



Local Plan Topic Paper

Rural Settlement Hierarchy Incorporating the Settlement Confines Review

Dover District Local Plan Regulation 19 Submission
August 2022



Dover District **Local Plan**
Supporting document



Contents

1. Introduction.....	3
Purpose of this Topic Paper.....	3
2. Dover District: Settlement Pattern.....	5
3. Planning Policy.....	10
4. Survey Methodology.....	13
5. Settlement Summaries.....	16
6. The Rural Settlement Hierarchy.....	27
7. Conclusions.....	29
APPENDIX A.....	31
APPENDIX B.....	32
Introduction.....	32
What are Settlement Confines?.....	32
Policy Context.....	32
Methodology for Reviewing and Setting Settlement Confines.....	33
Main Changes to Settlement Confines.....	34
Consultation with Town and Parish Council’s.....	35
Conclusion.....	36
Annex 1: Response to the Settlement Confines Consultation.....	36

1. Introduction

- 1.1 The vision, strategic objectives and policies of the Dover District Regulation 19 Submission Draft Local Plan set out to deliver and to manage the location of new development across the District over the plan period. Such policies must be developed in accordance with national planning policy and guidance which promotes, in the first instance, the principle of sustainable development, and which requires Local Planning Authorities to ensure that, wherever possible, new development is located in the most sustainable locations.
- 1.2 Fundamental to the preparation of the Local Plan is an assessment of a range of quantitative and spatial options for delivering the required level of housing and economic development for the District. A series of Growth Options, representing reasonable alternatives for the level and distribution of new housing, were therefore developed, examined and assessed, as part of the preparatory work on the Plan and through the parallel Sustainability Appraisal process. This Settlement Hierarchy Study has been undertaken as part of the evidence base for the Plan, and in particular the approach to residential windfall development in the rural areas of the District.

Purpose of this Topic Paper

- 1.3 The purpose of this Paper is to identify those settlements in the District that are the most sustainable, based on the range of facilities and services present. It focuses on the rural settlements of the District, given that the sustainability credentials of the District's three main centres of Dover, Deal and Sandwich are well-established.
- 1.4 Drawing on the inventory of village facilities produced annually for the Dover District Annual Monitoring Report (AMR)¹, a hierarchy of settlements is presented. This work is based on an analysis of the presence in each village of a range of services nationally agreed to act as indicators of the sustainability of a settlement. These services include shops, primary schools, health services and access to public transport.

¹ This survey work is undertaken by Council officers and then forwarded to parish councils for verification. It was not possible for the annual settlement survey work by officers to take place in 2020 and 2021 due to the Covid health emergency situation. The Council therefore liaised with Parish Councils in order to establish what services were available to residents of rural settlements across the District at the time of writing. 2019 survey data was also used, together with data held by the Council for the Local Land Property Gazetteer which is collected annually. The results of this information gathering were then forwarded to Parish Councils for their input and fact checking in November - December 2021.

- 1.5 This survey work does *not* address other issues affecting the suitability of a settlement for additional development, such as environmental designations and flood risk. These issues, whilst important other elements in determining site suitability, do not influence the sustainability of a location. Sustainability is conventionally understood to mean a reduction in the need to travel from home to access key services, thereby making effective use of land and reducing the demand for fossil fuels, in order to meet the objective of Resolution 42/187 of the United Nations General Assembly. This Resolution is defined in the National Planning Policy Framework (NPPF) (2021) as ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’.
- 1.6 It is emphasised that the ranking of each settlement in the Hierarchy, and thus its suitability to accommodate additional development in sustainability terms, should not be taken to mean that there is suitable land for development in such a village, or that, environmentally, additional residential development would be appropriate. As the recommendations at the end of this Study make clear, the Settlement Hierarchy is only one of a wide range of background studies that feed into the Sustainability Appraisal and Growth Options work, site allocation process, as well as the identification of which rural settlements in the District are considered suitable for windfall development over the Plan period.
- 1.7 Specifically, this Rural Settlement Hierarchy Study
- describes in brief the character of the existing settlement pattern of Dover District;
 - provides a brief overview of the relevant national planning context and current Local Plan policies governing the location of new development;
 - sets out the broad methodology used to develop this Settlement Hierarchy;
 - establishes a profile of each rural settlement; and
 - identifies a Sustainability Hierarchy of rural settlements in Dover District to input into the preparation of the Dover District Local Plan.
- 1.8 Alongside this Study, a review and update of the settlement confines of the rural settlements of the District was undertaken. This Review is appended as Appendix B.

2. Dover District: Settlement Pattern

- 1.10 Dover District is home to a small number of urban areas and a large rural hinterland containing a wide range of small settlements, all of which are located in a highly attractive landscape. Large areas of the district are subject to international and national environmental designations. In addition, there parts of the district which are at risk of tidal or fluvial flooding.
- 1.11 The small number of urban centres is perhaps a factor of the District's location on the edge of the country, away, until recently, from major communication routes, as well as the topography of the District which has enabled the predominantly agricultural basis of its rural settlement pattern to continue largely unaltered into the 21st century. The exception to the agricultural origins of villages here are the planned settlements built to serve the East Kent coalfields in the north and west of the District, including Aylesham, Nonington and Tilmanstone, which were mined principally between 1920s and the 1950s, and Betteshanger which was the last coalfield to close in 1989.
- 1.12 **Dover** is the District's principal town. Development at Dover has historically been focused on its role as an international port and gateway to the continent of Europe, for both freight and passenger traffic. The town is the largest settlement in the District with an estimated population in 2020 of 46,210 people², representing approximately 40% of the total District population which, in 2020, stood at 118,500³. While its location is a nationally significant one, the scale of the town has been heavily constrained by the steep chalk cliffs which rise on both sides of the seafront and port area. Dover town has therefore developed over the years in a narrow linear form, inland from the coast following the valley of the river Dour. The town has seen some new retail development and enhancements to the waterfront area in recent years, but otherwise faces a number of challenges including the environmental and highway implications of the high volumes of port traffic passing through the town, areas of housing in poor condition and a tired public realm. For the purposes of this Study, the Dover Area includes the built-up areas of the parishes of Whitfield, River and Temple Ewell.
- 1.13 **Deal** is the second town in the District with a population in 2020 of 30, 824⁴, approximately 26% of the District's population. Deal has its origins as an associate member of the Cinque Ports in the 13th Century. It is located on the coast away

² 2020 MYPE (Mid Year Population Estimates), ONS, for the Dover Urban Wards, the most recent ward/parish level data available.

³ 2020 MYPE, ONS

⁴ 2020 MYPE, ONS, for the Deal Urban Wards

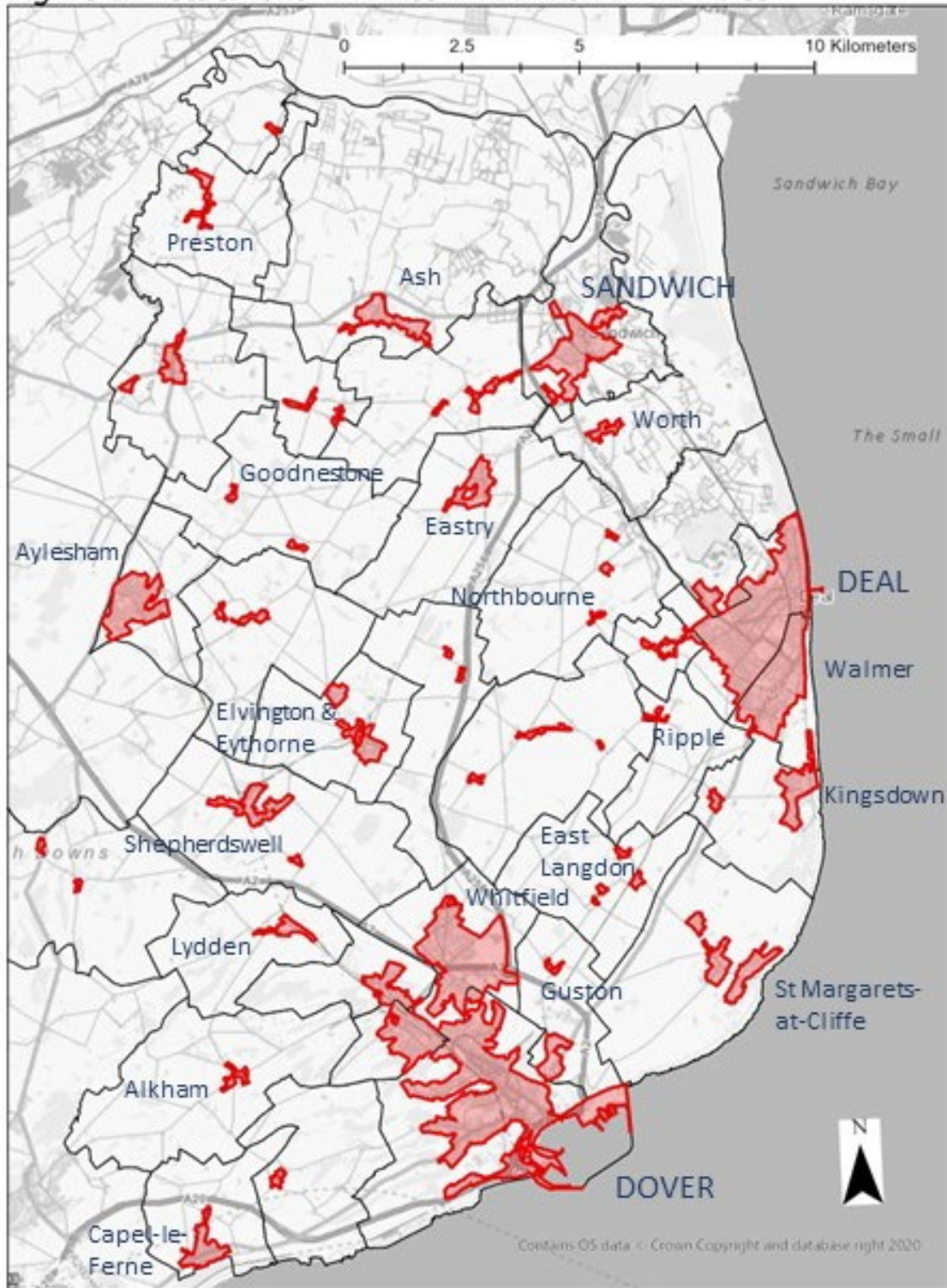
from the main highway network. The town centre is characterised by small-scale development on a historic street pattern and is home to the first designated Conservation Area in Kent. Aside from its attractive seafront and modest commercial core, the town has a strong residential character. To the north of the town extensive areas of land are subject to flood risk and deemed vulnerable to sea level rise, and large areas are protected by environmental designations due to the international significance of their habitats and bird populations. The Deal area, for the purposes of this Study includes Sholden and Walmer.

- 1.14 **Sandwich** is located on the river Stour in the north-east of the District. A former Cinque Port it is often described as the most complete medieval town in England. Today it is a highly attractive, small market town, with a well-preserved medieval street pattern and an estimated population in 2020 of 6,600⁵. The town centre serves the daily needs of the town and neighbouring villages, while its high concentration of Listed Buildings is a major draw for tourism. Discovery Park, formerly Pfizer’s Research and Development facility, lies to the north of Sandwich. Discovery Park, which was designated as an Enterprise Zone in 2011, is the largest employment site in the District comprising around 280,000 sqm of high-quality research and development buildings, offices and ancillary facilities set within a landscaped campus. To the north of Sandwich extensive areas of land are subject to flood risk and deemed vulnerable to sea level rise, and large areas are protected by environmental designations due to the international significance of their habitats and bird populations.
- 1.15 **Rural Areas** The extensive rural area of the District contains a great diversity of settlements in terms of character, scale and facilities, ranging from the planned villages associated with the former East Kent Coalfield, to small villages and hamlets that have their origins predominantly in the agricultural history of this part of East Kent.
- 1.16 While this Study is assessing the services available to residents of rural settlements within Dover District, it is acknowledged that settlements in neighbouring districts also provide facilities and services for residents of Dover District. For example, taken in isolation the south-west of the district would appear to be poorly served. The town of Folkestone is, however, located adjacent to the District boundary and provides most of the higher-level facilities and services for the south-western corner of Dover District. Similarly, Canterbury, to the west, and the large out-of-town retail centre at Westwood Cross in the neighbouring district of Thanet to the

⁵ 2020 MYPE, ONS, for the Sandwich Ward.

north, also provide higher order services and facilities for residents of Dover District.

Figure 1: Settlement Confines and Parish Boundaries



Legend

-  Settlement Confines
-  Parish Boundaries

PARISH	POPULATION (2011 CENSUS)
Alkham	688
Ash	3,365
Aylesham	3,999
Capel-le-Ferne	1,884
Denton with Wootton	372
Eastry	2,492
Eythorne	2,594
Goodnestone	378
Great Mongeham	747
Guston	1,740
Hougham Without	463
Langdon	558
Lydden	673
Nonington	906
Northbourne	772
Preston	674
Ringwould with Kingsdown	2,030
Ripple	372
St Margaret's at Cliffe	2,499
Shepherdswell with Coldred	1,849
Staple	551
Stourmouth	268
Sutton	772
Tilmanstone	401
Wingham	1,775
Woodnesborough	1,066
Worth	992

TABLE 1: 2011 CENSUS RURAL PARISH POPULATION DOVER DISTRICT ⁶

⁶ 2011 Census Table KS101, (ONS) presented by Business Intelligence: Research and Evaluation, Kent County Council (March 2013)

3. Planning Policy

National Policy

- 3.1 The National Planning Policy Framework (2021) (NPPF) places sustainable development at the heart of the planning system. To achieve sustainable development, the Framework sets out three overarching objectives⁷ which are inter-dependent and which need to be pursued in mutually supportive ways:
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
- (NPPF (2021) paragraph 8 ([emphasis for the purposes of this Study only](#)))
- 3.2 Paragraph 79 of the NPPF requires that new housing should be located where it will enhance or maintain the vitality of rural communities in order to promote sustainable development in rural areas. It also advises that planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services and acknowledges that where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 3.3 The NPPG⁸ acknowledges that people living in rural areas can face particular challenges in terms of housing supply and affordability, while the location of new housing can also be important for the broader sustainability of rural communities and that a wide range of settlements can play a role in delivering sustainable development

⁷ National Planning Policy Framework (2021), Ministry of Housing, Community and Local Government

⁸

in rural areas. It acknowledges that a wide range of settlements can play a role in delivering sustainable development in rural areas.

- 3.4 Every Local Plan must be informed and accompanied by a Sustainability Appraisal. This allows the potential environmental, economic and social impacts of the proposals to be systematically taken into account, playing an important part in demonstrating that the local plan reflects sustainability objectives and has considered reasonable alternatives. As noted in Section 1 of this Study, this Settlement Hierarchy analysis has fed into ongoing Sustainability Appraisal work, and specifically the evidence base for the policies in the emerging Local Plan 2040 which set out the Council's proposed distribution of new development across the district.

Local Policy

- 3.5 The adopted Local Plan approach to the distribution of development across Dover District is set out in the Dover Core Strategy (2010) and the Dover Land Allocations Local Plan (2015). These documents reflect the overarching national planning strategy at the time of their preparation, of promoting sustainable development. New development is therefore currently focused at urban areas in the first instance, supporting the range of existing services and facilities in such areas and minimising the need to travel; and secondly, at rural settlements which have a good range of facilities and public transport connections and where new development will enable to grow sustainably.
- 3.6 A settlement hierarchy setting out the general role of individual settlements in Dover District was developed⁹ as part of the evidence base for the Dover Core Strategy. This Hierarchy provided evidence to shape the distribution of development across the District as set out in the land allocations of the Dover Core Strategy. It followed the approach set out in the Regional Spatial Strategy of the time which identified Primary and Secondary Regional Centres across the South East region, leaving the identification of other centres for local planning authorities to determine through their local development frameworks.
- 3.7 The current Dover Settlement Hierarchy is set out in Policy CP1 of the Dover Core Strategy 2010 (see Appendix A of this Study). Dover was identified in the South East Plan as a Secondary Regional Centre and thus functions as the major focus for development in the District. A District Centre suitable for urban scale development is identified (Deal) in the Hierarchy and two Rural Service Centres, at Sandwich and Aylesham, are designated as providing a focus for development in the rural area of the district. The expansion of Aylesham, a former mining village established in 1926 to house miners working in the nearby newly sunk Snowdown Colliery to serve as a Rural

⁹ Dover Settlement Hierarchy, Dover District Council (2008)

Service Centre, was identified in the Dover Local Plan 2002. Aylesham had originally been intended by its masterplanner, Sir Patrick Abercrombie, to become a town with a population of up to 30,000 accommodating future workers at two other proposed new pits at Adisham and Wingham, but neither colliery was ever built.

- 3.8 The 2008 Hierarchy identified five Local Centres in the rural areas of the District, suitable for a scale of development that would reinforce their roles as providers of services to its home and adjacent communities at Ash, Capel-le-Ferne, Eastry, Shepherdsweil and Wingham. The remaining rural settlements are categorised as villages, where small scale development commensurate with their role as provider of services for their own communities would be acceptable in principle, and hamlets which are not deemed suitable for further development unless such development functionally requires a rural location.
- 3.9 The 2008 Hierarchy informed the overarching distribution of housing allocations (as set out in Policy CP3 of the Dover Core Strategy 2010 – see Appendix A of this Study) including four strategic allocations at Dover, and the Dover Land Allocations Local Plan 2015 which identifies and allocates specific sites for development across the whole of the district. As evidenced in the Council’s annual Authority Monitoring Report, Policy CP1 is one of the most frequently used local plan policies in development management in the District.

4. Survey Methodology

- 4.1 As part of the evidence base for the emerging Dover District Regulation 19 Submission Draft Local Plan it was necessary to update the 2008 Settlement Hierarchy and, in particular, to update the inventory of social and community facilities and public transport connections available to residents of each rural settlement. This work contributes to the process of selecting land for residential development, by identifying which settlements are capable, in principle, of sustainably accepting additional windfall housing. To do this, it is important, in the first instance, to establish whether, on the basis of existing social and community facilities and transport connections, a settlement would constitute a sustainable location for future development.
- 4.2 Due to their geographical proximity with the urban area of Dover, River, Temple Ewell and Whitfield are deemed to form part of Dover for the purposes of this study only. Likewise, the settlements of Sholden and Walmer are considered, for the purposes of this Study only, as falling within the urban area of Deal. These settlements are therefore not included in this survey. In addition, only those settlements that had at least one of the sustainability indicator facilities surveyed were subsequently included in the Hierarchy.
- 4.3 A number of data sources to assess sustainability were used. In the first instance, village survey data collected for the Authority Monitoring Report 2018-2019 was used. This survey work is undertaken annually by Council officers and then forwarded to parish councils for verification. It was not however possible for this work to take place in 2020 and 2021 due to the Covid health emergency situation including the government advice to work from home. 2019 survey data was therefore used as a starting point.
- 4.4 Secondly, data held by the Council for the Local Land Property Gazetteer, which is collected annually, was examined and cross-checked against the historic survey data. Finally, consultation was held with Parish Councils to establish the accuracy of this information. Specifically, tables setting out the facilities that data was indicating was present at each settlement were forwarded to Parish Councils for their input and fact checking in November - December 2021. The results of this exercise are collated in the Summaries that follow in the Section 5 of this Study and are set out by Parish.
- 4.5 The survey work revealed a small number of settlements that are close to, and therefore served by the facilities of other villages, for example the school at Eythorne is in walking distance of, and thus also serves the settlement of Elvington. Where this occurs, this is noted in the summary and footnoted in the resultant Settlement Hierarchy. Such incidents are in line with the acknowledgement in the NPPF¹⁰ that

¹⁰ National Planning Policy Framework (2021) paragraph 79.

adjacent rural settlements do often share community infrastructure and other facilities, and as a consequence that new development in one village can support services in a nearby village.

4.6 The survey examines a range of services and amenities that are deemed to provide for the basic needs of those living in the village, including shops and social facilities, education, healthcare, leisure and public transport links. Specifically, these are

- **Public transport:** Bus service (frequent/infrequent), mainline train station
- **Shops:** Local food store, Post Office, other shops, public house/café, cash point
- **Community facilities:** Village Hall, Place of Worship, playing field, other community services
- **Education:** Primary school
- **Health services:** GP surgery

4.7 These categories are based on the services and facilities that form the basis of previous surveys by this District Council, including the Authority Monitoring Reports. In addition, services that have historically been highlighted as important indicators of the sustainability of rural communities, including by the Commission for Rural Communities in their State of the Countryside reports are recorded.

4.8 Scores are assigned to each facility to determine each rural settlement's position in the Hierarchy. Weighting of a number of facilities was applied. This is an approach prevalent amongst other settlement hierarchy studies and reflects the view that some services are deemed to make a more significant contribution towards the sustainability of a settlement than others. Such 'key services' are defined in this instance as

- **frequent¹¹ bus service**
- **train station**
- **primary school**
- **post office**
- **local supermarket or food store**
- **public house/café**
- **GP surgery**

4.7 For the purposes of this Study only, 'primary school' refers to state primary schools only. Woodpecker Court School, Eythorne has also been scored at the request of the Parish Council. Other schools or educational establishments are noted in the Settlement Summaries. A number of post offices operate part-time from other venues

¹¹ Defined as hourly during weekdays

in a settlement, such as a shop or community hall. Such services are not daily but are regular and are therefore considered to offer the same service as Post Office premises.

- 4.8 Given evidence nationally of an increasing role that public houses and cafés are playing as focal points for community life in recent years, including operating as venues for regular community meetings such as Knit and Natter groups, coffee mornings for the elderly, and meeting places for new mothers and children for example, it was felt that such facilities should be considered as a Key Service in the context of establishing the sustainability of settlements based on the facilities on offer to those who live there. In addition, such businesses frequently operate takeaway food services which have emerged in recent years as sought-after local facility for householders.
- 4.9 With regard to bus services data, the Council is aware of planned changes to bus timetabling in East Kent, which are currently proposed to come into effect in autumn 2022. As currently scheduled such changes will lead to the loss of some routes and the addition of new ones, but will not affect the Hierarchy. The data in Table 2 is based on services as existing and will be updated when any changes are implemented.
- 4.10 Each key service scores 3 points. Additional shops, primary schools, community facilities and public houses/ cafés score 1 point each. For a settlement to score points the service or amenity must be located within the built-up area of a settlement, or within 800m (reasonable walking distance) of the centre of that settlement.
- 4.11 It is emphasised that other issues that influence the suitability of locations for new development, such as flood risk and designated protected landscapes, were not taken into account in this work. The survey, and resultant Hierarchy, is solely concerned with the way in which a settlement functions. These environmental issues are instead addressed through the Sustainability Appraisal of the Local Plan and as part of site-specific land allocation considerations and assessment work.

5. Settlement Summaries

5.1 The following summaries are set out in alphabetical order by Parish.

ALKHAM	
Public Transport	Regular bus service to Dover and Folkestone with two buses every hour on weekdays
Retailing	Public House, garden centre with a café, farm shop
Community Facilities	village hall, church, play area
Education	none
Medical services	none

ASH	
Public Transport	Regular bus service to Sandwich and Canterbury with buses every hour on weekdays
Retailing	12 retail outlets including two general stores, chemist, butchers, hairdressers and a car servicing garage, two public houses, a take-away, a farm shop and café, restaurant and a cashpoint.
Community Facilities	two village halls, a library, nursery, church, heritage centre, scout hut, bowls club, tennis courts, sports pitches, outdoor gym, accessible play area, a recreation ground and allotments.
Education	two primary schools (one independent prep school)
Medical services	GP surgery and a private physiotherapy practice

AYLESHAM	
Public Transport	Regular bus service to Canterbury with buses every hour on weekdays. Railway station on Dover to London Victoria line.
Retailing	26 shops including a post office, a co-op and a butchers, café, 8 take-aways. Cashpoint.
Community Facilities	three churches, bowls club, social club, leisure centre, nursery, library, 4 playgrounds, including one at Snowdown Recreational Field, skate park.
Education	two primary schools
Medical services	medical centre

CAPEL-LE-FERNE	
Public Transport	Regular bus service to Dover and Folkestone with buses every 20 minutes
Retailing	one general store, Public House, café
Community Facilities	village hall, two churches, weekly farmers market, two nurseries, play area
Education	primary school
Medical services	none

DENTON WITH WOOTTON	
----------------------------	--

Denton	
Public Transport	Regular bus service to Folkestone and Canterbury
Retailing	Public house, plant nursery
Community Facilities	village hall, church (cricket ground in Wootton)
Education	none
Medical services	none
Wootton	
Public Transport	no
Retailing	none
Community Facilities	village hall, church, cricket ground
Education	none
Medical services	none

EASTRY	
Public Transport	Regular bus service to Deal, Sandwich, Canterbury and Ramsgate with buses hourly on weekdays
Retailing	Post Office, 12 shops including a bakers, butchers, general store and two hairdressers, public house, two takeaways
Community Facilities	village hall, church, scout hut, nursery, bowling green and football pitch, Church Hall, Parish Room, Picnic Area, Recreation Ground, Gun Park and 2 Play Areas.
Education	primary school
Medical services	none

EYTHORNE	
Elvington	
Public Transport	infrequent bus services to Dover and Sandwich
Retailing	village store, hairdressers, barber's shop, two take-aways, PO three afternoons a week in the village store; facilities in Eythorne in walking distance
Community Facilities	village hall, heritage centre, allotments, bowls club, play area
Education	Nursery. Primary school in Eythorne is within walking distance (300m) of Elvington
Medical services	none
Eythorne	
Public Transport	infrequent bus services to Dover and Sandwich
Retailing	Post Office, village shop, public house, café
Community Facilities	village hall, two churches, play area
Education	Primary School. Woodpecker Court specialist post-16 education centre.
Medical services	none

GOODNESTONE	
Chillenden	

Public Transport	infrequent bus service
Retailing	Public House
Community Facilities	village hall and a church
Education	none
Medical services	none
Goodnestone	
Public Transport	infrequent bus service
Retailing	a public house, cafe
Community Facilities	village hall and church (PO from hall 2 mornings a week)
Education	primary school
Medical services	none

GREAT MONGEHAM	
Public Transport	Regular bus service to Sandwich and infrequent bus service to Dover
Retailing	Garage, Public House
Community Facilities	village hall, two churches
Education	None (Hornbeam primary school adjacent but in Deal)
Medical services	none

GUSTON	
Public Transport	Irregular bus service to Dover
Retailing	2 Public houses, motel, petrol garage/shop. Shop at Burgoyne Heights, B&Q
Community Facilities	Village hall, church, two play areas in village and 1 at Burgoyne Heights. Community hall at Burgoyne Heights. Fort Burgoyne (visitor attraction and historic monument). Langdon Cliffs car park. Bleriot memorial.
Education	Pre-school at Burgoyne Heights. Primary school. Duke of York's secondary Day/boarding school
Medical services	none

HOUGHAM WITHOUT	
West Hougham	
Public Transport	Regular bus service to Dover and Folkestone but at 1.5km from the village itself
Retailing	Public House
Community Facilities	village hall, church, play area
Education	none
Medical services	none

KINGSDOWN WITH RINGWOULD PARISH	
Kingsdown	
Public Transport	Regular bus service to Deal, hourly on weekdays

Retailing	Post office, butchers, hairdressers, village shop, three public houses
Community Facilities	village hall, church, nursery.
Education	primary school
Medical services	none
Ringwould	
Public Transport	Regular bus service to Dover and Deal
Retailing	Public house
Community Facilities	village hall and church
Education	none
Medical services	none
LANGDON	
East Langdon	
Public Transport	infrequent bus service
Retailing	Post Office two mornings a week in village hall
Community Facilities	village hall, church, play area
Education	primary school
Medical services	none
Martin	
Public Transport	infrequent bus service
Retailing	none
Community Facilities	none
Education	none
Medical services	none
Martin Mill	
Public Transport	Train station (HS1 to Dover, Ramsgate and London St Pancras) and infrequent bus services
Retailing	one public house, café/shop in campsite (part year)
Community Facilities	none
Education	none
Medical services	none
West Langdon	
Public Transport	none
Retailing	none
Community Facilities	village hall and church
Education	none
Medical services	none

LYDDEN	
Public Transport	Frequent bus service to Dover and Canterbury
Retailing	Public House, a car servicing/repair garage
Community Facilities	village hall, two churches, nursery, play area
Education	primary school
Medical services	doctor's surgery

NONINGTON	
Public Transport	infrequent bus service to Sandwich, Deal and Canterbury

Retailing	petrol station/garage
Community Facilities	village hall, church, play area
Education	Primary school
Medical services	none

NORTHBOURNE	
Finglesham	
Public Transport	hourly bus service to Dover and Sandwich
Retailing	Two Public Houses, farm shop and café
Community Facilities	none
Education	none
Medical services	none
Betteshanger	
Public Transport	hourly bus service to Dover and Sandwich
Retailing	none
Community Facilities	play area
Education	Northbourne primary school approx. 1km away
Medical services	none
Northbourne	
Public Transport	Frequent bus services to Dover and Sandwich
Retailing	public house
Community Facilities	hall, church, nursery, recreation area, play area
Education	primary school
Medical services	none

PRESTON	
Elmstone	
Public Transport	none
Retailing	none
Community Facilities	church, social club
Education	none
Medical services	none
Preston	
Public Transport	infrequent bus services to Margate/Canterbury and Aylesham/the QEQM Hospital Margate/Westwood shopping centre
Retailing	four shops including village store, public house, restaurant
Community Facilities	village hall, church, play area
Education	primary school
Medical services	none

RIPPLE	
Public Transport	infrequent bus service
Retailing	Public House with accommodation, farm shop and ice cream parlour, farm trail and camping; open spring/summer months only, car sales garage

Community Facilities	village hall with grass play area, church, annual summer event for families, music on the farm
Education	Independent ASD school (6 – 18 years)
Medical services	none

ST MARGARET'S	
St Margaret's at Cliffe	
Public Transport	hourly bus route to Deal Dover and Canterbury
Retailing	post office, 3 shops including village shop, hairdressers, 3 cafés one summer opening only, two public houses
Community Facilities	village hall, church, nursery school, library, bowls club, museum, play area
Education	primary school, a secondary school for children with special educational needs
Medical services	Doctor's surgery

SHEPHERDSWELL AND COLDRED	
Shephersdwell	
Public Transport	railway station on Dover to London Victoria line, infrequent bus service
Retailing	village shop, public house, hairdressers, PO two mornings a week in the village hall, cashpoint
Community Facilities	village hall, church, play area, recreation ground, village green
Education	primary school
Medical services	Doctor's surgery
Coldred	
Public Transport	Infrequent bus service
Retailing	Public house
Community Facilities	Church, village green
Education	none
Medical services	none

STAPLE	
Barnsole	
Public Transport	none
Retailing	public house, garden centre
Community Facilities	Village hall
Education	none
Medical services	none
Staple	
Public Transport	infrequent bus service
Retailing	none
Community Facilities	Church, play area, hall
Education	none
Medical services	none

STOURMOUTH	
East Stourmouth	
Public Transport	infrequent bus service to Canterbury and Westwood Cross
Retailing	public house
Community Facilities	none
Education	none
Medical services	none

SUTTON	
Ashley	
Public Transport	infrequent bus service
Retailing	none
Community Facilities	none
Education	none
Medical services	none
East Studdal	
Public Transport	infrequent bus service
Retailing	none
Community Facilities	Two village halls, play area
Education	none
Medical services	None
Sutton	
Public Transport	Infrequent bus service
Retailing	None
Community facilities	church
Education	None
Medical services	none

TILMANSTONE	
Public Transport	infrequent bus service
Retailing	public house
Community Facilities	village hall, church, play area
Education	none
Medical services	none

WINGHAM	
Wingham	
Public Transport	frequent bus services to Canterbury, Sandwich and Deal; infrequent service to QEQM hospital and Westwood Cross shopping centre
Retailing	7 village shops, two public houses, restaurant, PO in village hall two mornings a week, mobile bank at village hall fortnightly.
Community Facilities	village hall, children's pre-school, church, play area, recreation Ground, MUGA, Outdoor Gym, Outdoor table-tennis table, WCs, allotments
Education	primary school
Medical services	dental surgery, GP surgery

Wingham Green	
Public Transport	frequent bus service
Retailing	petrol station, classic car dealership
Community Facilities	none
Education	none
Medical services	none

WOODNESBOROUGH	
Public Transport	hourly bus service to Sandwich, Deal and Canterbury and a KCC funded service on Thursday to Deal and Sandwich
Retailing	Funeral directors
Community Facilities	village hall, church, play area
Education	none
Medical services	none

WORTH	
Public Transport	hourly bus service to Deal and Canterbury
Retailing	Two public houses
Community Facilities	village hall, church, play area
Education	primary school
Medical services	none

5.2 The following Table sets out the scoring for each settlement. A number of clarifications of local circumstances are noted at the end of the Table.

SERVICES	Rail	Bus	Primary School	Local Food store	Other shops	Pub/ Cafe	Post Office	GP	Hall	Place of Worship	Cash point	Play area	other community facilities	SCORE
POINTS	3	hourly service: 3 regular daily: 1	3	3	1 per shop	3 and 1 per additional	3	3	1	1	1	1	1 per facility	
Alkham		√ (3)			2	√			√	√		√		11
Ash		√ (3)	√	√	7	4 (score6)		√	√	√	√	√	5	34
Aylesham	√	√ (3)	√√a	√	23	√	√	√		√	√	√	5	53
Capel-le-Ferne		√ (3)	√	√		2 (score4)			√	√		√	2	18
Denton		√ (3)			√	√			√	√				9
<i>Wootton</i>									√	√		√		3
Eastry		√ (3)	√	√	10	2 (score4)	√		√	√		√	3	32
Eythorne		√ (1)	√√b	√		2 (score4)	√		√	√		√		20
<i>Elvington</i>		√ (1)	√c	√	2	2 (score4)	√*		√			√	4	22
Goodnestone		√ (1)	√			2 (score4)	√*		√	√			2	15
<i>Chillenden</i>		√ (1)				√			√	√				6
Great Mongeham		√ (3)			1	√			√	√				9
Guston		√ (3)	√			2 (score4)			√	√		√		13
Langdon Parish:		-	-	-	-	-	-	-	-	-	-	-	-	-
<i>East Langdon</i>		√ (1)	√				√*		√	√		√		10
<i>Martin</i>		√ (1)												1
<i>Martin Mill</i>	√	√ (1)			1	√								8
<i>West Langdon</i>									√	√				2
Lydden		√ (3)	√		1	√		√	√	√		√	2	18
Nonington		√ (1)	√		1				√	√		√		8

SERVICES	Rail	Bus	Primary School	Local Food store	Other shops	Pub/ Cafe	Post Office	GP	Hall	Place of Worship	Cash point	Play area	other community facilities	SCORE
POINTS	3	hourly service: 3 regular daily: 1	3	3	1 per shop	3 and 1 per additional	3	3	1	1	1	1	1 per facility	
Northbourne		√ (3)	√			√			√	√		√		12
<i>Betteshanger</i>		√ (3)	√c									√		7
<i>Finglesham</i>		√ (3)			1	3 (score5)								9
Preston		√ (1)	√	√	2	2 (score4)			√	√		√		16
<i>Elmstone</i>										√			1	2
Ringwold		√ (3)							√	√				5
<i>Kingsdown</i>		√ (3)	√	√	2	3 (score 5)	√		√	√			1	22
Ripple		√ (1)	d		2	√			√	√		√	2	11
St Margaret's at Cliffe		√ (3)	√	√	2	5 (score 7)	√	√	√	√		√	3	30
Shepherdswell	√	√ (1)	√	√	1	√	√*	√	√	√	√	√	2	26
<i>Coldred</i>		√ (1)				√				√			√	6
Staple		√ (1)							√	√		√		4
<i>Barnsole</i>					1	√								4
E Stourmouth		√ (1)				√								4
Sutton		√ (1)			1					√				3
<i>Ashley</i>		√ (1)												1
<i>East Studdal</i>		√ (1)							√	√		√	√	5
Tilmanstone		√ (1)				√			√	√		√		7
SERVICES	Rail	Bus	Primary School	Local	Other shops	Pub/ Cafe	Post Office	GP	Hall	Place of Worship	Cash point	Play area	other	SCORE

				Food store									community facilities	
POINTS	3	hourly service: 3 regular daily: 1	3	3	1 per shop	3 and 1 per additional	3	3	1	1	1	1	1 per facility	
West Hougham		√ (1)				√			√	√		√		7
Wingham		√ (3)	√	√	6	5 (score 7)	√*	√	√	√		√	2	34
<i>Wingham Green</i>		√ (3)			2									5
Wood'borough		√ (3)			1				√	√		√		7
Wootton									√	√		√		3
Worth		√ (3)	√			2 (score 4)			√	√		√		13

TABLE 2: SETTLEMENT SCORING TABLES BY SERVICES/FACILITIES

Part time Post Offices are marked with * and are found at Elvington (3 afternoons a week), Goodnestone, Shepherdswell, East Langdon and Wingham (2 mornings a week)

a Aylesham has two state primary schools

b Woodpecker Court School and Primary School

c Eythorne Primary School is in walking distance of Elvington and Northbourne Primary School is in walking distance of Little Betteshanger

d The primary school at Ripple is privately run

6. The Rural Settlement Hierarchy

- 5.3 As noted earlier in this Study, Dover District is home to a wide range of small rural settlements which play a key part in establishing its overall character. As the above Table illustrates, these villages and hamlets enjoy a broad range of services and facilities. The NPPF and NPPG require that Local Planning Authorities promote sustainable development in rural areas to support the vitality of their rural communities. New housing can enable rural communities to retain their existing services and community facilities and help to create a prosperous rural economy. At the same time national policy advises that a balance must be achieved between allowing new housing and the need to protect the character and heritage of the settlements themselves, as well as the surrounding countryside.
- 5.4 Each settlement's position in the hierarchy is based on the number of facilities and services it enjoys. As noted in paragraph 3.5 above, **Aylesham** has been identified as a Rural Service Centre since the Dover Local Plan of 2002. Such a unique strategic role, combined with its scale (it is the largest rural settlement by population in the district) and wide range of existing services and facilities, places this village in a separate category to the other rural settlements.
- 5.5 In examining the results of the village survey work, a small number of rural local centres in Dover District are identified (**Ash, Wingham, Eastry, St Margarets at Cliffe, Shepherdswell, Kingsdown, Elvington and Eythorne**). Given the wide range of services present in such villages each has the capability to act as a principle focus for services in its rural catchment area.
- 5.6 A group of larger villages (**Capel-le-Ferne, Lydden, Preston, Goodnestone, Worth, Guston, Northbourne, Alkham, Ripple and East Langdon**) emerge from the survey work as sustainable settlements containing a reasonable range of key services, and therefore as able to meet some of the daily needs of their inhabitants.
- 5.7 Finally, the largest tier of rural settlements in the district are those with a limited number of community facilities or services. Residents of these smaller villages and hamlets, it is assumed, rely on the services of nearby larger villages or the urban centres of the district for day-to-day needs.

Table 3: DOVER DISTRICT RURAL SETTLEMENT HIERARCHY

SETTLEMENT	SCORE
Aylesham	53
Ash	34
Wingham	34
Eastry	32
St Margarets at Cliffe	30
Shepherdswell	26
Kingsdown	22
Elvington	22
Eythorne	20
Capel le Ferne	18
Lydden	18
Preston	16
Goodnestone	15
Worth	13
Guston	13
Northbourne	12
Alkham	11
Ripple	11
East Langdon	10
Great Mongeham	9
Denton	9
Finglesham	9
Nonington	8
Martin Mill	8
Woodnesborough	7
Tilmanstone	7
West Hougham	7
Betteshanger	7
Chillenden	6
Coldred	6
East Studdal	5
Ringwould	5
Wingham Green	5
Barnsole	4
East Stourmouth	4
Staple	4
Wootton	3
Sutton	3
Ashley	1
Martin	1

(Key Below)

	Rural Service Centre
	Local Centres
	Larger Villages
	Smaller Villages and Hamlets

7. Conclusions

- 5.8 This Study updates the Dover District Settlement Review and Hierarchy undertaken in 2008. It has been prepared to inform the new Local Plan for Dover District, including the Sustainability Appraisal and growth model work and reasonable alternatives analysis. The Strategic Objectives of the new Dover District Local Plan will continue to reflect national planning policy and therefore to focus development at accessible and sustainable locations which utilise existing infrastructure, facilities and services wherever possible.
- 5.9 Due to the restrictions caused by the COVID-19 pandemic, the Hierarchy has drawn on a variety of data sources and has been shared with Parish Councils for fact-checking. Such survey work, it is emphasised, is clearly a snapshot of the facilities enjoyed by each settlement at the time of survey and will change over time.
- 5.10 The settlement of Aylesham to the north-west of the District emerges from this Study as having successfully developed as a Rural Service Centre, its strategic role since 2002. It is a larger village with a stronger range of facilities than other villages. The settlements of Wingham, Ash, Eastry, St Margarets at Cliffe, Shepherdswell, Kingsdown, Elvington and Eythorne, all enjoy a wide range of the services regularly identified as key indicators of sustainability and appear to currently serve as local centres with each offering a good and sustainable range of facilities including all key services, with the exception of a lack of medical services at Eastry, Eythorne and Elvington and Post Office facilities at Ash. The villages of Eythorne and Elvington are located adjacent to each other and share a number of key services, including a primary school, which are located in Eythorne but are readily accessible to residents of Elvington along a road with footpaths.
- 5.11 The villages in the District fall into two categories: Larger Villages containing a reasonable number of key services such as a primary school, a GP service, a food shop or general store able to meet a range of daily needs, and a commuter-friendly bus or train service, and Smaller Villages and Hamlets those which have few such sustainable facilities.
- 5.12 It is emphasised that this Settlement Hierarchy Study is **only one of a number of factors that guide the distribution of new development across the District** which

will be set out in the new Local Plan. There are many other considerations that will be factored into land allocations and to policies governing the management of new development, including landscape designations, transportation links, flooding issues and any local housing issues and Neighbourhood Plans. Dover District enjoys large areas of highly attractive and protected landscapes including five internationally protected SAC, SPA and Ramsar sites and the Kent Downs AONB which covers a third of the District. Large areas along the eastern coastline and in the north-east of the district are at risk of flooding, both tidal and fluvial. The District is also home to a rich range of heritage assets, high numbers of scheduled monuments and Listed Buildings, together with 57 Conservation Areas many of which form the core of rural settlements.

- 5.13 Finally, it is not within the remit of this Study to set out quantum of development appropriate for each tier of the Hierarchy. However, the continued national policy emphasis on sustainable development means that housing development should, where possible, be concentrated in the three urban centres of the District, Dover, Deal and Sandwich, with new development in the rural areas focused on villages commensurate with their scale and position in the hierarchy, unless local factors, including flood risk and environmental designations, dictate otherwise.

APPENDIX A

DOVER CORE STRATEGY (2010) Policy CP 1 Settlement Hierarchy

A.1 The location and scale of development in the District must comply with the Settlement Hierarchy. The Hierarchy should also be used by infrastructure providers to inform decisions about the provision of their services.

Settlement Type	Function	Town/Village
Secondary Regional Centre	Major focus for development in the District; suitable for the largest scale developments	Dover (including the built-up parts of the parishes of River, Temple Ewell and Whitfield)
District Centre	Secondary focus for development in the District; suitable for urban scale development	Deal (including the built-up parts of the parishes of Sholden, Walmer and Great Mongeham)
Rural Service Centre	Main focus for development in the rural area; suitable for a scale of development that would reinforce its role as a provider of services to a wide rural area	Sandwich - established Aylesham - proposed*
Local Centre	Secondary focus for development in the rural area; suitable for a scale of development that would reinforce its role as a provider of services to its home and adjacent communities	Ash Capel-le-Ferne Eastry Shepherdsweil Wingham
Village	Tertiary focus for development in the rural area; suitable for a scale of development that would reinforce its role as a provider of services to essentially its home community	Alkham, East Langdon, East Studdal, Elvington, Eythorne, Goodnestone, Kingsdown, Great Mongeham, Lydden Nonington, Preston Ringwold, Ripple St. Margaret's, Staple West Hougham, Woodnesborough, Worth
Hamlet	All other settlements in the rural area; not suitable for further development unless it functionally requires a rural location	All other settlements

* The Structure Plan and saved District Local Plan policies propose village expansion and enhancement at Aylesham which would enable it to function as a Rural Service Centre.

APPENDIX B

Settlement Confines Review and Update 2021

Introduction

- 1.1 As part of the development of the new Local Plan for Dover District and to support Strategic Policy 4: Residential Windfall Development, the Council undertook a review of all the built confines of settlements within the district. The settlement confines were last updated as part of the production of the Dover Core Strategy (2010) and Dover Land Allocations Local Plan (2015). Given this, it was considered a review was necessary to take into account changes resulting from new development as well as the proposed changes in the Council's policy approach to delivering residential windfall development.
- 1.2 The review considered what settlement confines are defined as in National Planning Policy, an appropriate methodology for reviewing existing confines and setting new ones, and what the changes to settlement confines would consist of. Following the review, engagement was carried out with Town and Parish Councils on the new and amended settlement confines to get their views and local knowledge on the proposed changes. Responses to the Town and Parish Councils consultation were considered alongside the review and the outputs presented as new and amended settlement confines within the Regulation 19 version of the Dover District Local Plan.

What are Settlement Confines?

- 1.3 Settlement confines are the boundary lines between areas of built or urban development (the settlement) and non-urban or rural development (the open countryside). Although settlement confines do not preclude all development beyond the confines, they do give clarity as to where new development within the confine or directly adjacent is likely to be acceptable in planning terms.
- 1.4 Settlement confines are long-established planning tools. The concept is consistent with the NPPF objective of achieving sustainable development as the establishment of confines helps to deliver patterns of development that facilitate walking or cycling to local facilities, together with the use of sustainable modes of transport by concentrating new development in or close to established sustainable settlements. Confines also protect the open countryside, in part by clearly defining where development would be considered acceptable and what would constitute new isolated homes in the countryside.

Policy Context

- 1.5 The Council's existing development plans use settlement confines as a material consideration in the determination of planning applications. The NPPF 2021 sets out

levels and type of development that may be acceptable within and outside of a settlement. For example:

- Paragraph 69 c) *'support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'*
- Paragraph 72 b) *'be adjacent to existing settlements, proportionate in size to them³³*
- ³³ *Entry-level exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement.'*
- Paragraph 85 *'...The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.'*
- Paragraph 120 c) *give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;'*

Methodology for Reviewing and Setting Settlement Confines

1.6 An initial desk-based review of all the settlement confines in the district was carried out, using the Council's Geographical Information Systems (GIS), aerial imagery, OS base mapping and Google street view. These desk-based tools were considered to provide a high level of detail for an area, particularly where tools had recently been updated. However, it was also acknowledged that the tools may lack a finer level of detail and subjective understanding that could only be obtained through site visits. As part of the consultation with the Town and Parish Councils, views of the proposed and amended settlement boundaries were sought, in order to incorporate more localised knowledge on the geographical areas for changes to settlement confines.

1.7 The starting point for the Review of the settlement confines was that, for the purposes of this Review, a settlement is considered to comprise **a continuous built environment, based around a core community hub or structure(s) for example a public house, place of worship, school, village hall, retail outlet or commercial employment premises.** In circumstances where there is a partial break in the built-up area, such as amenity space, the partial break was considered in terms of the setting of the wider built environment for that area.

1.8 The following criteria were used to judge what should be included within the built confines of a settlement:

- All properties physically linked to the main (built) part of the settlement should be included within settlement confines, except those operating as farms as they principally relate to activities within the countryside;
- Settlement confines should not include properties separated from the main body of the settlement by areas of open land not forming a residential curtilage;

- Settlement confines should include traditional rural buildings converted to residential use that are connected to the main body of the settlement, together with their residential curtilages;
- Settlement confines should exclude sites with planning permission for development and allocated sites, where the development has not started. Only sites with planning consent that are under construction or completed were considered appropriate to be included within confines¹².
- Settlement confines should normally include all residential curtilages. However, where extensive land and gardens exist around dwellings, settlement confines should be drawn tightly to the dwelling;
- Settlement confines should include sites that are so damaged by visual intrusion as to be unworthy of designation as open countryside. An example could be a site on the boundary almost surrounded by built development; and,
- Settlement confines should follow clearly defined physical features, such as walls, fences, hedgerows, roads and streams.

Main Changes to Settlement Confines

1.9 As a result of this desk-based review, the main changes made to the settlement confines in the District are:

- Built settlement confines have been tidied up where necessary to clearly follow defined physical features;
- Allocated sites and sites with planning permission that were not started were removed from confines. This was to ensure the confines follow that of the existing built settlement, not what is proposed, in case an allocation or planning permission isn't developed. When allocated sites or sites with planning permission are developed they will be incorporated into future reviews of settlement confines. In some settlements, this has resulted in the confine being drawn more tightly than previously;
- Development that had gained planning permission and was under construction or completed was included within settlement confines;
- Whitfield, Connaught Barracks/ Burgoyne Heights and Dover now have separate built confines;
- Areas of beach and sea were removed from settlement confines;
- Large areas of designated open space are generally not within settlement confines;
- Stations are now included within confines;
- Schools are now included within confines;
- Churches surrounded by large areas of open space are generally outside confines; and,

¹² This criterion reflects the change in approach to windfall development in the Local Plan as set out in Strategic Policy 4: Residential Windfall Development, whereby development may be considered acceptable immediately adjoining the settlement confines of some settlements. This is to avoid the situation where development is permitted on sites which at the current time are not actually adjoining the built form of the settlement and would remain detached from the settlement should the planning permission or allocation not be developed in the future.

- Employment areas that are connected to and part of settlements are now within the confines.

1.10 As a result of the review process all existing confines were amended to some extent. Furthermore, confines have been given to some settlements where previously there were none. These results are reflected in Strategic Policy 4 Residential Windfall Development. Settlements which have confines are:

- Ashley;
- Barnsole;
- Betteshanger;
- Chillenden;
- Coldred;
- Denton;
- East Studdal;
- Finglesham;
- Guston;
- Martin;
- Martin Mill;
- Northbourne;
- Sutton;
- Tilmanstone; and,
- Wingham Green.

1.11 In defining the new settlement confines it was decided that the following settlements were unsuitable for confines due to the limited form, and the characteristic built environment of the settlement. The settlements were:

- Elmstone
- West Langdon
- West Stourmouth

Consultation with Town and Parish Council's

1.12 Consultation took place with Town and Parish Councils on this review of the settlement confines from the 23rd July to the 17th September 2021 for a period of 8 weeks. The purpose of the consultation was to seek the views and local knowledge of the Town and Parish Councils on the proposed changes to the confines of the settlements in their area. It was left to each Town and Parish Council as to whether they wished to consult more widely with their communities.

1.13 As part of the consultation every Town and Parish Council received an initial email that outlined the confines review process, the methodology, a link to an online interactive map and a pdf copy of a map for their areas showing the confine changes. Extensions to the consultation were agreed on a case-by-case basis, for councils who were not able to meet during the summer period. Where councils had not replied and had not agreed an extension to the consultation, a further two chaser emails were sent out with a final deadline given of the 4th October 2021.

1.14 As part of the consultation the Council also held an online event on the 29th July 2021. The event presented the Councils methodology for the confines review, a demonstration was given on how to use the interactive map available to the Town and Parish Councils that showed existing, amended and new confines, and how the councils could respond to the consultation.

1.15 The consultation asked the Town and Parish councils to state whether they supported or objected to the proposed alterations to the confines of their settlements. Where the Town and Parish Councils objected to any changes to the confines proposed, they were requested to mark up on the plans provided showing how they considered the settlement confines should be drawn and to set out any proposed changes and rationale in an accompanying email or letter. After the consultation closed, responses from the Town and Parish Councils were considered and the settlement confines were updated as appropriate.

1.16 The responses from the Town and Parish Councils, and the Council’s actions resulting, are presented in Annex 1 to this Review. One further settlement confine amendment was suggested by a District Councillor and was actioned. The main points from the Town and Parish Councils consultation where:

- 35 Town and Parish Councils consulted;
- 21 Councils responded ;
- 14 Councils did not respond;
- 10 Councils agreed with the proposals or had no comment to make;
- 9 Councils suggested changes to confines;
- 2 Councils objected to any boundary changes; and,
- 8 amendments were made to the Councils settlement confines.

Conclusion

1.17 New and amended settlement confines were required to reflect development that had occurred since the Dover Core Strategy (2010) and the Dover Land Allocations Local Plan (2015) and to reflect the new Local Plan Strategic Policy 4: Residential Windfall Development. As a result of the review and consultation with Towns and Parish Councils all existing confines were amended to some extent and 15 new settlement confines were created. The amended and new confines have been published as part of the Regulation 19 Local Plan Policies map and are open to further consultation through the Regulation 19 Local Plan.

1.18 The amended settlement confines for each settlement in the District can be viewed on the Policies Map.

Annex 1: Response to the Settlement Confines Consultation.

Town / Parish Council	Response	Summary of changes suggested	Local Plan Team response
Alkham Parish Council	No	---	---

Town / Parish Council	Response	Summary of changes suggested	Local Plan Team response
Ash Parish Council	Yes	<p>Objections -</p> <p>1. The area at the north of Chequer Lane that has been included in the revised boundary. Proposed change to follow existing confines, with a boundary from the north east of 75 Chequer Lane across Queens Road.</p> <p>2. The area south of the east entrance to the village from Marshborough on to New Street crosses the parish boundary. Proposed change to the existing confines to follow the parish boundary so that future development is covered by the Ash Neighbourhood Development Plan.</p>	<p>Objection 1. Actioned</p> <p>Objection 2. No action - the confines are determined by a settlements built environment rather than where a parish boundary may end. Settlement confines inform where the Council considers sustainable development could occur within the District</p>
Aylesham Parish Council	No	---	---
Capel-le-Ferne Parish Council	Yes	No objections	No action
Deal Town Council	No	---	---
Denton-with-Wootton Parish Council	No	---	---
Dover Town Council	Yes	No comments	No action
Eastry Parish Council	Yes	Shemara Farm development on Woodnesborough Lane as already been built on, further up Woodnesborough Lane, towards Woodnesborough.	Actioned
Eythorne Parish Council	Yes	No objections	No action

Town / Parish Council	Response	Summary of changes suggested	Local Plan Team response
Goodnestone Parish Council	Yes	No objections	No action
Great Mongeham Parish Council	Yes	<p>Include both:</p> <p>17/01515 Land Between Homeleigh (Holmleigh) & Lansdale Northbourne Road Great Mongeham - under construction</p> <p>18/01361 Land At Silver Hill Northbourne Road Great Mongeham - nearly complete</p>	Actioned
Guston Parish Council	Yes	<p>Remove:</p> <p>1. Section of land that sits next to the community centre at Burgoyne Heights.</p> <p>2. The recreation ground.</p>	No action - the open spaces are within the settlement area as they are in the main enclosed by built environment
Hougham Without Parish Council	No	---	---
Langdon Parish Council	Yes	<p>East Langdon - agree</p> <p>Martin Mill - We suggest the boundary follows the North-East road edge in a similar fashion to that of the village green boundary at East Langdon.</p> <p>Martin - propose to extend the confines to include the north-west dwellings in Waterworks Lane and the north-east edge along Ringwould Road.</p> <p>West langdon - although excluded from this consultation we would like the opportunity to discuss this small hamlet, if not a settlement boundary then a</p>	<p>Actioned - the extension to Martin Mill boundary to include full width of Station Road and Lucerne Lane.</p> <p>No change re Waterworks Lane, Martin, the residential properties now included on the opposite side of the road next to the waterworks form a continuous part of the built environment.</p> <p>Actioned to include area up to 2 and 3 Martin Lodge within Confines.</p>

Town / Parish Council	Response	Summary of changes suggested	Local Plan Team response
		conservation area status.	
Lydden Parish Council	No	---	---
Nonington Parish Council	No	---	---
Northbourne Parish Council	No	---	---
Preston Parish Council	No	---	---
Ringwold with Kingsdown Parish Council	Yes	Strongly object to boundary	No action - to be compliant with the NPPF in consideration of sites next to or connected to settlements it is appropriate at the local level to identify settlements, define their confines and appropriate levels of sustainable development.
Ripple Parish Council	Yes	No comments	No action
River Parish Council	No	---	---
Sandwich Town Council	Yes	Requested that numbers 114 to 122 Dover Road (plus outbuildings), Sandwich (which appear to have been excluded) are included in confines.	Actioned
Shepherdswell-with-Coldred Parish Council	Yes	Happy with new confines for Shepherdswell but requested the confines proposed for Coldred to be removed	No action regarding Coldred - With regards to Coldred, to be compliant with the NPPF in consideration of sites next to or connected to settlements it is appropriate at the local level to identify settlements, define their confines and appropriate levels of sustainable development. Removal of this settlement confine would also conflict with the Local Plan Strategic Policy on residential windfall development.
Sholden Parish Council	Yes	No comments	No action

Town / Parish Council	Response	Summary of changes suggested	Local Plan Team response
St Margaret's-at-Cliffe Parish Council	No	---	---
Staple Parish Council	No	---	---
Stourmouth Parish Council	Yes	Only part of East Stourmouth appears to be included but there is very little free land within that area. Also part of Stone Hall is included whereas the bulk is not and there is no confine for West Stourmouth. It seems that the proposed confine is not logical in the context of the wider aspects of Stourmouth.	Amendment - the Councils methodology to defining a settlement confine is a continuous built environment focused around a community hub or focal point. The methodology does not include open spaces, unless they are contained or surrounded to such an extent they are considered within the built environment of a settlement. On review the buildings to the eastern front of Stonehall that were proposed for inclusion are to be removed due to their separate nature from the built environment core of East Stourmouth.
Sutton-by-Dover Parish Council	Yes	No changes suggested	No action
Temple Ewell Parish Council	Yes	Include in the boundary all of the gardens rear of 152 to 160 London Road and 1 and 2 Malvern Cottages	Actioned
Tilmanstone Parish Council	Yes	No Objections	No action
Walmer Parish Council	No	---	---
Whitfield Parish Council	Yes	Objections to boundary, no specific details	No action - to be compliant with the NPPF in consideration of sites next to or connected to settlements it is appropriate at the local level to identify settlements, define their confines and appropriate levels of sustainable development.
Wingham Parish Council	Yes	Reinstate rear gardens of 101 and 107 to 112 High	Actioned

Town / Parish Council	Response	Summary of changes suggested	Local Plan Team response
		<p>Street</p> <p>Include development at The Old Fairground.</p> <p>Extend Wingham Well confines to include land built on</p>	
Woodnesborough Parish Council	Yes	Agreed with proposals	No action
Worth Parish Council	No	---	---
Cllr Jull	Yes	Commented that school playing fields should not be included within confines and that the playing field should be excluded for St Mary's in Deal.	The confines have been drawn more tightly around St Mary's in Deal.