance** The significance of the buildings comprise its historic architectural design, the surviving historic fabric and architectural features, and use of traditional materials. The buildings are also of townscape value.	 

Ref:	Name/Location/Significance	Photograph
R16	**Address/Location** The Cottage, Back Street, Ringwould **Type** Dwelling **Description** Two storeys, 1817, red brick construction under a hipped steeply pitched Kent peg tiled roof, with central chimney stack. Central front door with timber multi paned sash windows either side, and matching ones at first floor level. **Significance** The significance of the building comprises its historic architectural design and appearance, together with the retention of historic fabric and architectural features. The building is also of high townscape value. The building forms a group with the adjoining cottages to the north.	

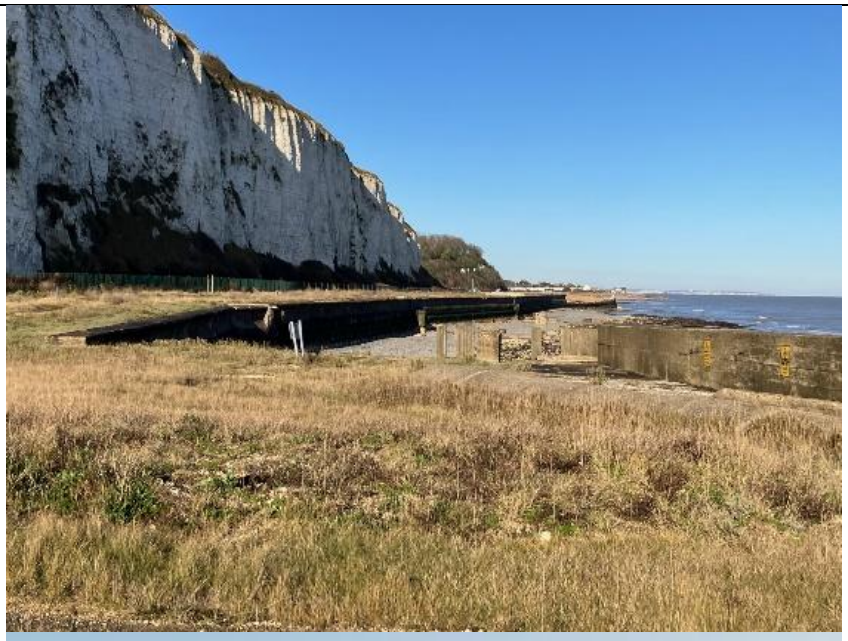
APPENDIX D – LOCAL GREEN SPACES

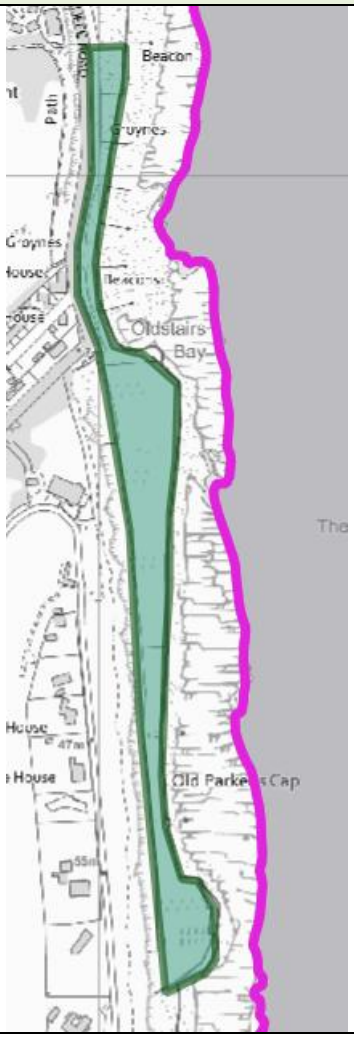
D1. This Appendix should be read in conjunction with Policy RKNP11.

D2. The list of Local Green Spaces (LGS) has been developed and tested following the Locality guidance "Making local green space designations in your neighbourhood plan". Spaces were identified through the local engagement and considered against the NPPF criteria. While the Parish is washed over by Green Belt, the community consider it important to retain these particular valued spaces in perpetuity from inappropriate development.

D3. Note the spaces are numbered LGS/RwK2 to LGS/RwK16 as one space has been removed since the Parish Council engaged with the owners. Numbering will be reviewed in the Submission Version Plan.

Name of Space	**LGS/RwK2: Rifle Range**
Address and location	Oldstairs, Road, Kingsdown Grid Ref TR3800247808 (entrance) w3w///lessening.siblings.farmed
Ownership details	Private (one owner)
Description and purpose / current use	Former Royal Marines Rifle Range comprising crumbling concrete sea defence and rough grassland between the chalk cliffs and the sea defences. Recreational use of public footpath.
Any designations	SSSI, Special Area of Conservation, Heritage Coast
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves	Access from Undercliffe Road bordering the open area of the rifle range between Undercliffe Road and beach and along public footpath ER10 between 6' wire link fence and cliffs, with gate in fence where footpath crosses the fenced off section of the rifle range. 6m to nearest house on Undercliffe Road.
Demonstrably Special?	**Beauty:** Chalk cliffs, wildflowers across site, views across the channel to France **Recreation:** Beach and public footpath between cliffs and sea extensively used. **Tranquility:** Peaceful location between chalk cliffs and sea **Wildlife:** chalk cliffs provide breeding site for fulmars, peregrine falcons, kestrels **Historic:** Royal Marines Rifle Range 1850-1990 (approx.) Royal Marine memorial. Rifle butts
Local in character?	Rich flora on the vegetated shingle between the sea wall and the cliffs: Pyramidal orchids, samphire, yellow wort, sea purslane, centaury,

Name of Space	**LGS/RwK2: Rifle Range**
	restharrow, sea cabbage, viper's bugloss, wild carrot, broomrape, agrimony, valerian. Rich fauna in this area and on the cliffs. Area: 3.9 ha
Photo	 

Name of Space	LGS/RwK2: Rifle Range
Location map	

Name of Space	**LGS/RwK3: Ringwould Allotments**
Address and location	Dover Road, Ringwould Grid Ref TR3607048194 (entrance) W3w///handrail.occupations.rust
Ownership details	Ringwould with Kingsdown Parish Council
Description and purpose / current use	Community allotments.
Any designations	No
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves	Access by path from track off A258, opposite The Five Bells Pub. In Ringwould village, 10m from pub. Access from track: ER18A Bridleway
Demonstrably Special?	**Beauty:** Wonderful views across National Landscape to Kingsdown woods. **Recreation:** Community allotments. **Tranquility:** Peaceful location. Some road noise adjacent to A258. **Wildlife:** Slow worms, rabbits, wide variety of bird life, bats. Veteran ash tree. **Historic:** Understood to have been cultivated as allotments for 100+ years.
Local in character?	Peaceful allotments widely used by Ringwould and Kingsdown residents for growing vegetables and flowers in a tranquil location with views over National Landscape. Area: 0.83ha

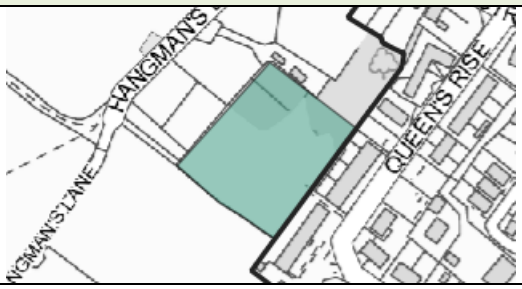
Name of Space	**LGS/RwK3: Ringwould Allotments**
Photo	
Location map	

Name of Space	**LGS/RwK4: South Road vegetated shingle**
Address and location	South Road, Kingsdown Grid Ref TR3795948464 w3w///diplomat.cyclones.freedom
Ownership details	Private (two owners) – The Gunnery and South Road Association.
Description and purpose / current use	Vegetated shingle between Undercliffe Road/South Road/beach.
Any designations	SSSI. TPO/16/00001 One Prostrate Oak – On the shingle in SSSI site.
Site allocations in Local 00Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves	Open access from Undercliffe Road, South Road or beach. 7m from houses on South Road. Public Footpath – coastal path from Undercliffe Road to Zetland Arms. Unofficial paths across site.
Demonstrably Special?	**Beauty:** Wide range of rare wildflowers, rare stunted pendunculate oak 10m W x 1.5m H. **Recreation:** Views. Walk on paths only to avoid damage to rare wildflowers. **Tranquility:** Peaceful area between Undercliffe Road and the beach with just the sound of the sea **Wildlife:** Rich in flora: spider orchid, vipers bugloss, yarrow, ladies bedstraw, red batsia, mouse-eared hawkweed, sedum. **Historic:** Fishing community: fisherman's cottages on South Road, fisherman's hut, fishing boats. The tithe map of 1844 showed only one residence in this area which otherwise contained the likes of boat houses, storerooms and herring hangs.
Local in character?	Beautiful area of vegetated shingle, richly populated with wildflowers. Wonderful setting between cliff and sea reflecting the history of Kingsdown as a fishing village. Community involvement with habitat management by the Kingsdown Conservation Group. Area: 3.0 ha

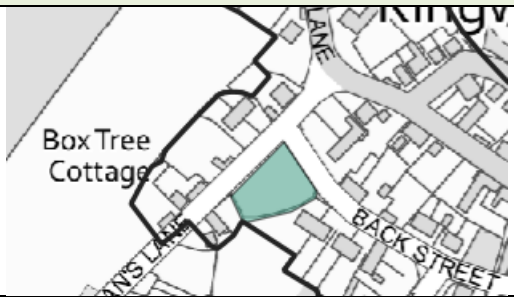
Name of Space	LGS/RwK4: South Road vegetated shingle
Photo	 

Name of Space	**LGS/RwK4: South Road vegetated shingle**
Location map	

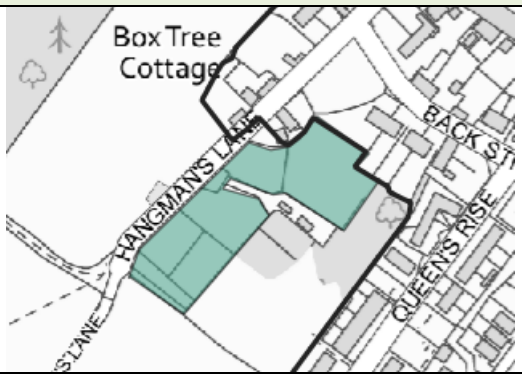
Name of Space	**LGS/RwK5: Ringwould Recreation Ground**
Address and location	Behind flats and houses on NW side of Queens Rise, Ringwould Grid Ref TR35813 48155 w3w///hairstyle.diver.lamp
Ownership details	Ringwould with Kingsdown Parish Council.
Description and purpose / current use	Recreation ground used for ball games and children playing.
Any designations	None
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves	20m alongside Queens Rise flats
Demonstrably Special?	**Beauty:** green space managed for amenity, which contributes positively to the overall outlook of this area. **Recreation:** used by local children for informal play. **Tranquility:** very quiet, away from road noise. **Wildlife:** surrounded by trees, ash, sycamore mainly, birdlife, foxes, etc.
Local in character?	Valuable area for recreation by families and children.
Photo	

Name of Space	**LGS/RwK5: Ringwould Recreation Ground**
Location map	

Name of Space	**LGS/RwK6: Ringwould Village Green**
Address and location	Grid Ref TR35791 48295 w3w///sponge.trombone.apparatus
Ownership details	Ringwould with Kingsdown Parish Council.
Description and purpose / current use	Quiet recreation, relaxation – village fetes.
Any designations	Common Land – CL50 – The Pond, In Ringwould Conservation Area.
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves	Fully accessible from Hangmans Lane and Back Street.
Demonstrably Special?	**Beauty:** surrounded by heritage trees. Tree planted to commemorate QEII Platinum Jubilee in 2022. **Recreation:** enjoyed by dog walkers, by villagers for picnics and gatherings. **Tranquility:** by quiet roads and houses. **Wildlife:** heritage trees, birdlife, foxes, etc. **Historic:** village green and used to have pond. Appears on ancient maps.
Local in character?	A valuable green space within the picturesque conservation area of Ringwould. A gathering space for villagers in the summer for fetes, etc.
Photo	

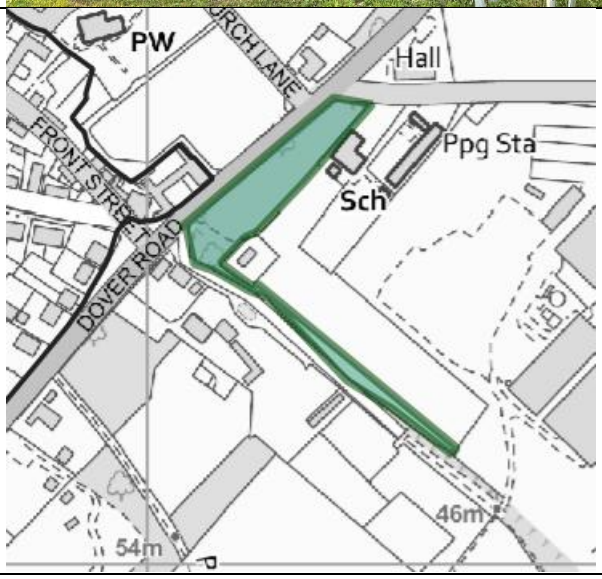
Name of Space	**LGS/RwK6: Ringwould Village Green**
Location map	

Name of Space	**LGS/RwK7: Grazing Field**
Address and location	Hangmans Lane, Ringwould Grid Ref TR35713 48222 w3w///wacky.wonderful.chair
Ownership details	Ringwould with Kingsdown Parish Council.
Description and purpose / current use	Enclosed field providing a rural heart to the village. Owned and managed for nature conservation by RwK Parish Council. Currently used for grazing by donkeys and sheep.
Any designations	No
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves	Residents of Ringwould come to see the donkeys and appreciate the wildlife over fence on Hangman's Lane. 10m to nearest house on Hangman's Lane.
Demonstrably Special?	**Beauty:** chalk grassland, surrounded by trees and hedges. **Recreation:** Residents enjoy walking here to look at the grazing animals. **Tranquility:** Hangmans Lane is rarely used, no traffic noise, peaceful. **Wildlife:** Trees, hedges, woodpeckers, buzzards, foxes, rabbits.
Local in character?	Green space on the edge of the village bordering open farmland where villagers enjoy visiting the donkeys.
Photo	

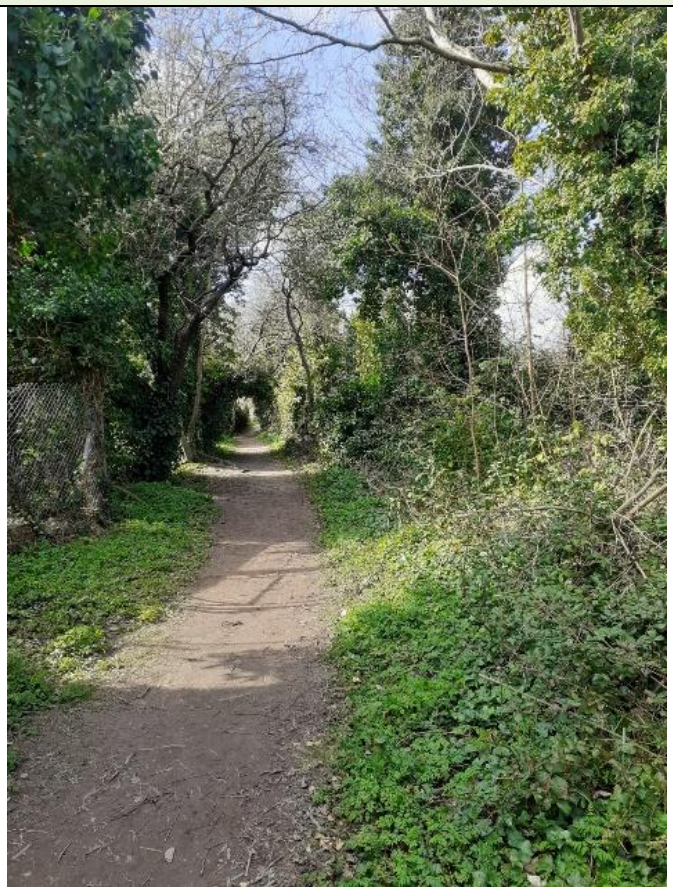
Name of Space	**LGS/RwK7: Grazing Field**
Location map	

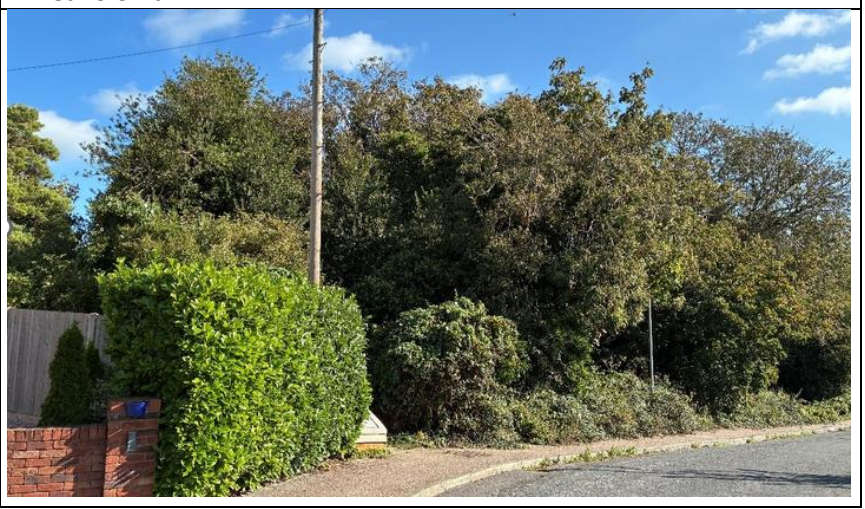
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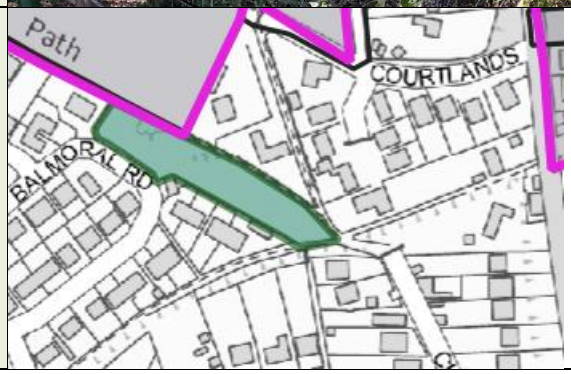
Name of Space	**LGS/RwK8: Ringwould The Butts**
Address and location	Dover Road, Ringwould Grid Ref 636028,148198 (entrance) w3w///patrolled.scam.movies
Ownership details	Ringwould with Kingsdown Parish Council
Description and purpose / current use	Small woodland providing wildlife buffer between Dover Road and Ringwould Allotments/Learning Opportunities Centre. Owned and managed for nature conservation by RwK Parish Council.
Any designations	Common Land – CL48 The Butts, DDC Listed as Protected Open Space.
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves	Borders Dover Road. Access by path off track ER18A off A258, opposite The Five Bells Pub. In Ringwould village, 10m from pub.
Demonstrably Special?	**Beauty:** Rich copse full of birdsong and wildflowers. **Recreation:** Pleasant walk through to allotments. **Tranquility:** Provides and important buffer between the busy Dover Road A258 and the peaceful allotments and the Learning Opportunity Centre. **Wildlife:** Ash and sycamore. Ivy, iris and brambles. Variety of birds. **Historic:** It is unknown whether The Butts refers to archery butts for practice in medieval times or village abutments on the edge of the village of Ringwould.
Local in character?	An area of deciduous woodland between a noisy trunk road and the community allotments and the Learning Opportunity Centre. Provides and important buffer and home for wildlife. Area: 0.4 ha.

Name of Space	**LGS/RwK8: Ringwould The Butts**
Photo	
Location map	

Name of Space	**LGS9/RwK9: Kingsdown The Butts**
Address and location	The Rise, Kingsdown Grid Ref TR37485 48421 w3w///hypocrite.myths.twigs
Ownership details	Ringwould with Kingsdown Parish Council.
Description and purpose / current use	Small woodland providing wildlife buffer between The Rise and Kingsdown and Ringwould C of E Primary School. Owned and managed for nature conservation by RwK Parish Council.
Any designations	Common Land – CL51 The Butts, DDC Listed as Protected Open Space.
Site allocations in Local Plan	No. SAP34 Planning condition to provide safe access between the new development and the school and village. Current plan is new path to Glen Road, but alternative considered is to improve ER5 public footpath.
Planning permissions?	No
Access & proximity including how close to the community it serves	ER5 public footpath from The Rise/Glen Road junction to Kingsdown recreation ground and play area. The Butts is on the western edge of The Rise. 10m to houses on The Rise.
Demonstrably Special?	**Beauty:** Dense copse with birds and niches for wildlife. **Recreation:** Important route between recreation ground/play area and school/village. **Tranquility:** Oasis away from the road along a winding path, charming spot. **Wildlife:** Variety of deciduous/evergreen trees and shrubs: dogwood, cherry trees, hazel, holm oak and holly. Wildflowers, bees, foxes.
Local in character?	Charming winding path through an unspoilt copse connecting the village to the recreation area. Quiet, safe for children, buffered from the road. Area 0.25ha

Name of Space	**LGS9/RwK9: Kingsdown The Butts**
Photo	
Location map	

Name of Space	**LGS/RwK10: Balmoral Road wood**
Address and location	Balmoral Road, Kingsdown Grid Ref TR37624 48797 w3w///commenced.afraid.hands
Ownership details	Private
Description and purpose / current use	TPO/12/00012 Tree belt including Sycamore, Holm Oak, Ash, Pine, Hawthorn, Whitebeam, Walnut, Plum, Apple, Elm, Holly, Hazel
Any designations	No
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves	Balmoral Road pavement along part of SW boundary; Public bridleway: ER22 S boundary; Public footpath: ED47 NE boundary; Permissive path: E boundary. 3m to house on Balmoral Road.
Demonstrably Special?	**Beauty**: Small woodland of mature trees. **Recreation**: Popular footpaths around it to within village and to/from beach. **Tranquility:** Quiet, peaceful. **Wildlife:** Foxes, squirrels, birds, owls. **Historic:** Foundations of old buildings at Eastern end of woodland – possibly Second World War structures.
Local in character?	Small woodland of mature trees along Parish boundary with Walmer. Eastern end foraged by pigs. Western end long established spinney. Area: 0.3 ha.
Photo	

Name of Space	**LGS/RwK10: Balmoral Road wood**
	
Location map	

Name of Space	**LGS/RwK11: Ringwould church field**
Address and location	Ringwould church field, Church Lane, Ringwould Grid Ref TR3599748280 w3w///flasks.rent.crouches
Ownership details	Church of England
Description and purpose / current use	Regularly mown grass field – lovely setting for Grade 1 listed church Wildlife and wildflower field
Any designations	None
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves	Footpath through churchyard from church door to gate into field. 80m to nearest house on Church Lane.
Demonstrably Special?	**Beauty**: Beautiful setting for Ringwould church and churchyard with views from the church field and across the church field from Dover Road and Church Lane. **Historic**: Setting for 12th century church and 1,000- and 1,300-year-old yew trees. **Recreation**: Used by villagers for exercise and dog walking. **Tranquility**: Very peaceful, except by the busy Dover Road along the eastern edge. Wildlife: Birds and insects.
Local in character?	Peaceful meadow used for walking and recreation, surrounded by trees and hedges. Screens church from road, providing a lovely peaceful setting for the church. Area: 0.6 ha

Photo	
Location map	

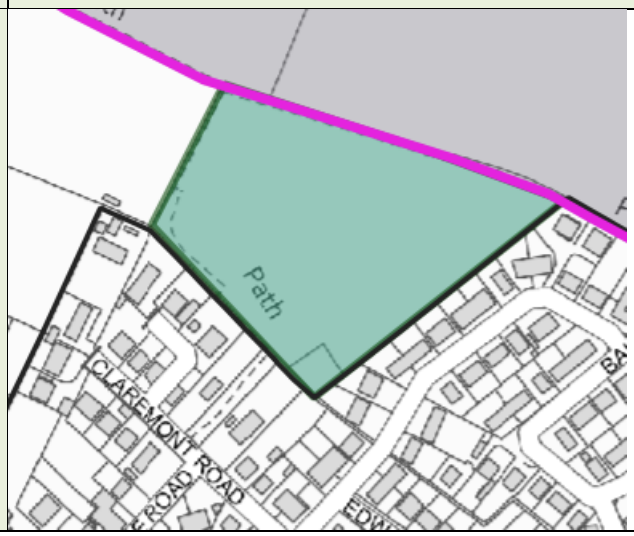
Name of Space	**LGS/RwK12: Kingsdown recreation ground and car park**
Address and location	Ringwould Road, Kingsdown.
Ownership details	Ringwould with Kingsdown Parish Council.
Description and purpose / current use	Sport, recreation and children playing. Parking for recreation area and parents walking children to school along public footpath ER5 through LGS/RwK9.
Any designations	No
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves	Access from Ringwould Road with on-site parking. Public footpath from The Rise/Glen Road junction near the centre of the village along public footpath ER5. 54m to nearest house on Ringwould Road.
Demonstrably Special?	**Beauty:** Views across Ringwould Road over Kent Downs National Landscape and over the village to the sea. **Recreation:** Attractive, spacious well maintained recreation area, very well used with facilities for children and adults. **Tranquility:** Buffered from the road by mature trees, hedges and the car park. **Wildlife:** Surrounded by hedges, trees & gardens. Haven for birds and insects.
Local in character?	Vital green space on the edge of the village. Used by many in the community, old and young alike for exercise, recreation, picnics and meetings. It benefits child mental health through outdoor play. Lovely views to the sea and across the Kent Downs National Landscape. Area: 0.66ha

Name of Space	**LGS/RwK12: Kingsdown recreation ground and car park**
Photo	
Location map	

Name of Space	**LGS/RwK13: Kings Close Green**
Address and location	Kings Close, Kingsdown.
Ownership details	Dover District Council.
Description and purpose / current use	Amenity area between road and housing.
Any designations	No
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves	Easy access from houses with garden gates opening onto the green with a network of linked paths. 2m to nearest house.
Demonstrably Special?	**Beauty:** Open space set amongst higher density housing. **Recreation:** Seating provided. Residents enjoy the green space. Protected by bollards to keep cars off the area. **Tranquility:** Limited traffic on quiet cul de sac. **Wildlife:** Mown grass, with cherry trees providing blossom in spring.
Local in character?	Important community green space providing opportunity for healthy outdoor activities for local residents where children can play and locals can sit and enjoy the cherry blossom, the sound of the sea and birdsong. Area: 0.2 ha.

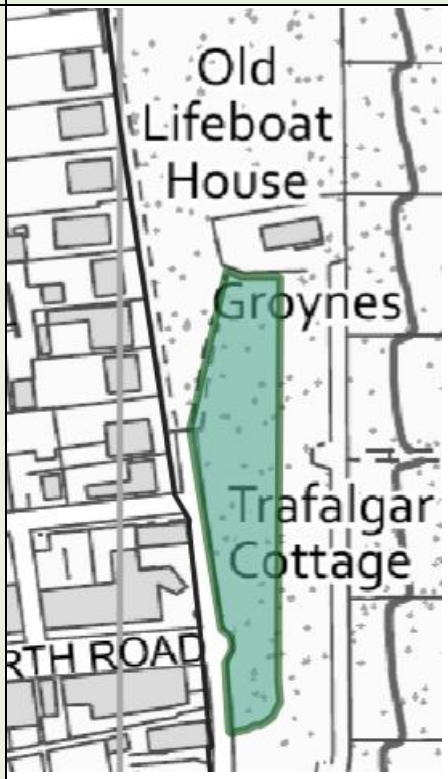
Name of Space	LGS/RwK13: Kings Close Green
Photo	 
Location map	

Name of Space	**LGS/RwK14: Field behind Balmoral Road/Claremont Road**
Address and location	Field behind Balmoral Road/Claremont Road ///pose.skills.forge
Ownership details	Private
Description and purpose / current use	Wildlife and wildflower field
Any designations	No
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves	Public footpaths: ER3 along SW edge of field; ED47 along NE edge of site. Both connect to Balmoral Road. 35m to nearest house on Balmoral Road.
Demonstrably Special?	**Beauty:** Chalk grassland habitat with wildlife and wildflowers. Views across the field to the village and sea. **Recreation:** Popular footpaths to appreciate the tranquility. Regularly used by dog walkers. **Tranquility:** Very peaceful, away from road noise with birdsong. **Wildlife**: Badgers, foxes, hedgehogs, skylarks, kestrels, wildflowers.
Local in character?	Rare chalk grassland habitat with lovely views over Kingsdown to the sea.
Photo	

Name of Space	LGS/RwK14: Field behind Balmoral Road/Claremont Road
Location map	

Name of Space	**LGS/RwK15 Kingsdown beach huts and boat park**
Address and location	Kingsdown beach huts and boat park, Wellington Parade, Kingsdown Grid Ref TR38032 48584 w3w///relishing.blaring.historic
Ownership details	Dover District Council
Description and purpose / current use	Beach huts used by leaseholders for recreation at the beach. Boat park used for boat storage, also leased (leases are from DDC).
Any designations	Within the Kingsdown and Walmer beach Local Wildlife Site. Within the Kingsdown Conservation Area.
Site allocations in Local Plan	No
Planning permissions?	Yes, proposal to replace and add to the beach huts on site.
Access & proximity including how close to the community it serves	Via North Road to Wellington Parade – along western edge of site. Public footpath: ER292 King Charles III English Coast Path – along western edge of site. 2m to entrance to nearest property on Wellington Parade.
Demonstrably Special?	**Beauty**: Iconic view of wide variety of multi-coloured beach huts, wildflowers on vegetated shingle and boats capturing the timeless beauty of Kingsdown water front. Views N across The Downs to White Cliffs at Ramsgate, SE across the channel to the French coast and south to the White Cliffs in Kingsdown. **Historic significance:** The wide variety and multicoloured beach huts have been a key element of the Kingsdown 'scene' for many years. Within the boat park is a memorial to Gertrude Ederle, the first woman to swim the English Channel who landed here. **Recreation:** Beach huts used by swimmers, anglers and families. Boat park used by local sailors with storage of yachts, windsurfers, kayaks and motor boats. Key setting for popular Zetland Arms public House on the beach. **Tranquillity:** Lovely peaceful area enjoyed by local residents and visitors away from traffic noise. **Wildlife:** Part of Kingsdown and Walmer beach Local Wildlife Site with wide variety of wildflowers and garden escapees. Birds, butterflies and insects.
Local in character?	The importance of the beach huts and boat park to the villagers and visitors is demonstrated by the popularity of images of the site to be sent as cards, posted on the web or in frames in our houses. This is important for tourism and the local economy. The individual charm of the huts is unique to Kingsdown and an important part of our heritage.

Name of Space	**LGS/RwK15 Kingsdown beach huts and boat park**
	Area: 0.3ha
Photo	 

Name of Space	LGS/RwK15 Kingsdown beach huts and boat park
Location map	

NAME of Space	LGS/RwK16: Victoria Road Wildflower and Wildlife Meadow
Address and location	Victoria Road, Kingsdown Grid Ref TR3725 347705 (entrance) W3w///minute.welfare.proclaims
Ownership details	Kingsdown Conservation Trust (known as: Kingsdown Land Trust).
Description and purpose / current use	Wildflower and wildlife meadow.
Any designations	No
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves	Field bordered by Victoria Road to South East and Public Bridleway ER23 to North West with Public Footpath ER306 along North East edge of the meadow. Public footpath ER306 is separated from the meadow by a wire fence providing good views of the wildflower meadow from the path. 12m to entrance of nearest property on Victoria Road.
Demonstrably Special?	**Beauty:** Lovely wildflower meadow full of oxeye daisies and cow parsley. **Recreation:** Popular footpath to Kingsdown Woods. **Tranquility:** Quiet area on edge of village within KDNL. **Wildlife:** Oxeye daisies, cow parsley, shrews, rabbits, foxes. Owl nest box on site.
Local in character?	Beautiful wildflower meadow on chalk grassland on the edge of the village enjoyed by many villagers as a highlight of their regular walks. Area: 0.7 ha.

NAME of Space	LGS/RwK16: Victoria Road Wildflower and Wildlife Meadow
Photo	
Location map	

APPENDIX E – LOCALLY SIGNIFICANT VIEWS

E1. This policy should be read in conjunction Policy RKNP12.

E2. The following views have been identified as locally significant in the Parish:

V/RwK1: Ringwould Road junction with Dover Road looking ENE to Kingsdown village and the sea

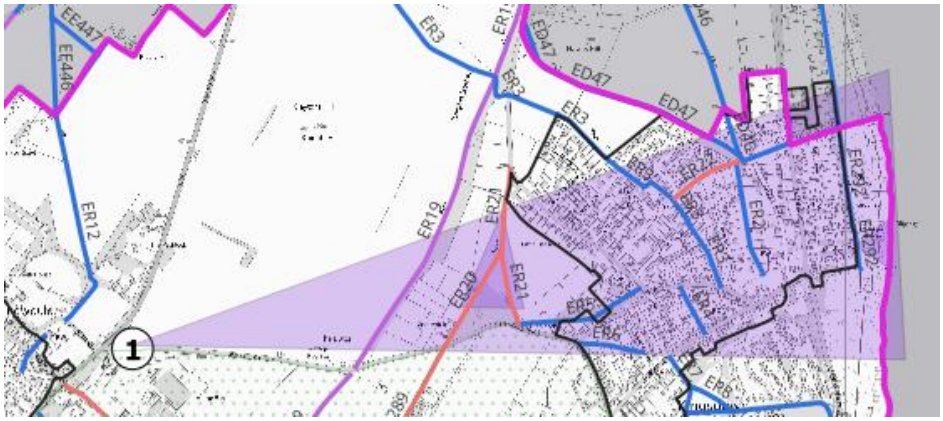


Grid Ref TR36172 48273. w3w///shuts.hurricane.taped

As you turn from Dover Road onto Ringwould Road, whether walking, cycling or driving, you catch the first glimpse of the sea, beyond the largely wooded clifftop and house roofs of Kingsdown. Close by, within Ripple F3 Local Character Area (LCA), you have open farmed chalk downland dipping away to Knight's Bottom, with woodland and a chalk ridge on the other side of the valley. As Ringwould Road is the northern boundary of the Kent Downs National Landscape (KDNL) this is an important view from within the KDNL.

The DDLP SAP34 Land at Woodhill Farm (KIN002) development will impact this view. It is important that condition c. in the Local Plan for this development is strictly met during the planning, build and maintenance of planting stages to minimise the impact on this iconic view.

An appropriate landscape buffer along the boundary of the site and structural planting within the site, determined by a Landscape and Visual Impact Assessment, is required to mitigate the impact of development on the AONB and wider countryside and include the retention and enhancement of the existing trees/hedgerows around the site, specifically on the western and southern boundary.

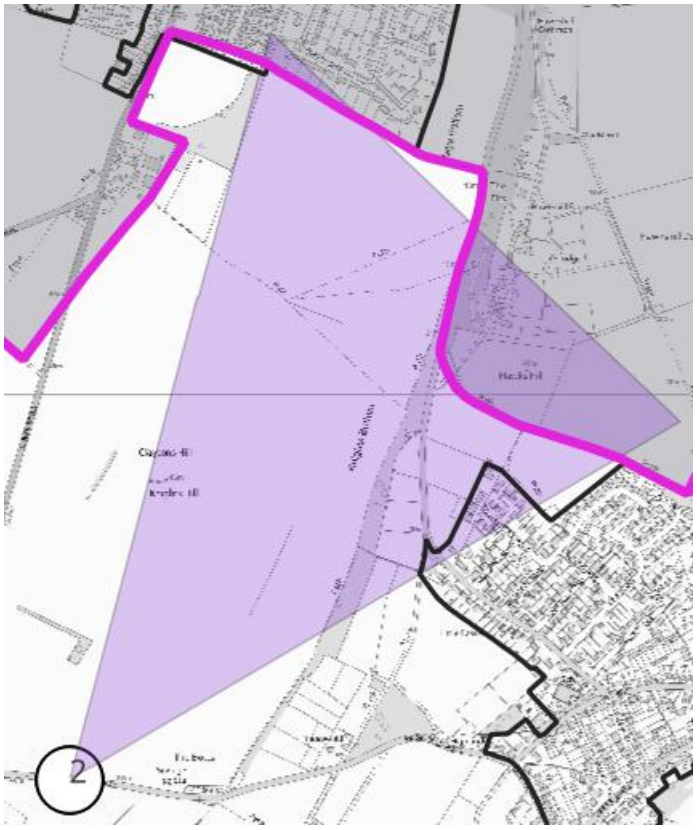


V/RwK2: Ringwould Road 'Ray's Seat', Home Farm: NE to Clayton's Hill and Knight's Hill



Grid Ref TR36320 48268. w3w/// remit.scored.became

Sitting on Ray's Seat by Home Farm on Ringwould Road the view across Ripple F3 LCA across arable fields, rolling chalk downland to wooded areas on Knight's Hill and Clayton Hill with Walmer and the sea in the distance.

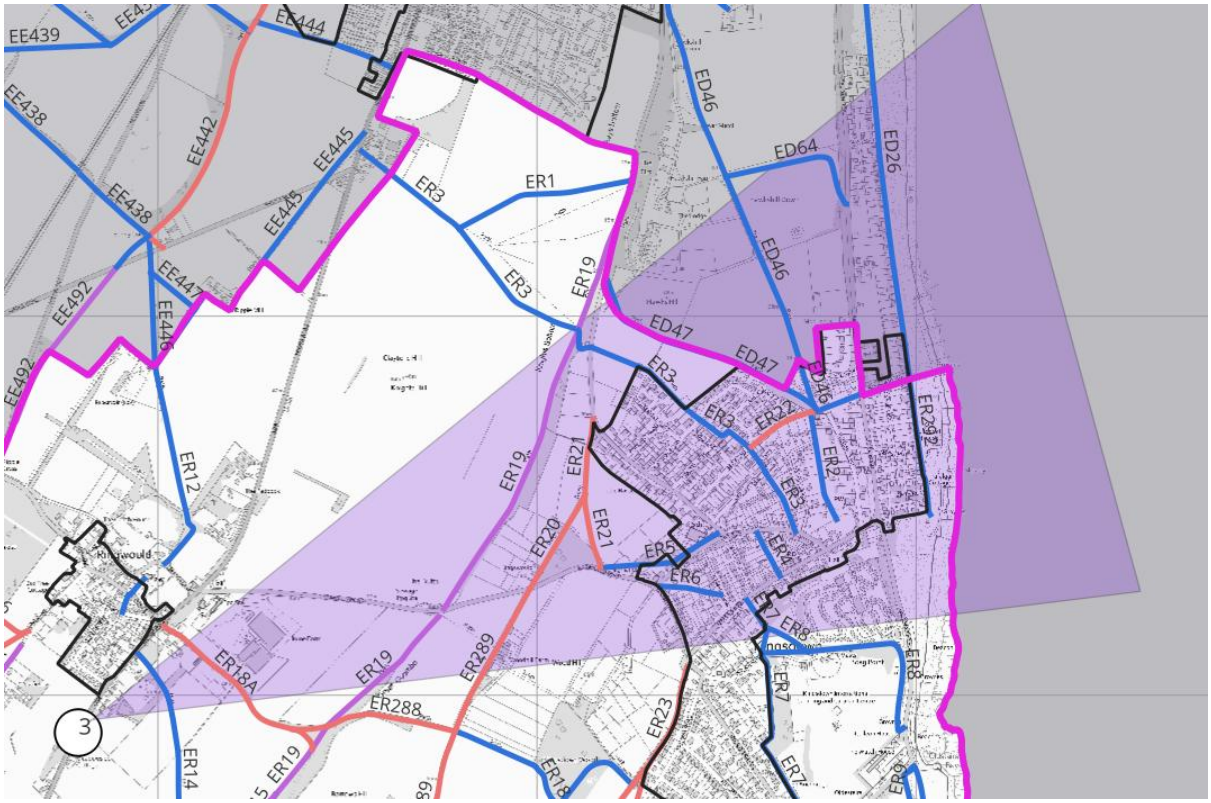

2

V/RwK3: Dover Road (A258), Ringwould pavement by Yew Tree Cottage: ENE to Kingsdown and the sea



Grid Ref TR35722 47757. w3w/// leaned.certified.slopes

As you travel along the Dover Road through Ringwould towards Deal, this is your first glimpse of Kingsdown across the KDNL rolling chalk downs with the sea beyond.

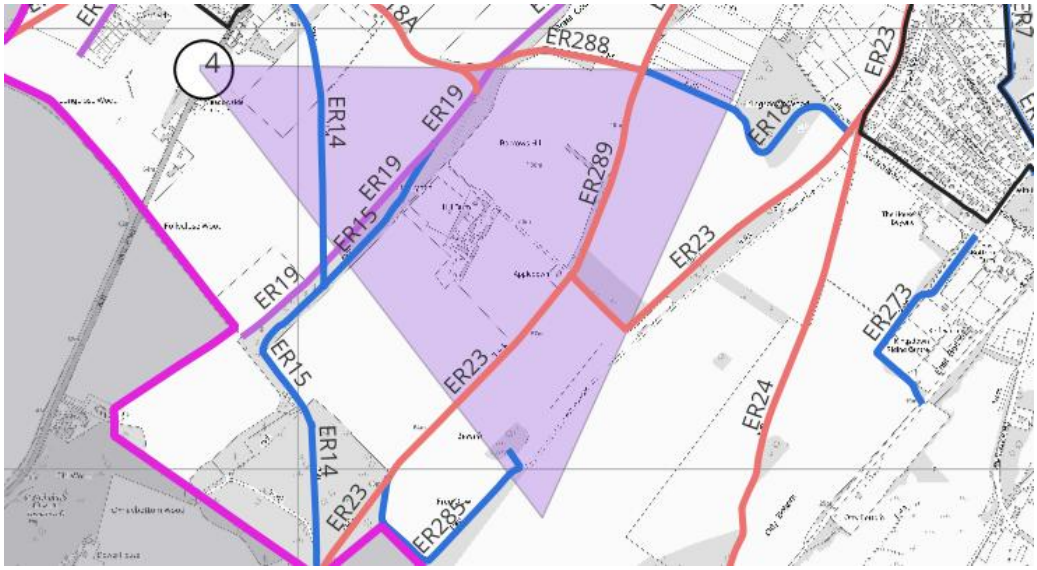

EE439
EE444
EE438
EE442
EE445
ER3
ER1
ED46
ED64
ED26
EE447
EE492
EE446
ER19
ED47
ER12
ER21
ER20
ER5
ER6
ER4
ER7
ER8
ER18A
ER289
ER288
ER23
3

V/RwK4: Dover Road (A258), Ringwould near Bay Tree Cottage: SE to The Lynch and Tumuli



Grid Ref TR35722 47757. w3w/// leaned.certified.slopes

From the pavement outside Yew Tree Cottage on Dover Road you see the woodland around the ancient burial tumuli along the ridge line, chalk downland with The Lynch deciduous woodland in the valley below. The location is easily accessible from the centre of Ringwould along the pavement on the west side of Dover Road.

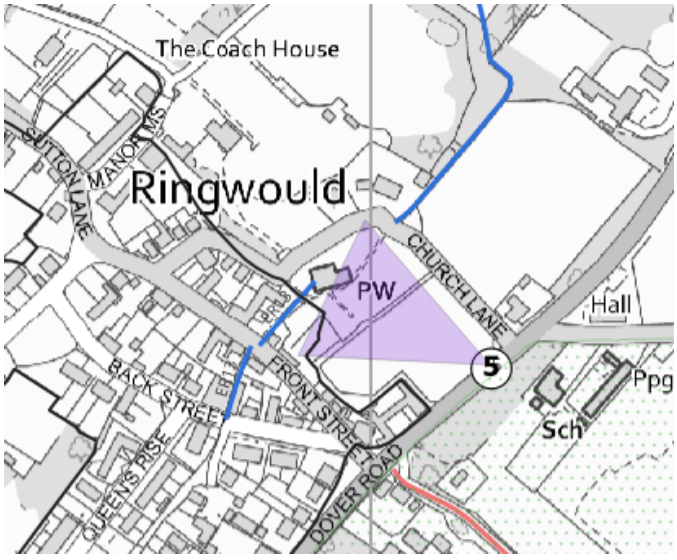


V/RwK5: Dover Road (A258) bus stop near Church Lane: NW across Church Meadow to Ringwould Church



Grid Ref TR36076 48257. w3w/// slicer.vowed.sheds

Behind the bus stop on the west side of Dover Road, near Church Lane is a view across Church Meadow to the Grade 1 listed Ringwould Church.

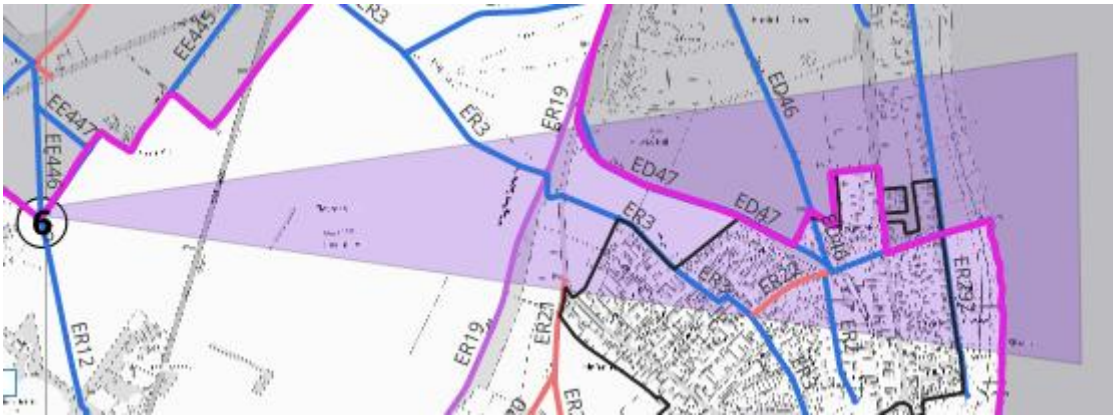


V/RwK6: Nelson's Seat: E Kingsdown village and the sea

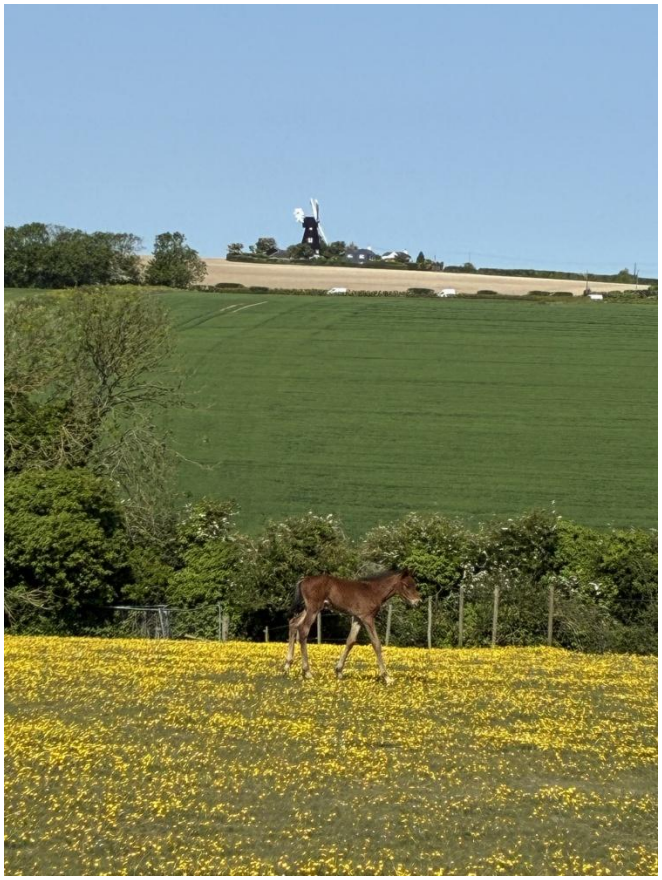


Grid Ref TR35994 48872. w3w/// stencil.screaming.proudest

Nelson's seat is located on footpath ER12 From Ringwould Church to Ripple Windmill, close to the boundary with Ripple Parish. From here you can enjoy iconic views over Ripple F3 LCA open farmland to Knight's Hill, the largely wooded clifftop with house roofs of Kingsdown visible and the famous Down's anchorage for Nelson's fleet beyond.

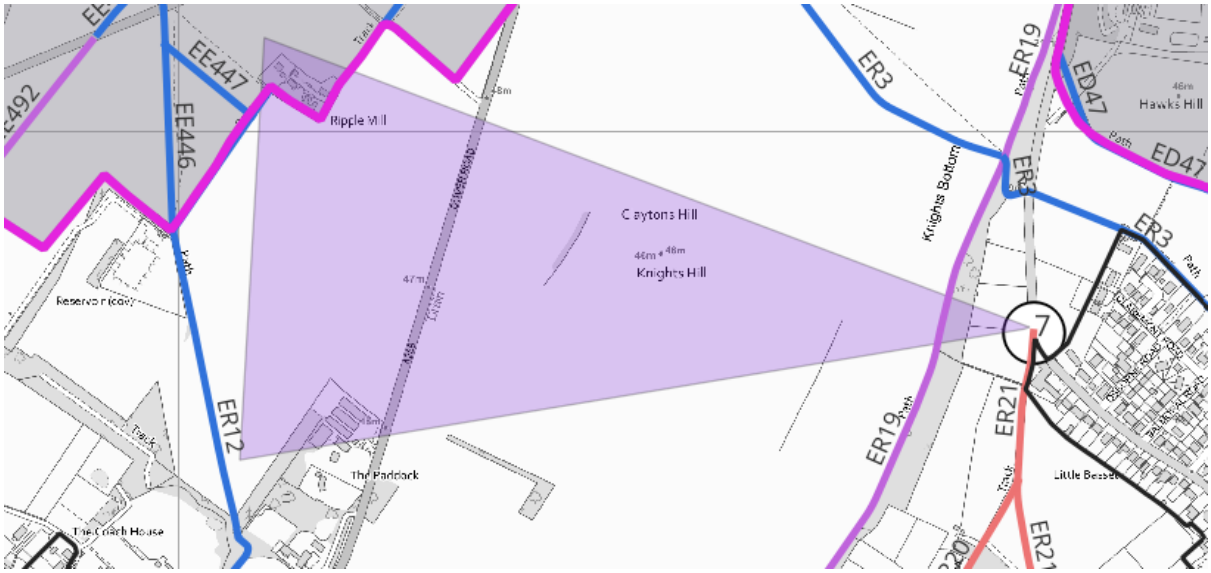


VRwK7: Glen Road/Public Footpath ER21 NW to Ringwould Windmill



Grid Ref TR3714848727. w3w/// amps.burn.scariest

Leaving Kingsdown by Glen Road, you enjoy open views to the left, over open farmland to Ripple Windmill and St Mary's Church Walmer in the distance. The viewpoint selected is where Public Bridleway ER21 heads off to the left. The view is across high quality rolling chalk downland typical of the Ripple F3 Local Character Area. In the foreground is a wildflower meadow often grazed by horses. dropping down to a mature deciduous hedgerow along Knights Bottom, then rising farmland to Dover Road with Ripple Windmill just beyond the Parish boundary.



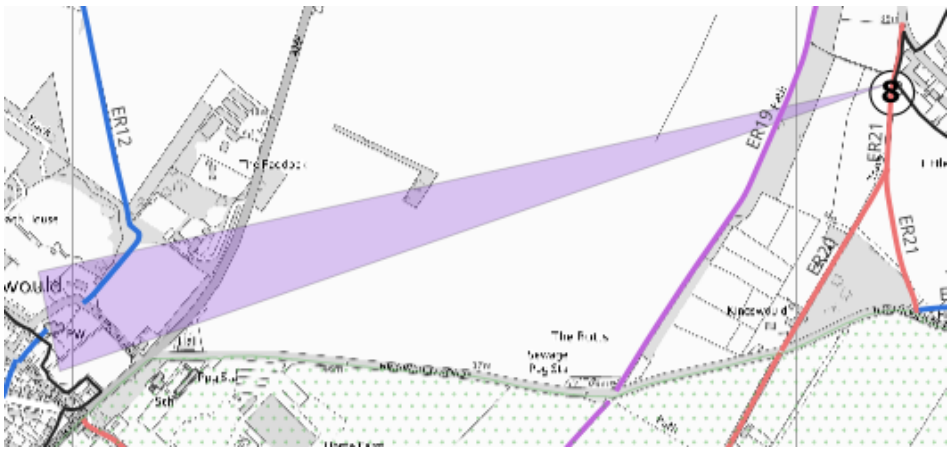
V/RwK8: Public Bridleway ER21 W to Ringwould church



Grid Ref TR3713548636. w3w/// reduce.fuss.configure

Walking or riding along Public Bridleway ER21 from Glen Road you enjoy open views to the right, over open farmland to Ringwould Church in the distance in the winter, whilst in summer you need to select the right gap in the hedgerow to catch a glimpse of the church tower. Again, the view is across high quality rolling chalk downland typical of the Ripple F3 Local Character Area. In the

foreground is a wildflower meadow, dropping down to a mature deciduous hedgerow along Knights Bottom, then rising farmland to the mature tree line on the edge of Ringwould village with a gap allowing the church tower to be seen.



V/RwK9: Bridleway ER21: S to KDNL and Freedown woods



Grid Ref TR3713748657. w3w/// dunk.feels.ditching

Stopping at the first gate on the right along Public Bridleway ER21 you enjoy open views in the direction of the path over the Kent Downs National Landscape to Kingsdown Wood on the brow of the hill and Freedown Wood in the distance on the edge of the Parish. In the foreground is a wildflower meadow.

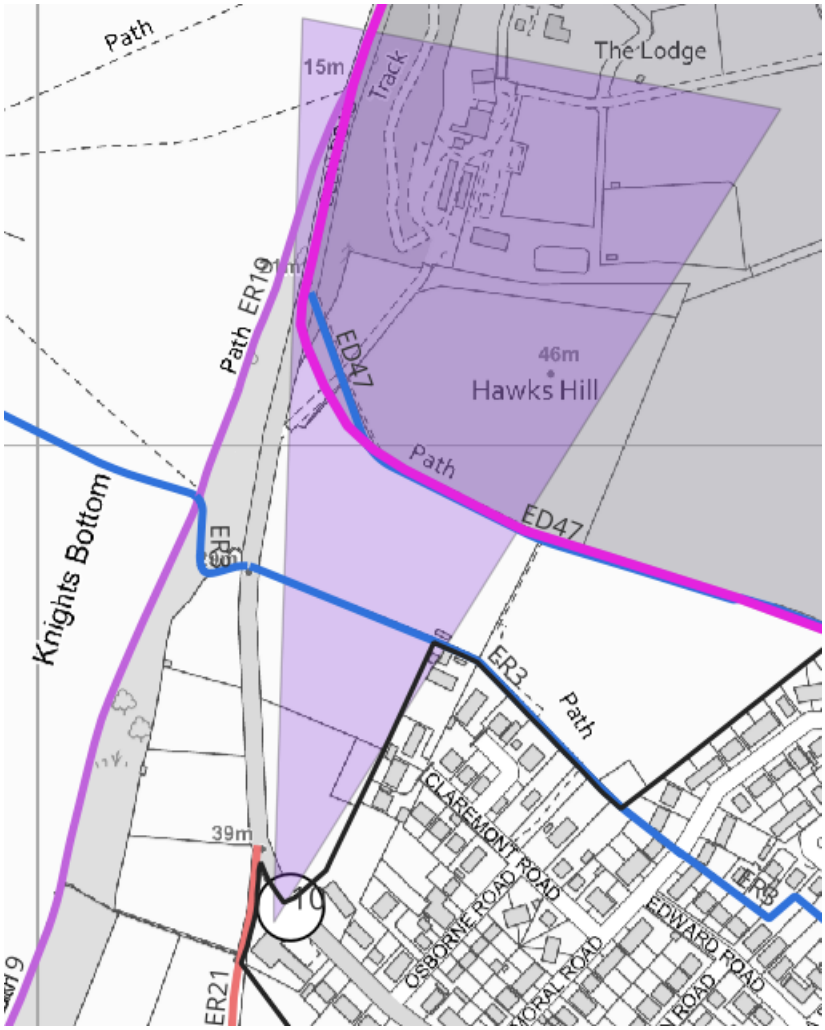


V/RwK10: Glen Road – Gateway opposite Glendale Lodge: N to Clayton's Hill and Knight's Hill



Grid Ref TR37168 48704. w3w/// positions.think.subplot

Looking across lowland meadow grazed by horses with profusion of spring flowers to Knights Hill and beyond to St Mary's Church in Walmer and a sea view across to Ramsgate in the distance. With deciduous woodland on Clayton's Hill on the right and to the left of this the rolling chalk downland of Knight's Hill valuable landscape representative of the Ripple F3 LCA.

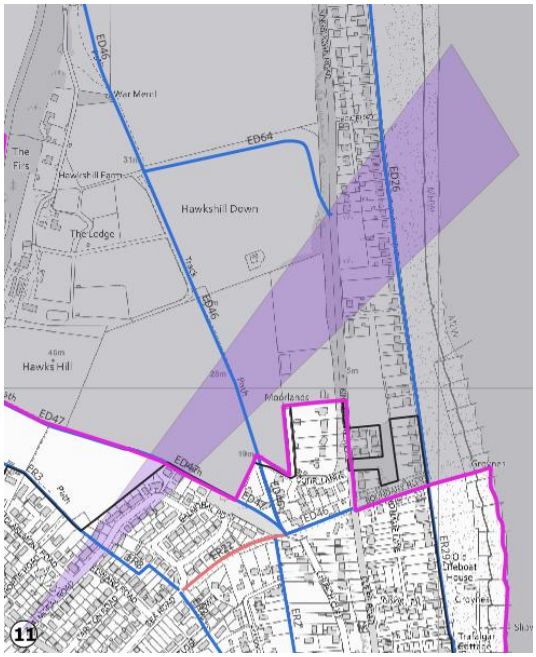

Path
15m
Track
The Lodge
Path ER19
ED47
46m
Hawks Hill
Path
ED47
Knights Bottom
ER3
Path
CLAREMONT ROAD
OSBORNE ROAD
EDWARD ROAD
39m
ER21

V/Rwk11: Glen Road/Balmoral Road Junction: NE to sea



Grid Ref TR37300/48587. w3w/// crowned.party.thinnest

Open view down Balmoral Road, across Edward Road with sea view glimpsed between the trees.

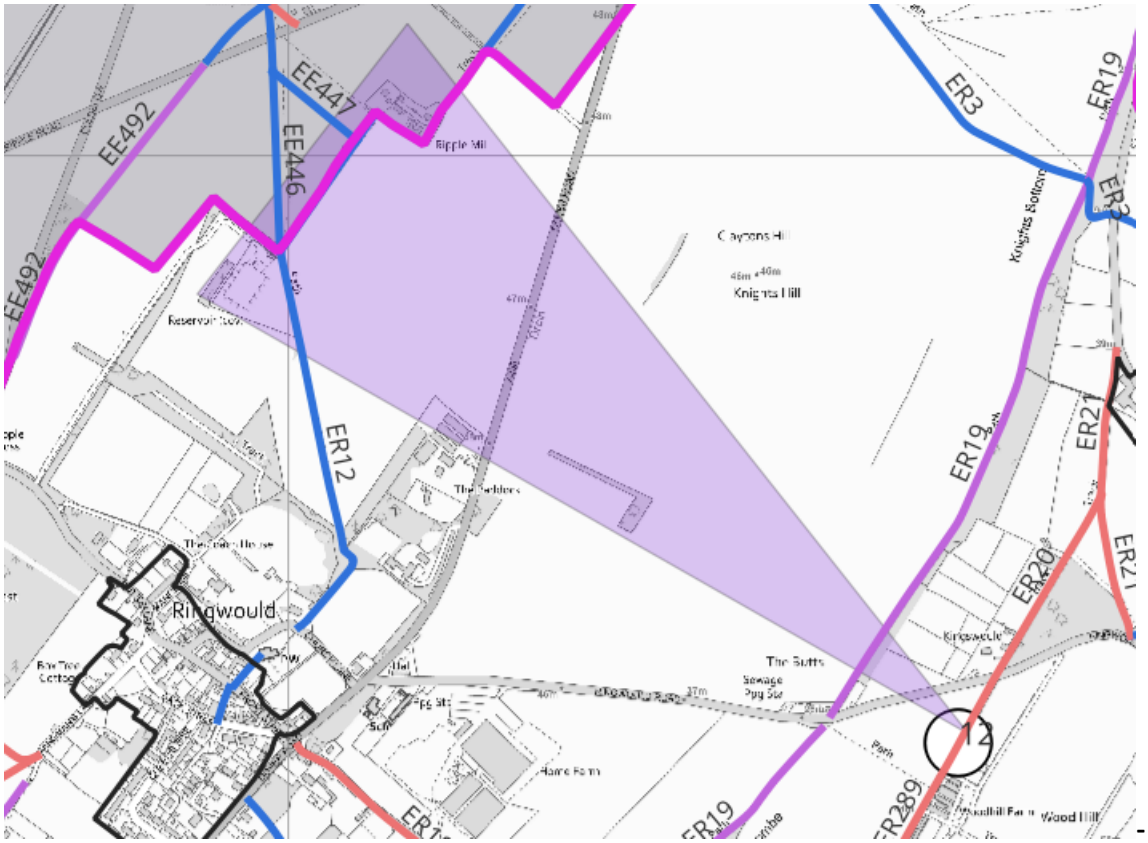


V/RwK12: Whitehill Livery: NW to Ripple Windmill



Grid Ref TR3691048151. w3w/// vines.alive.storeroom

From Whitehill Livery on Public Footpath ER289, a gap in the hedge reveals a view looking NW across chalk downland of the KDNL to Ripple Windmill in the distance.


EE492
EE447
EE446
EE492
ER12
ER3
ER19
ER19
ER20
ER19
ER289
Ripple Mill
Knights Hill
Ringwould
The Sutts
Sewage
Pig Sty
Home Farm
Wood Hill
12

V/RwK13 : Public Footpath ER23 north edge of Freedown Woods: NW to SE 180 degree panoramic view





N to Home Farm with sea and Ramsgate in distance



NNE with the sea in the distance



NE-E to Kingsdown Wood and wood on Barrow Hill

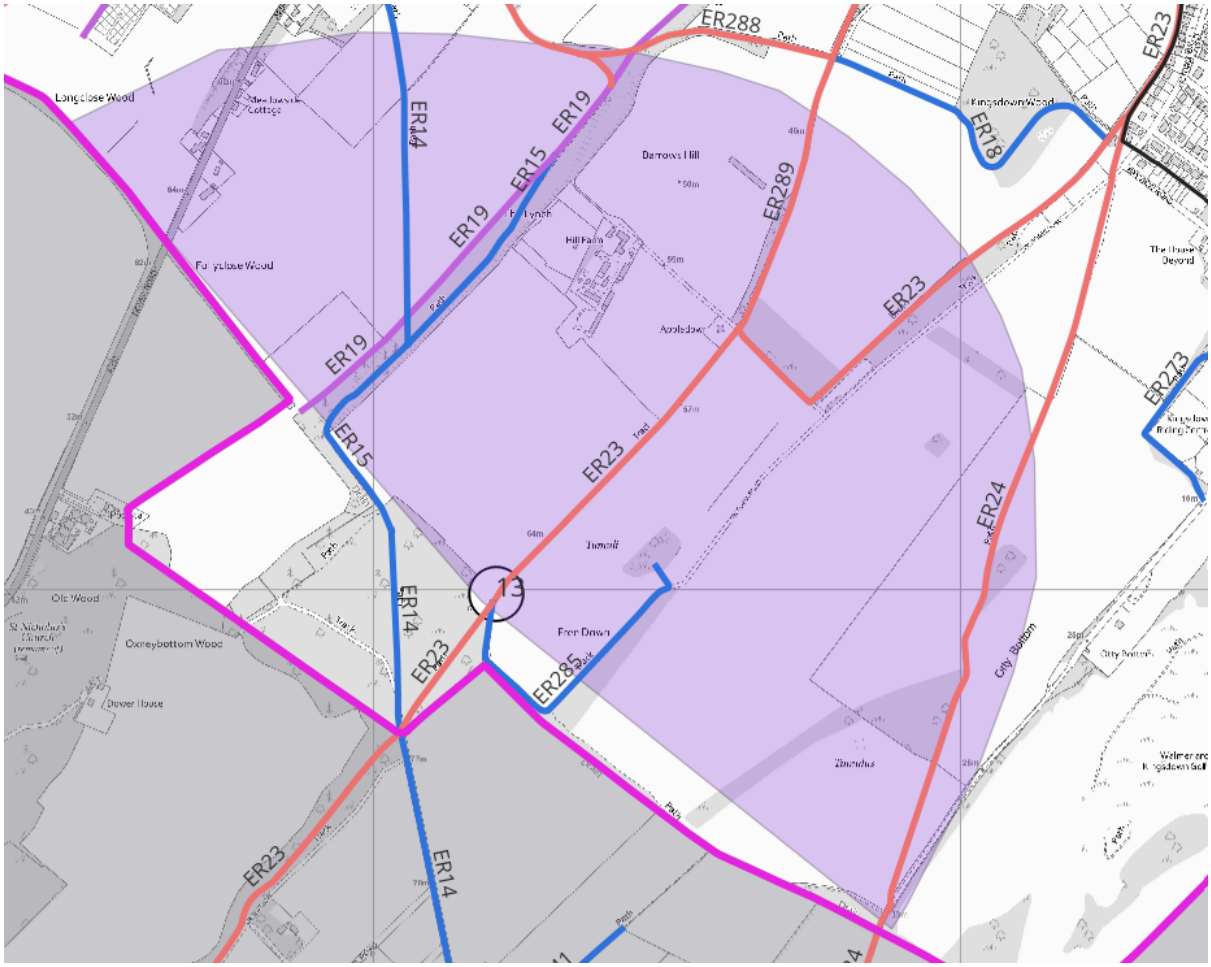


NE to Kingsdown Wood



Walking north along footpath ER23 from Freedown Wood, the 180 degree panoramic view from Ringwould village to the West, the sea and Kingsdown wood to the north and the ancient tumuli on the top of Barrow Hill to the east is magnificent. This wonderful view across the Kent Downs National Landscape demonstrates the key rural character of the Parish which is so valuable and requires protection from inappropriate development.

Grid Ref TR3622246997
w3w///torched.bootleg.outcasts

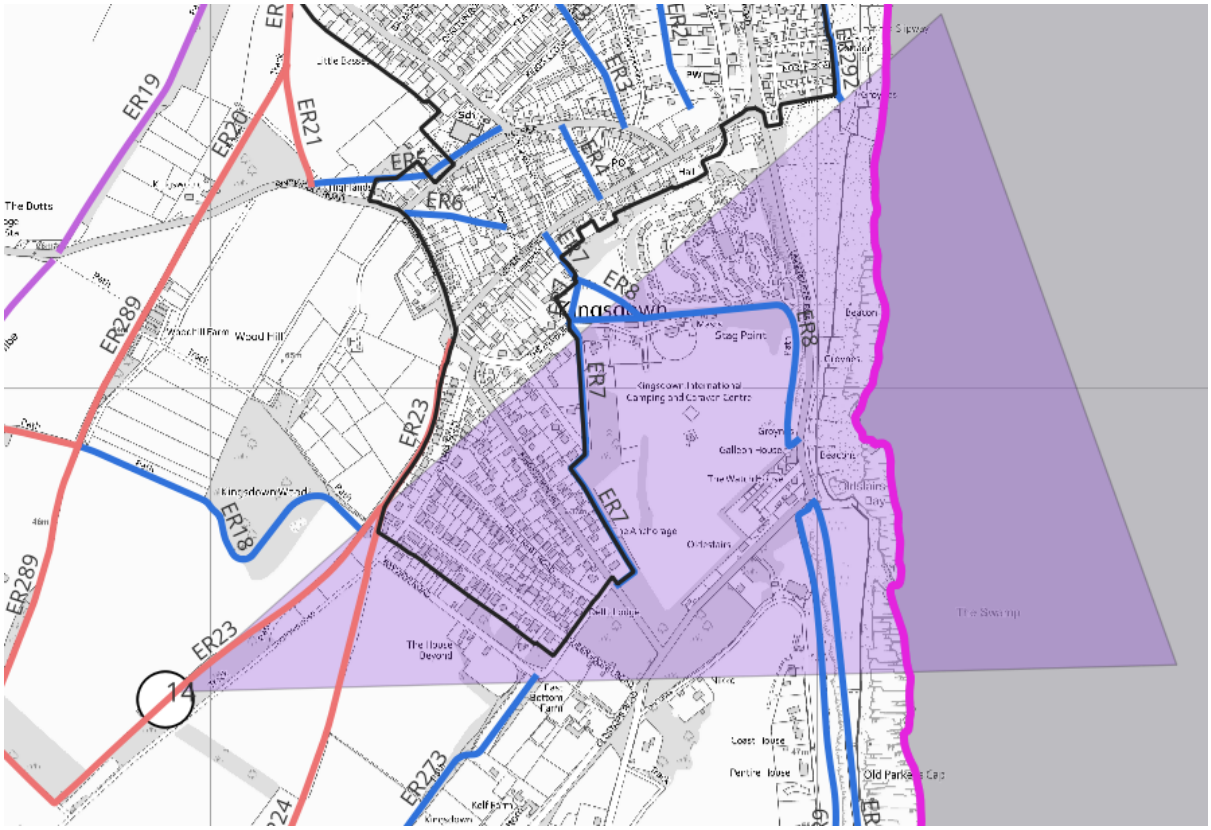

ER288
ER23
ER18
ER19
ER15
ER14
ER289
ER273
ER24
ER285
13
Long close Wood
Fairylodge Wood
Darrows Hill
Hill Farm
Applesdown
Old Wood
Oxneybottom Wood
Dover House
Free Down
Kingsdown Wood

V/RwK14: Victoria Road track: ENE to Kingsdown Village, The Leas and sea



Grid Ref TR3705347536. w3w///unfair.whom.ambitions

As you walk towards Kingsdown, along the track that extends from Victoria Road (FP ER23), you have open farmed chalk downland dipping away to woodland along Otty's Bottom, with the golf course and The Leas on chalk downland on the other side of the valley. To the left you see the edge of Kingsdown village with the Downs and low tide the Goodwin Sands beyond.

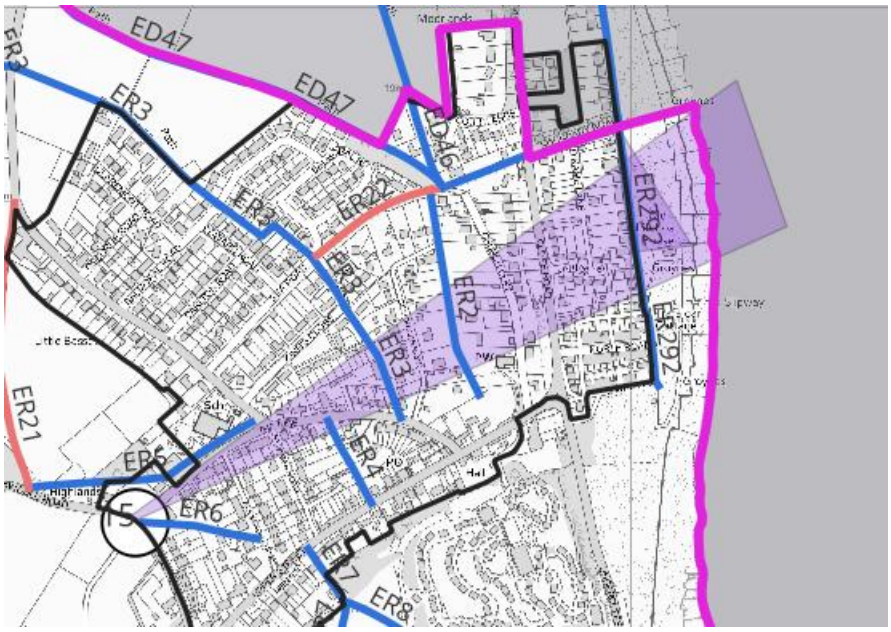

ER19
ER20
ER21
ER5
ER6
ER3
ER4
ER2
ER292
ER7
ER8
ER289
ER23
ER18
ER273
The Dutts
Wood Hill
Kingsdown Wood
Stag Point
Kingsdown International Camping and Caravan Centre
Galleon House
The House Beyond
Old Park
14

V/RwK15: Ringwould Road/The Rise Junction: NE to the sea



Grid Ref TR3731948296, w3w/// enchanted.skin.trendy

Looking down The Rise from the Junction with Ringwould Road, the sea view of the famous Downs with the Goodwin Sands beyond over the rooftops of Kingsdown is framed by a pine tree on the left-hand side of the road.



V/RwK16 : Victoria Road track/Hill Farm track: NE to SW 180 degree panoramic view



SW to Tumuli and Freedown Wood





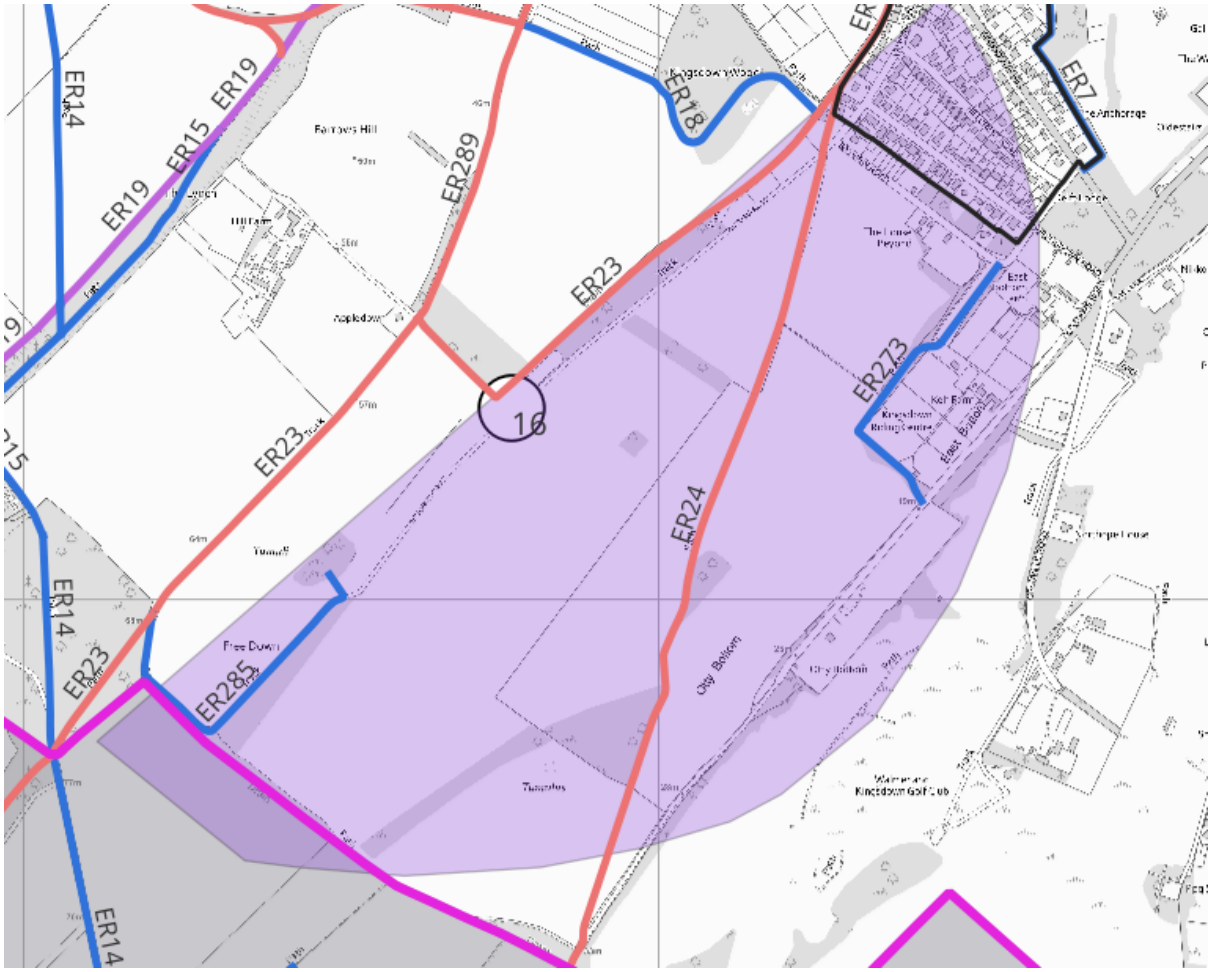
SSE to Dover Patrol War Memorial and ENE to The Leas and sea





Where Hill Farm track joins the Victoria Road track, the 180 degree panoramic view from the Leas and the sea to the East, the Dover Patrol Memorial to Freedown wood and the Tumuli to the West, the Dover Patrol Memorial to the Leas and the sea to the East is breath-taking. This wonderful view across the Kent Downs National Landscape demonstrates the key rural and maritime character of the Parish which is so valuable and requires protection from inappropriate development.

Grid Ref TR36777 47301. w3w///inflating.scrable.hushed


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V/RwK17: Upper Street/The Avenue Junction: NE down Upper Street



Grid Ref TR37573 48272. w3w///unions.aims.pacemaker

As you walk down Upper Street from the junction with The Avenue to the junction with St James' Road you enjoy mature trees, a wide variety of different house styles with the unchanged narrow street view with historical buildings and unchanged cottages through the conservation area.



V/RwK18: Victoria Rd track beyond Bayview Rd Junction: SE to village and golf course

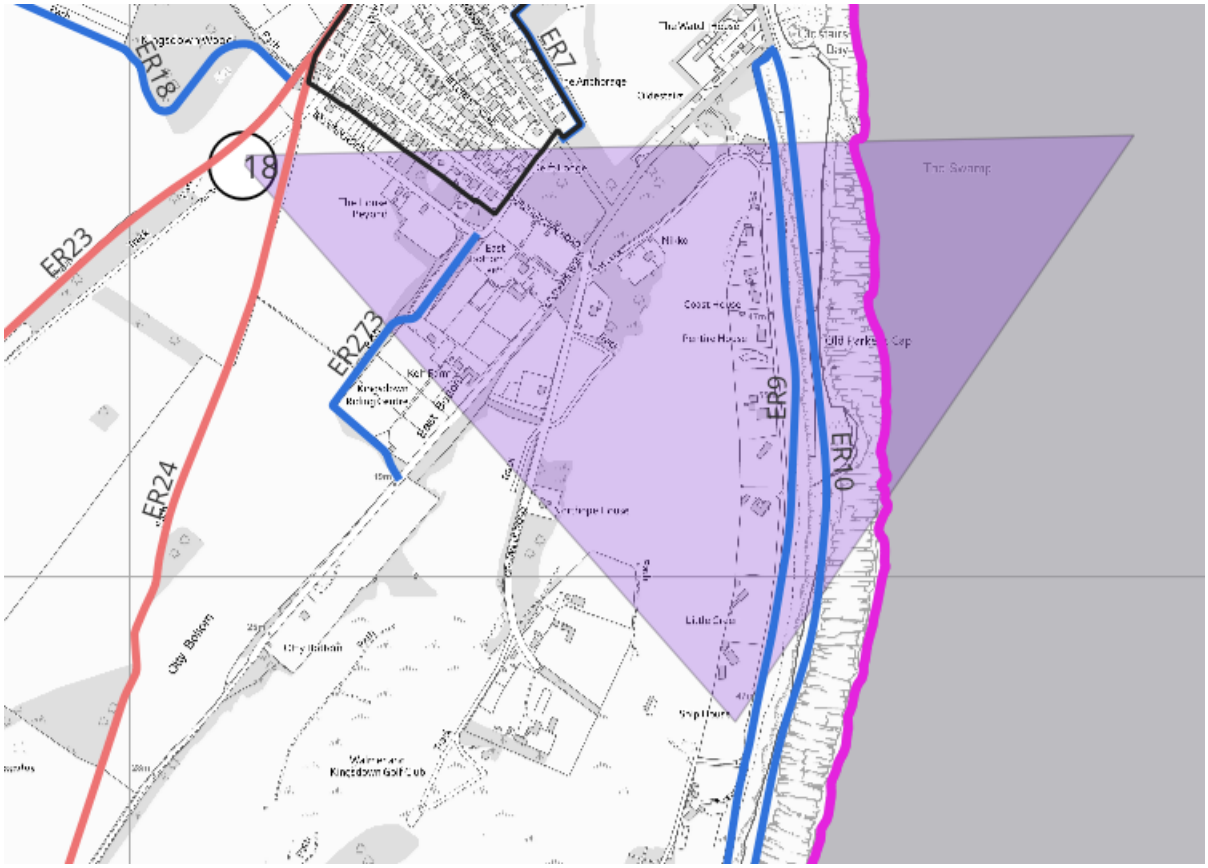






Grid Ref TR37187 47638
w3w/// aged.appeal.frostbite

Looking towards Kingsdown over arable farmland with the wooded valley rising to the golf course to the fright and the sea beyond. This view of chalk grassland in the KDNL demonstrates the character of the local area including the settlement area, coniferous copse, deciduous woodland, recreational golf course and the sea.

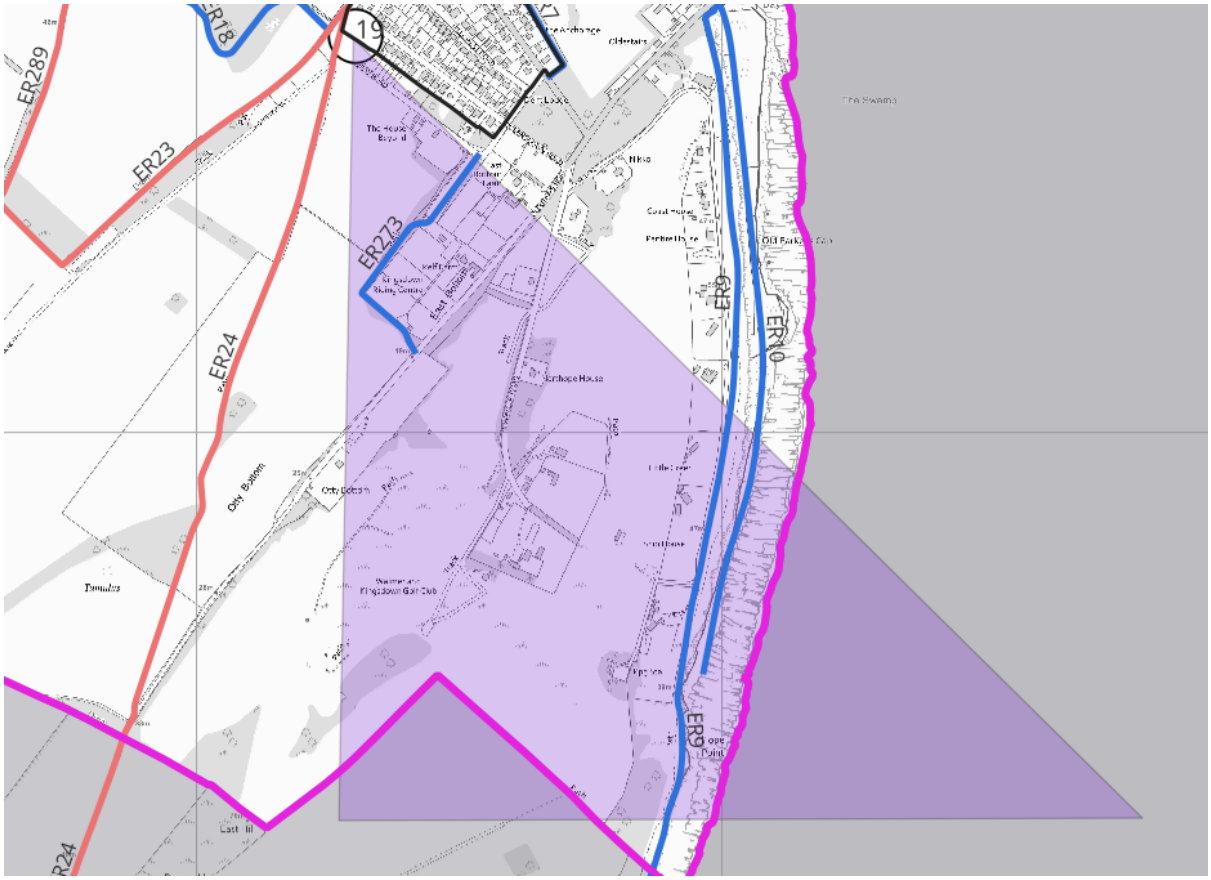

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ER9
ER10
Clay Bottom
Kingsdown Golf Club

V/RwK19: Bayview Road: SSE-S to Little Banks



Grid Ref TR37285 47718. w3w/// apes.ditched.troubled

From the junction of Victoria Road and Bayview Road at the settlement boundary over arable chalk grassland, a wooded valley to the Dover Patrol Monument on the cliff top at St Margaret's. The location and the whole view is within KDNL.


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ER9
Oxly Bottom
Kingsdown Golf Club

V/RwK20: St John the Evangelist: E to the sea



Grid Ref TR37807 48493. w3w/// aviators.tend.trooper

From St John the Evangelist church the view with the beautiful award-winning churchyard in the foreground with a commanding view to the sea and mixed woodland to the right.



V/RwK21: North Road/Wellington Parade Junction E to boat park, beach huts, beach and sea





Grid Ref TR38026 48587. w3w///wonderful.vague.winter

The view towards the sea from the junction of North Road and Wellington Parade (FP ER292) is a lovely iconic seaside scene with wide variety of multicoloured beach huts in the foreground. The view is within the Kingsdown Conservation Area across the Kingsdown and Walmer beach local nature reserve with a great example of vegetated shingle across the boat park with more formal shingle garden of the Old Lifeboat House beyond.



V/RwK22: Upper Street/Church Cliff Junction: ENE to South Road, beach and the sea



Grid Ref TR37861 48441. w3w/// leopard.workbook.flippers

Looking east from Upper Street close to the junction with Church Cliff you see the timeless white fishermen's cottages down South Road the first area to develop in Kingsdown. The vegetated shingle to the right is still the location of at least one fishing boat. A characterful large shingle wall to the right. The view is within the Kingsdown Conservation Area.


Old
Lifeboat
House
Groynes
Slipway
Trafalgar
Cottage
NORTH ROAD
PW
Hall
CHURCH CLIFF
CLIFFE ROAD
JARVIS TPL
ER292

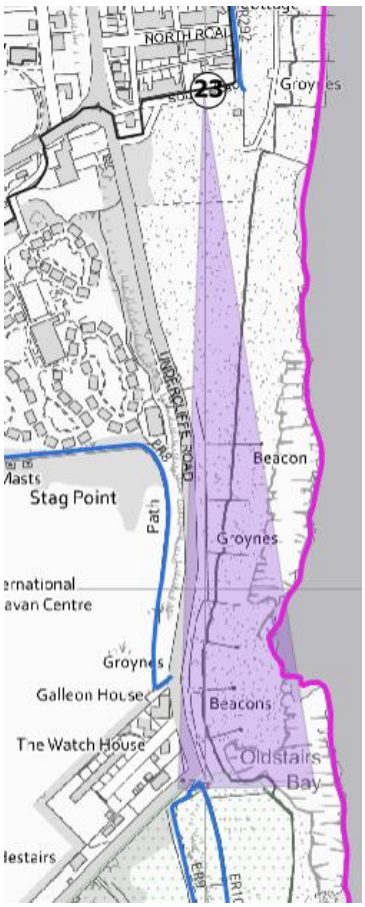
V/RwK23: South Road, Kingsdown: S beach and cliffs





Grid Ref TR38019 48479. w3w/// sidelined.rebounds.suspends

Looking from South Road across the vegetated shingle Site of Special Scientific Interest (SSSI) with abundant wildflowers, fisherman's huts and boats, to Oldstairs Bay, the Rifle Range and the cliffs topped by the golf course and The Leas.



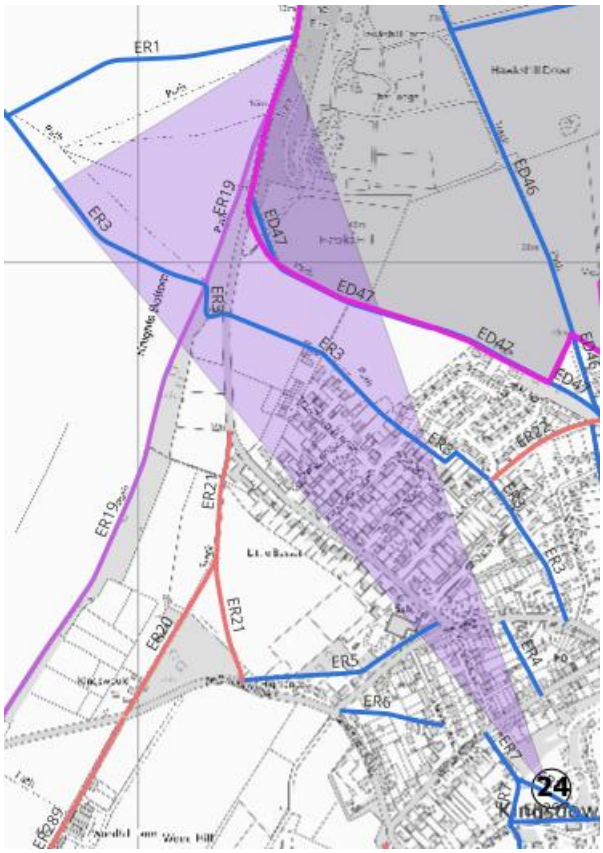
VRwK24: The view over Kingsdown village from land adjacent to Kingsdown Park NNW





Grid Ref TR37672 48153. w3w///gracing.attends.nickname

Walking along footpath ER7 from Upper Street and forking to the left along ER8 across chalk grassland adjacent to Kingsdown Park towards Oldstairs Bay, the view is to NNW. In winter you have views across the rooftops of Kingsdown to the wood on Clayton's Hill and Richard's Road water tower in Deal beyond. In summer the view is glimpsed through the gaps in the trees.

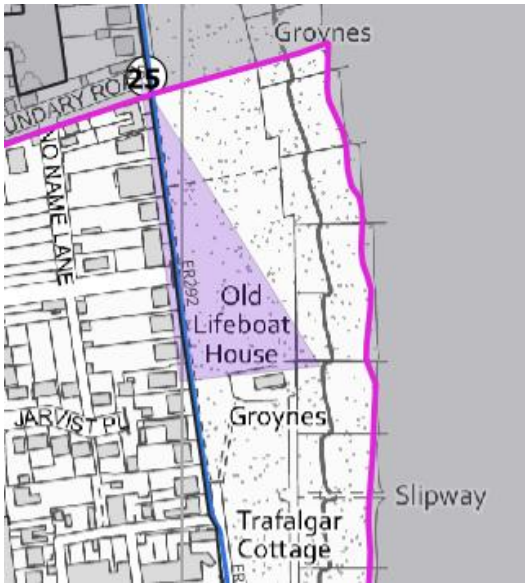


V/RwK25: Boundary Road/Wellington Parade Junction S-SSE



Grid Ref TR37984 48846. w3w///reject.trickling.blitz

Looking down Wellington Parade footpath (ED26) from Boundary Road with the interesting variety of arts and craft houses to the right, with vegetated shingle including beautiful wildflowers to the left and the Old Lifeboat House in the near distance. Beyond is the sea with views across to France.

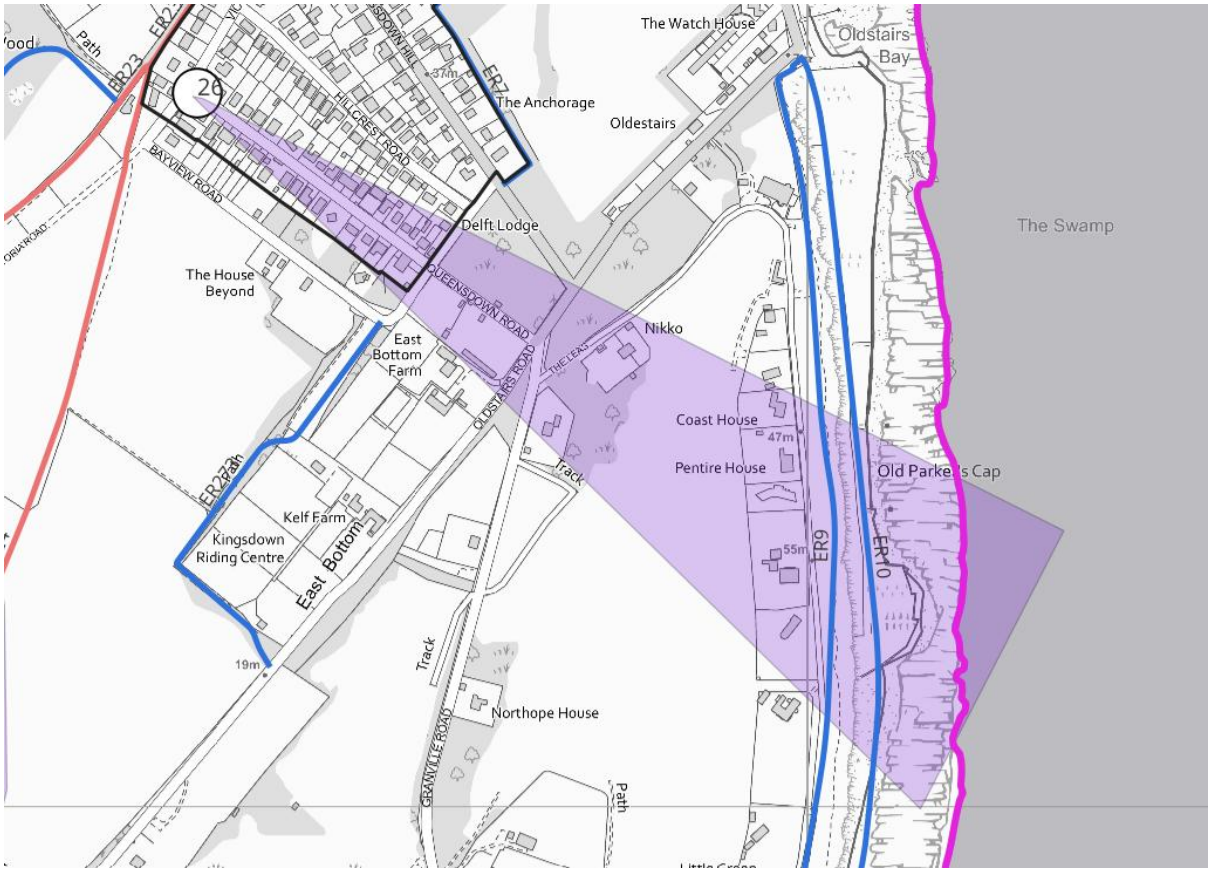


V/RwK26: Victoria Road/Queensdown Road Junction SE to golf club



Grid Ref TR37344 47777. w3w///squeezed.original.masts

Looking down Queensdown Road across the tree-lined valley to the golf course, clifftops and sea beyond.

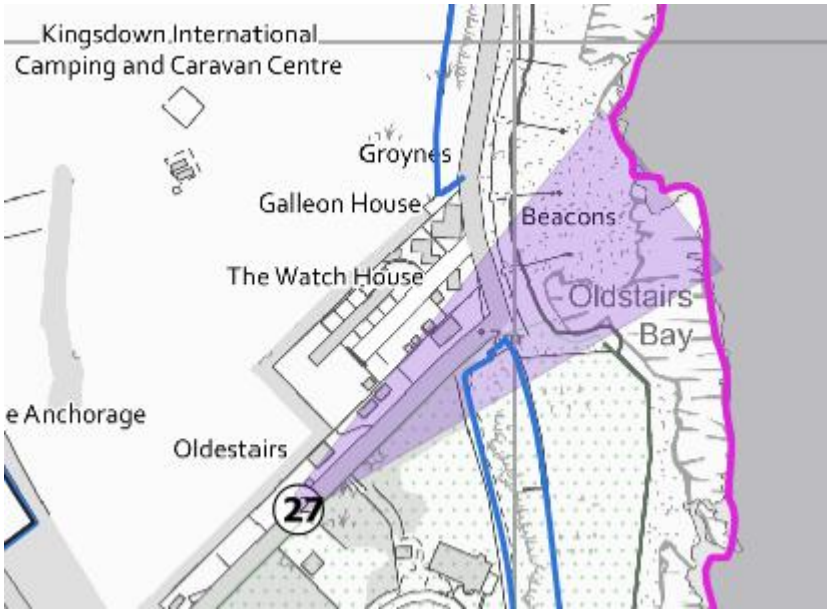


V/RwK27: Oldstairs Road: NE to Oldstairs Bay



Grid Ref TR37925 47766. w3w///note.martini.handicaps

Looking down Oldstairs Road to Oldstairs Bay with deiduous trees on the high bank to the with gardens and flint walls to the left dominated by the sea in the distance.

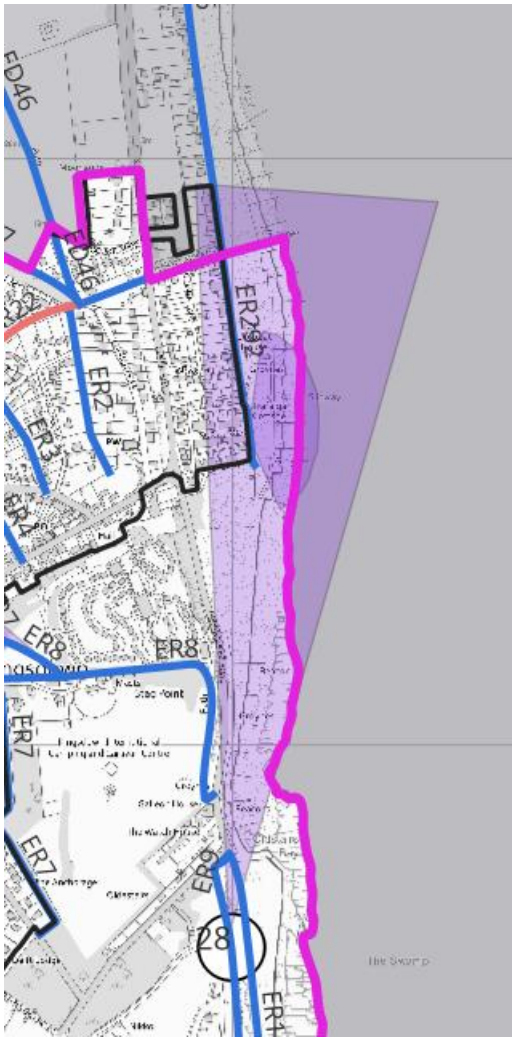


V/RwK28: Footpath by Walmer and Kingsdown Golf Clubhouse: N to Oldstairs Bay & Old Lifeboat House



Grid Ref TR38001 47694. w3w///jaming.incensed.stuffing

As you walk along the King Charles Coastal Path, footpath ER9 From The Leas past the Walmer and Kingsdown Golf Clubhouse towards the steps made famous towards Kingsdown. The iconic view, highlighted in Ian Fleming's novel Moonraker iconic view north over Oldstairs Bay and Kingsdown's Old Lifeboat House to Deal and Ramsgate in the distance. To the east you see the historical Rifle Range below the famous white cliffs across the sea to France on a clear day.


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APPENDIX F - DEMONSTRATING VIABILITY

F1. This appendix should be read in conjunction with Policy RKNP13 of the Plan.

Retail / public houses premises: Evidencing non-viability

F2. It is important that the potential for all employment uses are considered on the site before planning applications are made for non-employment uses. Where a business is coming to the end of its economic life or has ceased trading altogether, applicants will be expected to submit a Viability Statement as part of the planning application. The Viability Statement should provide proof of marketing and demonstrate that there is no realistic prospect of retaining or re-using the site in its current use. The viability case will be considered along with other policy considerations.

F3. Proof of marketing should include all of the following criteria:

i. The land/premises has/have been widely marketed through an agent or surveyor at a price that reflects its current market or rental value for employment purposes, and no reasonable offer has been refused. The period of marketing should be 18 months for retail.
ii. The land/premises has been regularly advertised in the local press and regional press, property press, specialist trade papers and any free papers covering relevant areas. This should initially be weekly advertising for the first month, followed by monthly advertising for the remainder of the marketing period. Advertisements should be targeted at the appropriate target audience.
iii. The land/premises has been continuously included on the agent's website, the agent's own papers and lists of commercial/business premises for the marketing period.
iv. There has been an agent's advertisement board on each site frontage to the highway throughout the marketing period.
v. Evidence that local property agents, specialist commercial agents and local businesses have been contacted and sent mail shots or hard copies of particulars to explore whether they can make use of the premises.

F4. The Viability Statement should also detail the following information:

i. Details of current occupation of the buildings and where this function would be relocated;
ii. Details as to why the site location makes it unsuitable for existing uses.
iii. Any physical constraints making the site difficult to accommodate existing uses;
iv. Environmental considerations/amenity issues; and
ii. Consideration, firstly, for a mixed-use scheme involving the existing use and other compatible uses, secondly, for other employment generating uses such as those relating to tourism, leisure, retail and residential institutions and, thirdly, of the viability of providing affordable housing on the site, which could meet a specific local need, before consideration of market housing.

F5. In certain cases, for example, where a significant departure from policy is proposed, the local authority may seek to independently verify the Viability Statement, and the applicant will be required to bear the cost of independent verification.

Community facilities

F6. The release of any community facilities to other uses must be fully justified in terms of their contribution and viability. Any application involving the loss of a facility should be supported by written evidence that the facility is no longer needed and/or no longer viable.

F7. The level of evidence required to be submitted will vary according to the level of access to/ alternative facilities in the area and the extent to which the facility contributes towards sustainable communities, but would be expected to include such evidence as:

- The current and projected patterns of community use;
- The nature and condition of the building and the cost of repairs, renovations or improvements needed to allow the facility to continue in operation;
- The extent of the local catchment including the location of the premises in relation to the local settlement pattern and accessibility;
- The nature and location of comparable facilities;
- The potential to relocate the use into other premises in the community;
- Evidence of the marketing of a site should include sales literature, details of approaches and details of offers and show that it has been offered as a whole and that parts have not been identified for separate sale;
- Evidence that the local community has been notified of the intention to close the facility and has not, within a period of one year come forward with a realistic proposal to assume operation of the facility, including proposals to finance and operate the facility.

F8. The importance of particular facilities will vary, and it is essential that the community is involved in considering the merits of any facility and the suitability of any proposals for alternative forms of community use should their continued viability of operation be in doubt. Applicants proposing to redevelop or convert facilities valued by the community will be expected to consult local communities about the relative importance of the facilities which could be lost.

F9. Not all facilities satisfactorily meet the needs of local communities, and it may be that combining or rationalising facilities might be more appropriate.

F10. Support will be given to the provision of new facilities where these will enhance the sustainability of community life and will meet the needs of an existing or growing and changing population.