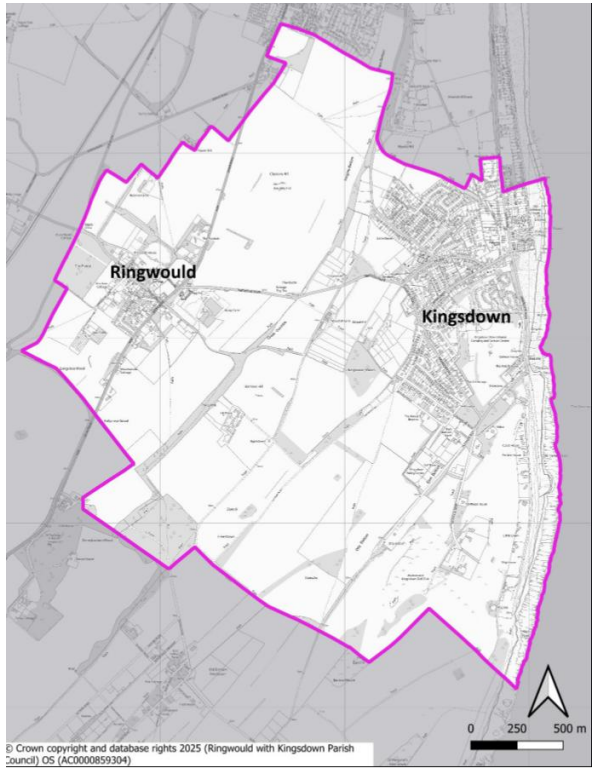
Ringwould with Kingsdown Neighbourhood Plan Review

Pre-Submission Version consultation





http://www.ringwouldwithkingsdown-pc.gov.uk/Regulation_14_Consultation_53129.aspx

Alison Eardley · Consulting
www.YourFriendlyPlanner.co.uk

What is a Neighbourhood Plan?


Ringwould with Kingsdown Parish Council

Ringwould with Kingsdown Neighbourhood Plan 2025 – 2040

Pre-Submission Draft for consultation at Regulation 14

September 2026

- It is a document that contains planning policies to guide how land is used locally and to help determine planning applications here.
- It is developed by the Parish Council, usually by a group of volunteers.
- Its planning policies are informed by local community feedback and other evidence.
- It will ultimately sit alongside the Dover Local Plan Review and carry equal weight in planning decisions.

Why do we need a Neighbourhood Plan?

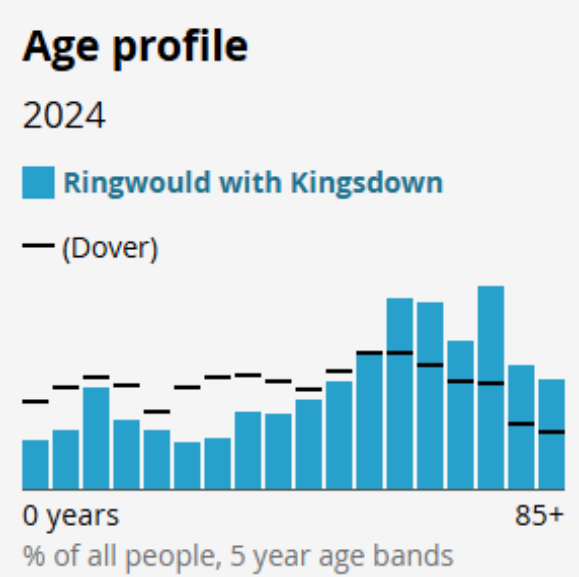
- Opportunity to have a greater say in how development takes place locally.
- Can set out how land should be used and to help inform planning applications and decisions.
- Must confirm to national policy and also support the housing aims of the Local Plan.
- Once ‘made’, it will carry equal weight in local planning decisions.



The Plan covers the whole Parish

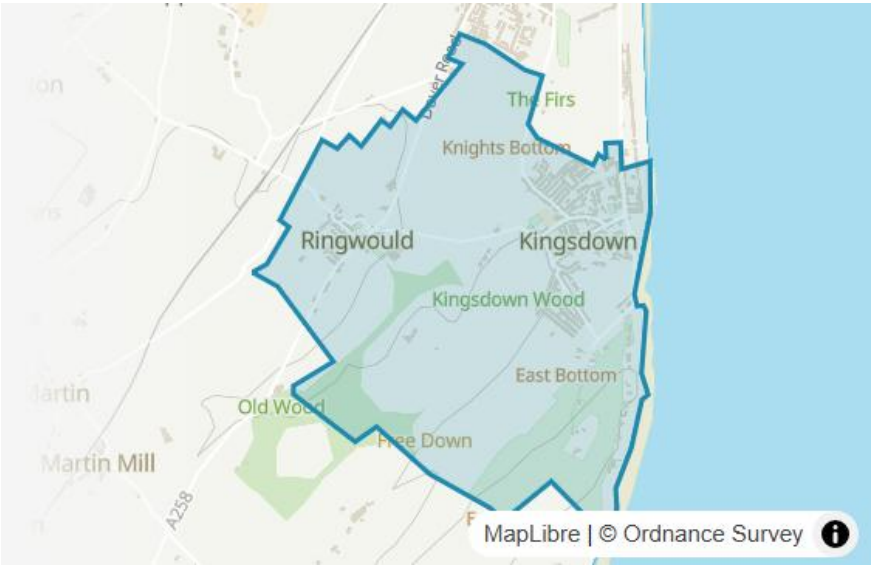
Key facts (2021):

- Approx. 1,980 residents
- Approx. 903 households



Notable features:

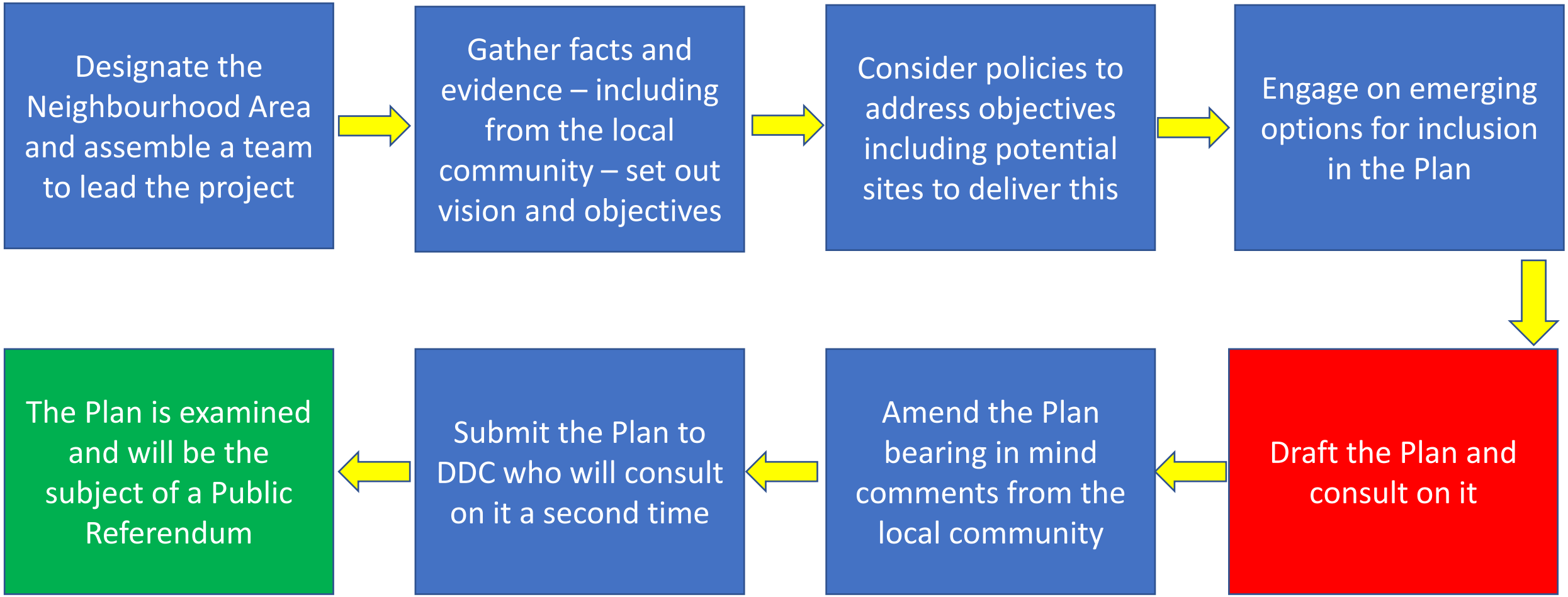
- Part situated in the Kent Downs National Landscape.
- Rural and coastal issues.
- Desire to retain the identities of the two settlements.
- Designated and non-designated heritage assets.
- Dover District Local Plan allocates approx. 65 homes.



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.

We are at a critical stage in the Plan process



How can you get involved?

Scan the QR code to complete the feedback survey

We have now published our draft Neighbourhood Development Plan.

We are inviting comments until close of play Monday 9 November:

- ✓ **View on our website:**
  http://www.ringwouldwithkingsdown-pc.gov.uk/Regulation_14_Consultation_53129.aspx
- ✓ **Read a hard copy, available on request to the Parish Council.**
- ✓ **Email your comments to the Clerk: clerk@ringwouldwithkingsdown-pc.gov.uk**
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  https://www.surveymonkey.com/r/RKNP1 (scan the QR code above)
- ✓ **Drop comments to:** Clerk to Ringwould with Kingsdown Parish Council, c/o Beacon Hill Cottage

From a vision for our Parish to…

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.

Six objectives…

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.

Six objectives…to…

	• 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.

15 policies and a series of projects and other actions

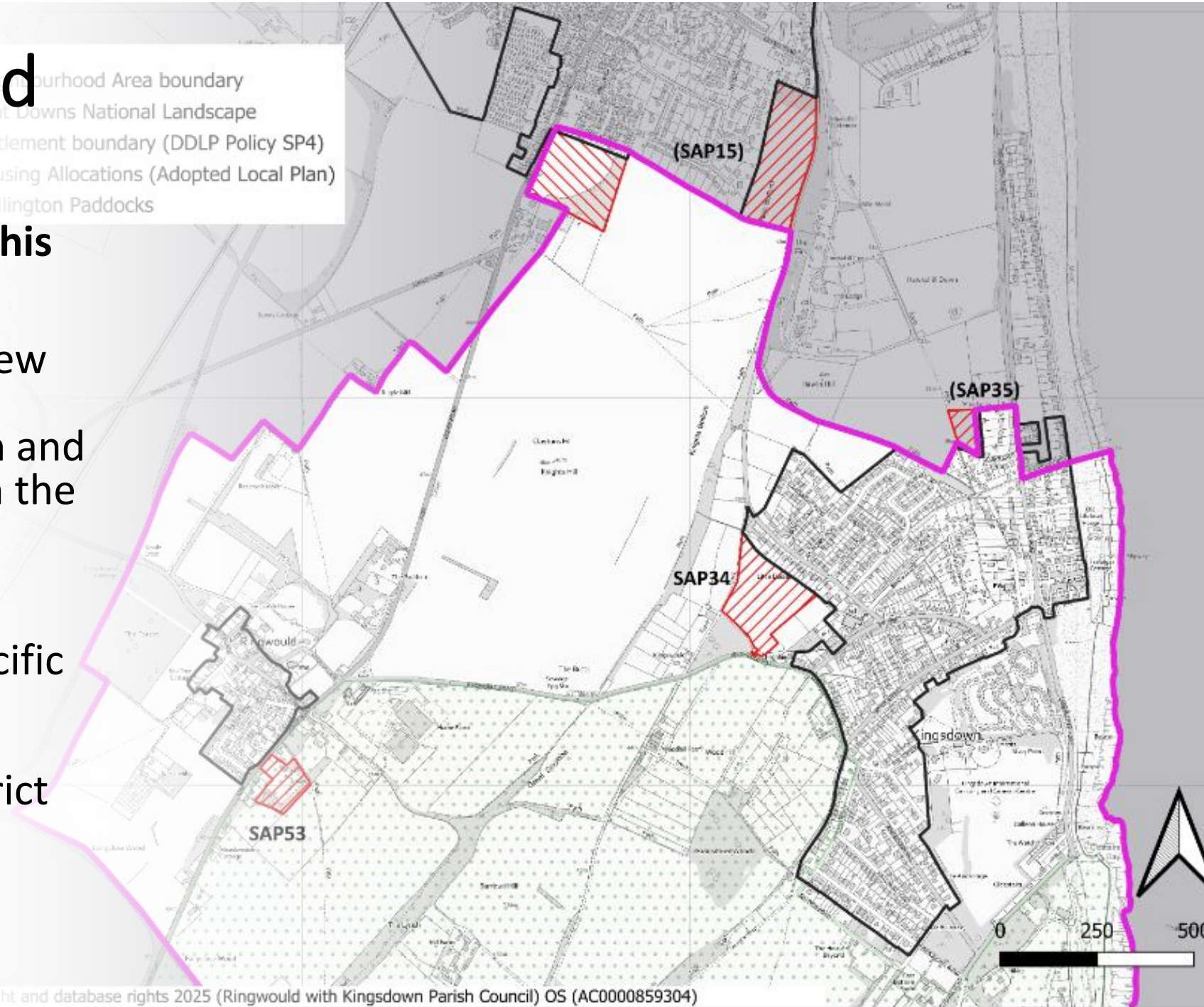
Spatial Strategy and Housing

- **There are three policies in this section:**

- **Policy RKNP1:** Directs any new development to the most sustainable parts of the parish and restricts coalescence between the two villages and also Walmer.

- **Policy RKNP2:** Encourages proposals to focus on our specific housing needs locally.

- **Policy RKNP3:** Seeks to restrict the number of holiday homes locally.



Character, Heritage and Design

There are five policies in this section:

Policy RKNP4: Sets out locally specific design expectations for development.

Policy RKNP5: Strives for the highest environmental standards in terms of construction, materials and energy use.

Policy RKNP6: Provides guidance on the installation of renewable energy schemes.

Policy RKNP7: Safeguards water quality areas.

Policy RKNP8: Identifies ‘non-designated heritage assets’ to be celebrated, alongside protecting the character of our rural lanes.



K6 Telephone box, Upper St, Kingsdown



The Forge, Ringwould





St John the Evangelist Church, Kingsdown

Local Character Areas

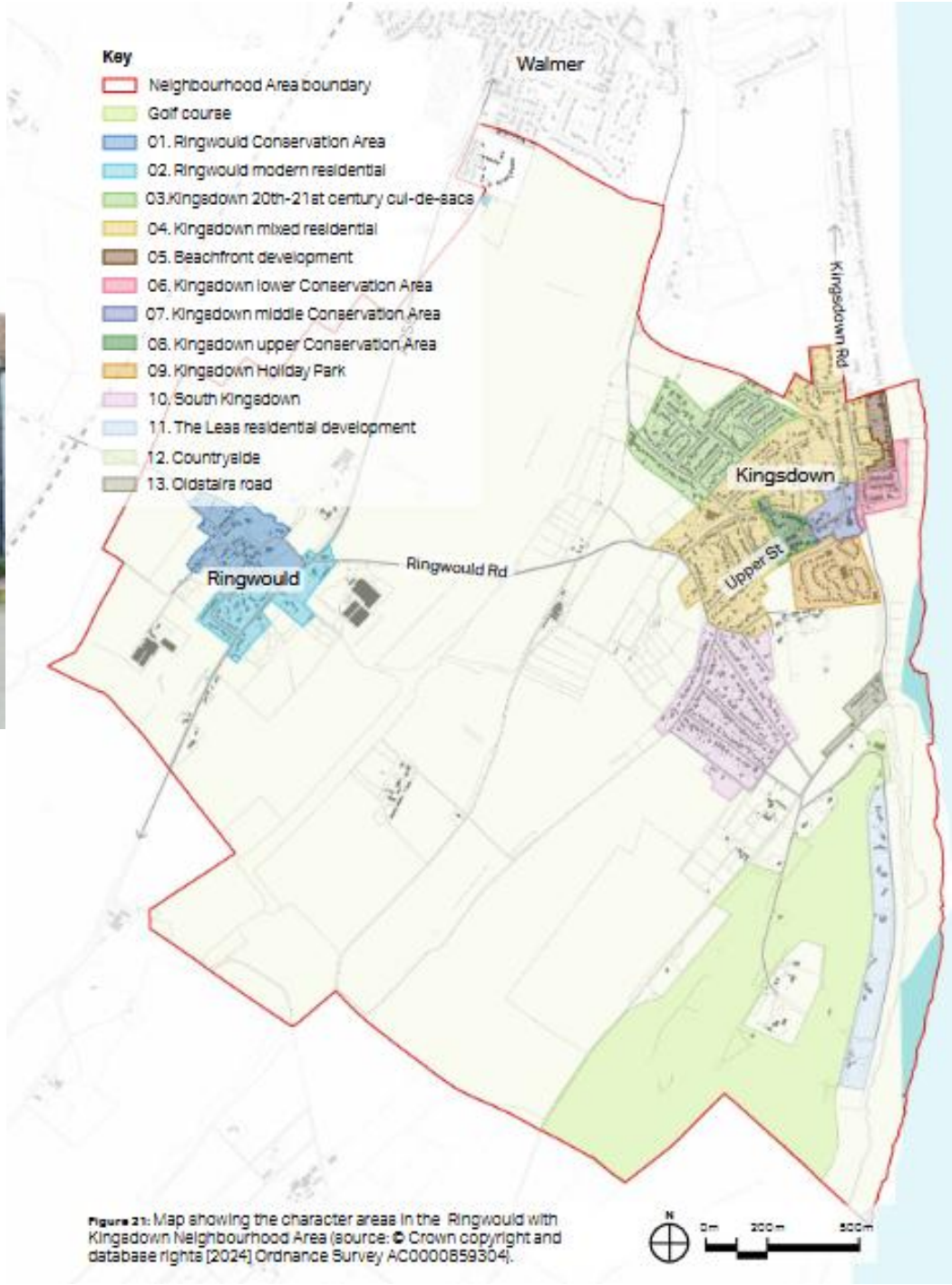


Figure 21: Map showing the character areas in the Ringwould with Kingsdown Neighbourhood Area (source: © Crown copyright and database rights [2024] Ordnance Survey AC0000859304).

Environment and Green Space

There are four policies in this section:

Policy RKNP9: To help minimise light pollution.

Policy RKNP10: To maximise opportunities for biodiversity.

Policy RKNP11: To safeguard green spaces that are particularly valued by the community .

Policy RKNP12: To protect important views in and across the area from the impacts of development.



We’ve identified 15 Local Green Spaces

Kings Close Green, Kingsdown

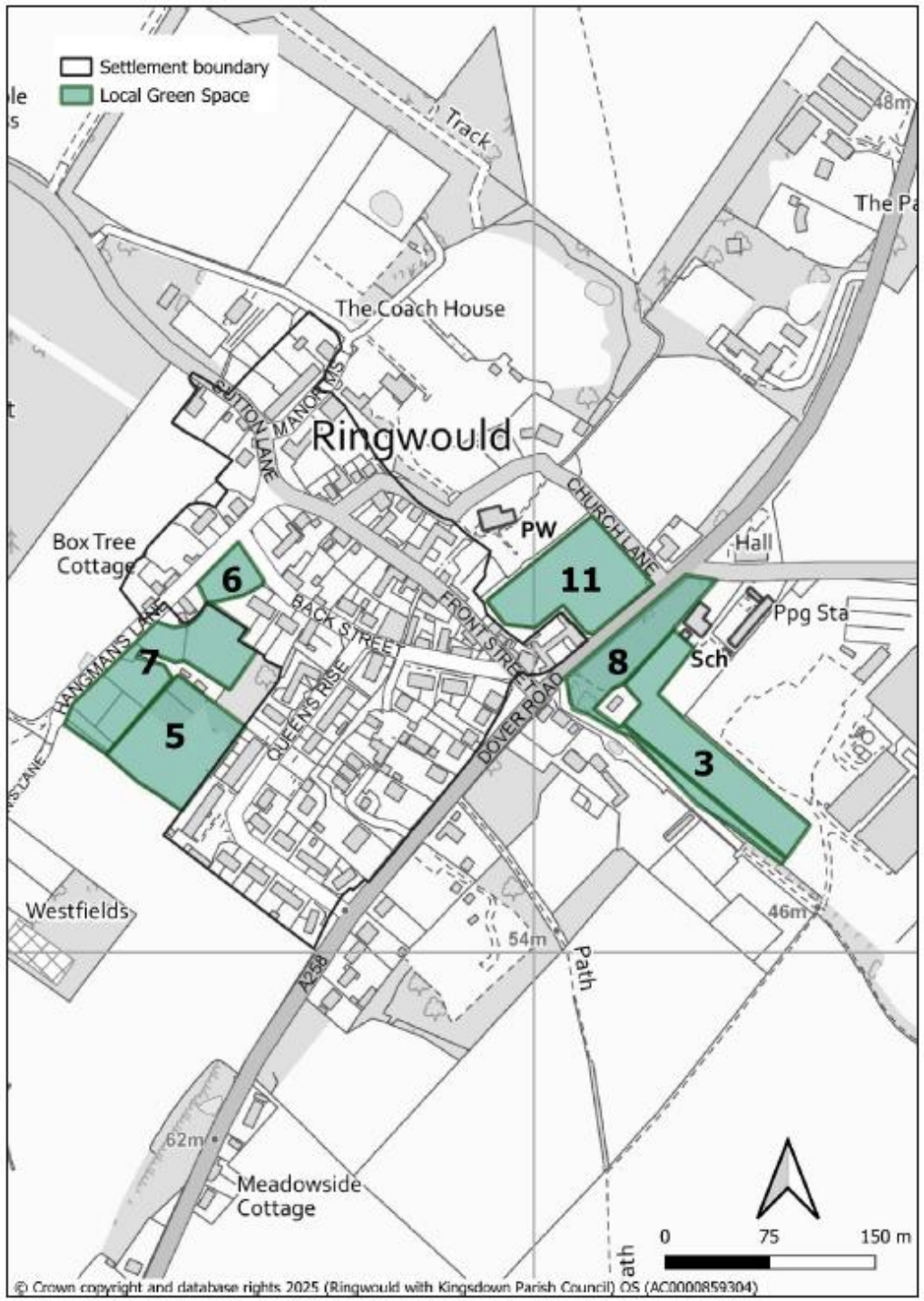


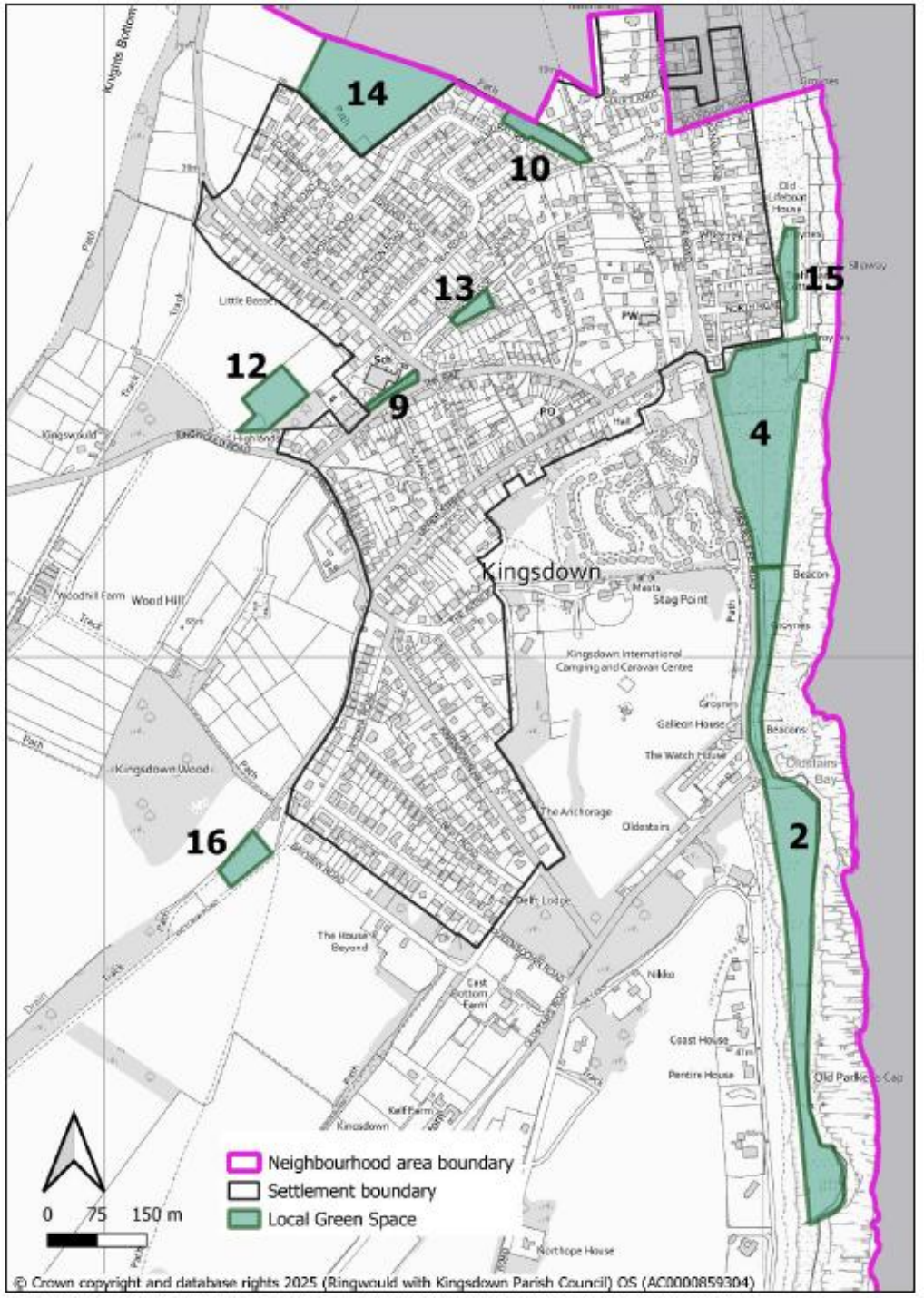
Church Field, Ringwould



Local Green Spaces:

Ringwould and Kingsdown





We’ve identified 28 views

View from footpath by Walmer and Kingsdown Golf Clubhouse: N to Oldstairs Bay & Old Lifeboat House



View east from St John the Evangelist towards the sea



Leisure and wellbeing

There is one policy in this section:

Policy RKNP13: Supports village centre and the range of community facilities we have in the two villages.



Facilities requested:

- 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



Getting Around

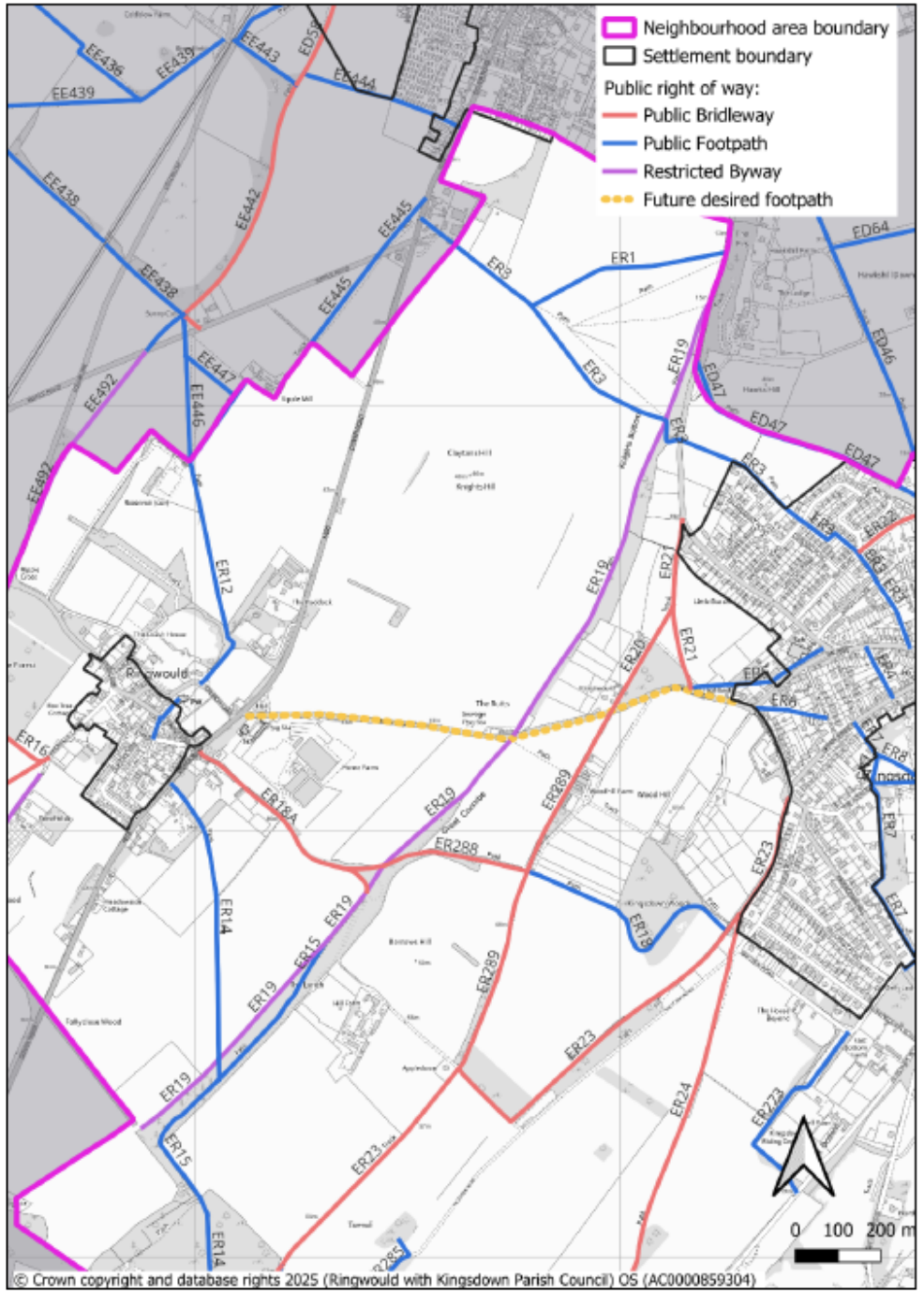
There are two policies in this section:

Policy RKNP14: Enabling walking, cycling and equestrian locally

Policy RKNP15: Safeguarding public parking and providing more off-road







Improving infrastructure

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.

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