



Ringwold with Kingsdown Parish Council

“Where the countryside meets the sea”

Ringwold with Kingsdown Neighbourhood Plan

Thursday 29th February 7pm, St Nicholas Church, Ringwold

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Report of the Inaugural Steering Group Meeting

Cllr Sharon Hogben welcomed everyone for coming out to St Nicholas Church, Ringwold on a wet dark evening in February. Sharon handed over to Jim Boot MSc, a Community Planner who has been appointed by the parish council to advise on the Neighbourhood Plan (NP). Jim introduced the evening’s session as a follow on to the “Getting Started” event held in Ringwold and Kingsdown Primary School on 25th January. This evening’s event was for Ringwold residents who weren’t able to attend the event in Kingsdown, and for those who had attended to find out more about how the plan would be put together and their potential role in that process.

What is a Neighbourhood Plan

Jim started off by recapping that NPs put in place planning policy for a neighbourhood area to guide future development:

- A NP is about the use and development of land and may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.
- It may deal with a wide range of social, economic and environmental issues (such as housing, employment, design, heritage and transport) or it may focus on one or two issues only.
- If successful at referendum, a NP will become **part of the statutory development plan** for the area.

- This statutory status gives NPs far more weight than some other local documents, such as parish plans, community plans and village design statements.

Statutory Development Plan

Jim then recapped on the other planning policy in place for the area, primarily previous iterations of the Dover Local Plan. Jim said that while the new Local Plan isn't yet adopted, the following older plans still apply. The current planning policies for Dover district are set out in the statutory Development Plan which is made up of the following documents:

Core Strategy

The Core Strategy was adopted on 24 February 2010 and sets out the priorities for the future of the district. It allocates a number of strategic sites and contains the Core Policies and Development Management Policies to guide the future development of the district.

Land Allocations Local Plan

The Land Allocations Local Plan was adopted on the 28 January 2015. The Land Allocations Local Plan identifies and allocates specific sites for employment, retail and housing development to deliver the aims of the Core Strategy.

Saved Policies

Dover have 'saved' a number of the policies in the Dover District Local Plan 2002 and these continue to form part of the Development Plan: <https://www.dover.gov.uk/Planning/Planning-Policy/Adopted-Development-Plans/Home.aspx>.

The emerging Dover District Local Plan was submitted for Examination on Friday 31st of March 2023. For all updates on the Examination see the [News page](#). All other information including the examination library can be found on the [Examination Home Page](#). To view Comments made at Regulation 19 please see the guidance and links on the [Regulation 20](#) area of the Examination Pages on the Local Plan Website.

The timetable for the production of local plan and consultation at the different stages is set out in the [Local Development Scheme \(LDS\)](#).

The Planning and Compulsory Purchase Act 2004 places a statutory duty on the Council to maintain an up-to-date Local Development Scheme (LDS) that sets out the timetable for the production of the Council's Local Plan. It is important to be kept up-to-date to reflect the Council's Local Plan progress, and in doing so keep residents and key stakeholders informed.

Emerging Dover Local Plan proposed housing allocations

The following sites for housing are proposed in the emerging Dover Local Plan in the parish of Ringwould with Kingsdown:

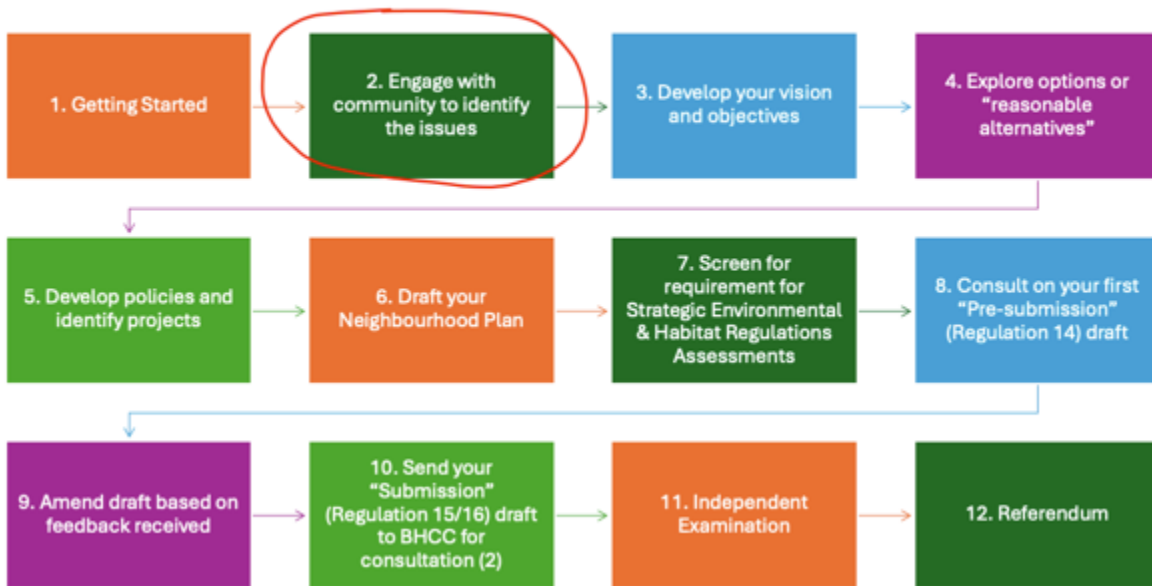
Village	Site Name (HELAA ref)	Policy number	Development type proposed	Indicative housing capacity
Kingsdown	Land at Woodhill Farm, Ringwould Road (KIN002)	SAP34	Housing	50
Kingsdown	Land adjacent to Courtlands (TC4SO74)	SAP35	Housing	5
Ringwould	Land at Ringwould Alpines, Dover Road (RIN002 and RIN004)	SAP53	Housing	10

Total	Ringwold with Kingdown		Housing	65
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Although the plan isn't yet adopted, it is unlikely that these sites will be modified. It is proposed to develop Design Guidance and Codes in the next 3-4 months in order for the community to influence the style, design and layout of these sites. However, it is outside of the scope of the NP to stop them taking place¹.

Next Jim set out the twelve key steps involved in developing the NP. Following the current "Getting Started" phase, the next step 2 will be to "Engage with the community to identify the issues".

Key steps in a neighbourhood plan



And based on previous experience, having a steering group and sub-groups, reporting to but at arm's length from the parish council works well (see diagram below):

Neighbourhood plan structure



¹ The Levelling Up and Regeneration Act 2022 sets out paragraph 8 that NPs are not able to prevent development taking place which is proposed in the development plan for the area or propose less housing.

The parish council is recognised in law as the only “qualifying body” able to develop a neighbourhood plan in a parished area so will have a key role at milestones in its development:

- Agreeing that the first Pre-submission Draft should go out to six week consultation (Regulation 14)
- Agreeing that the second Submission Draft should go out to six week consultation by the Local Planning Authority – Dover District Council (Regulation 16)
- Agreeing that the Submission Draft, Consultation Statement (with all the responses to the Reg 16 Consultation) and a Basic Condition Statement is sent for Examination.
- Jointly appointing the independent Examiner with the District Council.
- Agreeing that the NP is ready for Referendum.

Project Plan

Jim then set out the project plan for the first Phase in the NP which is funded by a government grant up to the end of March 2024:

Phase 1: Getting started	Output	
Task 1: Review evidence and planning history	Parish profile report	Jan, Feb 24
Task 2: Establish steering group / governance	Terms of reference, steering group - a consultant attends each meeting	Jan, Feb, Mar
Task 3: Apply for and brief Technical Support	Design Codes, Housing Needs Assessment	Dec, Jan, Feb
Task 4: Support and facilitate 'kick off' event	Prepare and facilitate event, event report	Feb-24
Task 5: Briefing and supporting task and finish groups	Work programmes for each of the T&F / working groups	Feb & Mar
Mapping	GIS mapping of local green spaces, heritage assets, views, walking and cycling routes	

Tasks 1 and 2 are underway. Task 3 has resulted in international planning and engineering consultancy AECOM being appointed to work with the parish to develop Design Guidance and Codes and to undertake a Housing Needs Assessment. Task 4 has been completed and the meeting tonight is the process of kicking off Task 5.

Jim then gave a recap on the results of the first event’s Good Bad Dreams exercise. These were also reported in the first event report and so aren’t repeated here.

SWOT Exercise

To enable those present to explore these themes in greater depth, it was proposed to undertake a SWOT exercise on three of the themes. The results were:

HOUSING	
<p>STRENGTHS:</p> <p>bringing more people into the village</p> <p>Desirable village environment, friendly people</p>	<p>WEAKNESSES:</p> <p>Parking</p> <p>Access onto Main Road for new developments.</p> <p>BUILDING ON THE 'WRONG' SIDE OF A MAIN RD</p> <p>CUTTING OFF NEWCOMERS FROM THE VILLAGE</p>
<p>OPPORTUNITIES:</p> <p>Promote ^{with DDC} new-build/renovation standards that contribute to thermal efficiency improvement/carbon reduction & good design.</p> <p>Create a centre for meeting etc in Ringwould.</p> <p>DESIGN STANDARDS</p> <p>Provide a centre/village hall in Kingsdown with parking.</p> <p>NO AIR B'N'B / SECOND HOMES ON ANY NEW DEVELOPMENT / SUBSTANTIAL EXTENSION.</p> <p>SPECIFY MIXED HOUSING</p>	<p>THREATS:</p> <ol style="list-style-type: none"> ① AIR B'N'B ② SECOND HOMES ③ SEA LEVEL RISE ④ DEVELOPMENT IN REAR GARDENS FILLING IN MUCH NEEDED 'GAPS' IN THE STREET SCENE ⑤ POOR QUALITY DEVELOPMENT / EXTENSIONS ⑥ Re-examining development connecting Nelson Park Estate (St. Margarets) with Victoria Road! (Developers) ⑦ More in-filling and garden sub-division → disruption in narrow roads etc.

Housing

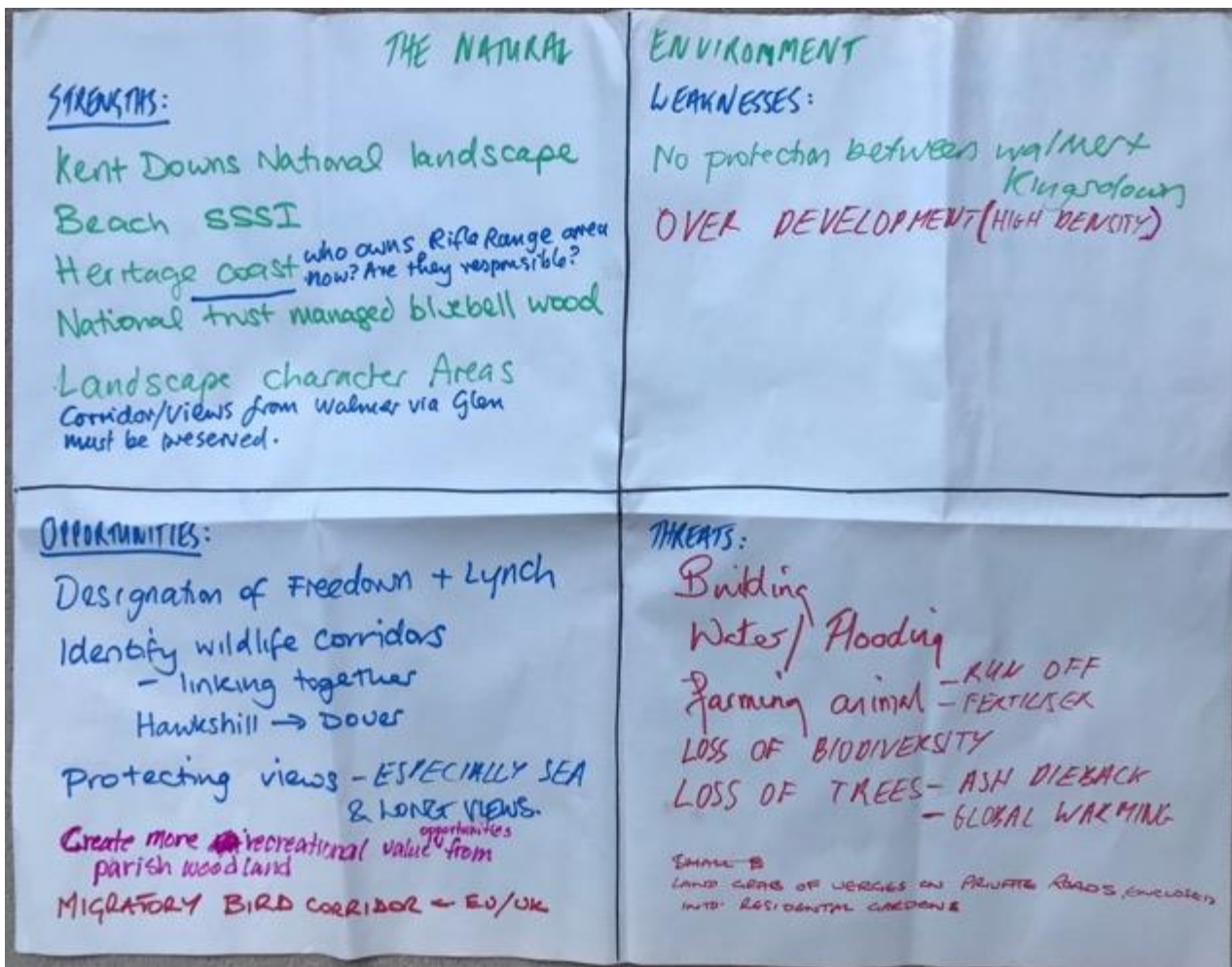
<p>Strengths</p> <ul style="list-style-type: none"> • Bringing more people into the village • Desirable village environment, friendly people 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Parking • Access onto Main Road for. New developments • Building on the 'wrong' side of the main road, cutting off newcomers from the village
<p>Opportunities</p> <ul style="list-style-type: none"> • Promote with DDC new-build / renovation standards that contribute to thermal efficiency improvement / carbon reduction and good design • Create a centre for meeting etc in Ringwould • Design and standards • Provide a centre / village hall in Kingsdown with parking • No AirBNB / second homes on any new development / substantial extension • Specify mixed housing [tenure?] 	<p>Threats</p> <ul style="list-style-type: none"> • AirBNB • Second homes • Sea level rise • Development in rear gardens filling in much needed 'gaps' in the street scene • Poor quality development / extensions • Developers re-examining development connecting Nelson Park Estate (St Margarets) with Victoria Road! • More in-filling and garden sub-division - disruption in narrow roads etc

<p>STRENGTHS:</p> <p>SETTING</p> <p>On street parking can slow traffic down.</p> <p>20 mph speed limit (Kingsdown)</p> <p>CYCLE ROUTE / FOOTPATH NETWORK</p>	<p>AROUND</p> <p>WEAKNESSES:</p> <p>UNMADE ROADS unadopted Parking</p> <p>LACK OF CYCLE/PEDESTRIAN CONNECTIVITY</p> <p>RESTRICTED BUS SCHEDULE</p> <p>Shared roads - pedestrians + vehicles.</p> <p>Previous schemes haven't really worked speed. 30-40-30</p> <p>Hot spots Change from 40 mph v. sudden</p> <p>Speed signage + enforcement is poor.</p> <p>FOOTPATHS NOT MAINTAINED</p>
<p>OPPORTUNITIES:</p> <p>CYCLE/PEDESTRIAN CONNECTIVITY</p> <p>Traffic calming street lighting (where appropriate safety)</p> <p>Entry treatment</p> <p>Leverage more foot/cycle path development funding from development</p> <p>Better signage</p> <p>Central Reservoirs/ crossing points</p>	<p>THREATS:</p> <p>DEVELOPMENTS → *</p> <p>Large vehicles - knocking down walls & potentially people</p> <p>Cyclists - too fast</p> <p>* in-filling, subdivided garden sites severe disruption to neighbourhood.</p>

Getting around (transport)

<p>Strengths</p> <ul style="list-style-type: none"> • On street parking can slow traffic down • 20 mph speed limit (Kingsdown) • Cycle route • Footpath network 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Unmade roads (unadopted) • Parking • Lack of cycle / pedestrian connectivity • Restricted bus schedule • Shared roads – pedestrians and vehicles • Previous schemes [traffic calming] haven't really worked • Speed [limit changes] – 30,40,30 • Hot spots • Speed signage and enforcement is poor
<p>Opportunities</p> <ul style="list-style-type: none"> • Cycle / pedestrian connectivity • Traffic calming • Street lighting (safety) • Entry treatment • Leverage more foot / cycle development funding from new development • Better signage 	<p>Threats</p> <ul style="list-style-type: none"> • Developments, infilling, subdivided garden sites, severe disruption to neighbourhood • Large vehicles – knocking down walls and potentially people • Cyclists – too fast

<ul style="list-style-type: none"> Central reservations / crossing points [on main roads] 	
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Natural Environment

<p>Strengths</p> <ul style="list-style-type: none"> Kent Downs National Landscape [new name for Area of Outstanding Natural Beauty] Beach SSSI Heritage Coast – who owns rifle range area now? Are they responsible? National Trust managed bluebell wood Landscape Character Areas Corridors / views from Walmer via Glen must be preserved 	<p>Weaknesses</p> <ul style="list-style-type: none"> No protection between Walmer and Kingsdown Over development (density)
<p>Opportunities</p> <ul style="list-style-type: none"> Designation of Freedown and Lynch Identify wildlife corridors – linking together Hawkshill → Dover Protecting views – especially sea and longer views 	<p>Threats</p> <ul style="list-style-type: none"> Building Water / flooding Farming animal run-off, fertiliser Loss of biodiversity Loss of trees – Ash dieback, global warming

<ul style="list-style-type: none"> • Create more recreational value / opportunities from parish woodland • Migratory bird corridor – EU / UK 	<ul style="list-style-type: none"> • Land grab of verges on private roads, enclosed into residents' gardens
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Working groups

As a last activity Jim asked people to sign up to the working groups they were interested in joining. Not everyone who attended joined a working group immediately but hopefully they will be encouraged to do so in the next few weeks or at the next meeting which is proposed for the 27th or 28th March in the evening. It was proposed that Environment, Heritage (and Design) be brought together into one group.

Environment and Heritage	Transport	Housing
Alan Davis Ian Williams	Jose White Gill Hogbin Kim Hogbin Carl Hedges	Duane Poppe Jane Sims

Next steps

A more detailed mapping and training session is proposed for the steering and working groups on either 27th or 28th March and in Kingsdown at the school. This will include identifying (mapping) and how to undertake Local Green Space assessments, biodiversity opportunities (green and blue corridors) Views assessments, community infrastructure audit, improve connectivity, non-coalescence (separation between settlements). Everyone who has expressed an interest in getting involved will be invited and hopefully be persuaded to join the working / task and finish groups.

Jim Boot MSc, Community Planner, advising the parish council
6th March 2024