

Ripple Settlement Hierarchy Scoring Note

1. An error has come to light in relation to the scoring of the settlement of Ripple within the published Settlement Hierarchy (HEB03). This note seeks to clarify this factual error in the scoring.
2. In the published Settlement Hierarchy (HEB03), Ripple has a score of 11. This is based upon the services and facilities listed in the Ripple table on page 20/21 and scoring on page 25.
3. The scoring shown on page 25 gives 2 points for ‘other community facilities’. These points have been given for the ‘annual summer event for families’ and ‘music on the farm’, as they were listed as community facilities in the response from Ripple PC to the consultation that took place with parishes in November to December 2021.
4. However, these are annual events and not day to day community facilities, so the 2 points have been given in error. Ripple should therefore have a score of 9 which falls below the threshold (10) for being a larger village. Ripple should be in the smaller villages and hamlet tier of the settlement hierarchy.
5. No events are identified or given points for any other settlements in the assessment.
6. Changes are needed to the drafting of MM6 and MM10 as follows – changes highlighted in yellow.

MM6:

Amend Table 3.3 to delete Ripple from the larger villages list and add to smaller villages and hamlets list

<u>Settlement Type</u>	<u>Settlement Description</u>	<u>Settlement</u>
<u>Regional Centre</u>	<u>Major focus for development in the District; suitable for the largest scale developments.</u>	<u>Dover</u>
<u>District Centre</u>	<u>Secondary focus for development in the District; suitable for urban scale development.</u>	<u>Deal</u>
<u>Rural Service Centres</u>	<u>A principle focus for services for the rural catchment area and suitable for a scale of development that would reinforce its</u>	<u>Sandwich</u>
		<u>Aylesham</u>

	<u>role as a provider of services to a wide rural area.</u>	
<u>Local Centres</u>	<u>Villages that provide services for a local rural area and a secondary focus for development in the rural area at a scale that would reinforce their roles.</u>	<u>Ash</u> <u>Wingham</u> <u>Eastry</u> <u>St Margarets at Cliffe</u> <u>Shepherdswell</u> <u>Kingsdown</u> <u>Elvington</u> <u>Eythorne</u>
<u>Larger Villages</u>	<u>Settlements that have limited services for residents where windfall development would be acceptable in principle in or adjoining.</u>	<u>Capel-le-Ferne</u> <u>Lydden</u> <u>Preston</u> <u>Goodnestone</u> <u>Worth</u> <u>Guston</u> <u>Northbourne</u> <u>Alkham</u> <u>East Langdon</u>
<u>Smaller Villages and Hamlets</u>	<u>Small settlements with few facilities where windfall infill development would be acceptable in principle.</u>	<u>Great Mongeham</u> <u>Denton</u> <u>Ripple</u> <u>Finglesham</u> <u>Nonington</u> <u>Tilmanstone</u> <u>Woodnesborough</u> <u>Martin Mill</u> <u>West Hougham</u> <u>Betteshanger</u> <u>Chillenden</u> <u>Coldred</u> <u>East Studdal</u>

	<u>Ringwould</u>
	<u>Wingham Green</u>
	<u>Barnsole</u>
	<u>East Stourmouth</u>
	<u>Staple</u>
	<u>Wootton</u>
	<u>Sutton</u>
	<u>Ashley</u>
	<u>Martin</u>

MM10

Amend SP4 paragraphs 1 and 2 to delete Ripple from the bullet list in paragraph 1, and Ripple to the bullet list in paragraph 2.

SP4 - Residential Windfall Development

1. Residential development or infilling of a scale that is commensurate with that of the existing settlement will be permitted within or ~~immediately~~ adjoining the settlement boundaries, as shown on the Policies Map, of the following settlements:
 - Ash, Alkham, Aylesham, Capel-le-Ferne, Deal (6), Dover (7), East Langdon, Eastry, Elvington, Eythorne, Guston, Goodnestone, Kingsdown, Lydden, Northbourne, Preston, **Ripple**, Sandwich, Shepherdswell, St Margarets at Cliffe, Wingham, and Worth.
2. Minor residential development or infilling of a scale that is commensurate with that of the existing settlement will be permitted within the settlement boundaries, as shown on the Policies Map, of the following settlements:
 - Ashley, Barnsole, Betteshanger, Chillenden, Coldred, Denton, East Studdal, Finglesham, Great Mongeham, Martin, Martin Mill, Nonington, Ringwould, **Ripple**, Staple, East Stourmouth, Sutton, Tilmanstone, West Hougham, Wingham Green, Woodnesborough and Wootton.

Subject to all of the following criteria being met:

- a It is of a scale that is appropriate to the size, role and function of the settlement and the range of services and community facilities that serve it, taking account of the cumulative impact of any allocated sites and committed development;
- b It is subordinate to the community it adjoins and integrates successfully ~~compatible~~ with the layout, density, fabric and appearance of the existing settlement and individually or cumulatively, would not result in the coalescence or merging of two (or more) separate settlements, or the significant erosion of a gap between settlements, so as to result in the loss of individual settlement identity or character;

- c In the case of settlements in, adjoining or surrounded by, the Kent Downs AONB or Heritage Coasts, that the proposal complies in the first instance with the primary requirement of conserving and enhancing landscape and scenic beauty, and, where this is demonstrated, that the scale and extent of development is limited, sensitively located and designed to avoid or minimise adverse impacts on these designated landscapes;**
- d It would conserve and enhance landscape character and biodiversity and not result in an ~~unacceptable~~ harmful intrusion into the open countryside or the loss of, important green spaces within the confines that contribute positively to the existing character of that settlement;**
- e It would preserve or enhance any heritage assets within its setting;**
- f It would not result in the significant loss of best and most versatile agricultural land currently used for agriculture;**
- g Where the site adjoins open countryside, an appropriately designed landscape buffer is included;**
- h It would ~~not have an adverse impact on the living conditions of existing adjoining residents;~~ be compatible with neighbouring buildings and land uses in accordance with PM2a;**
- i Where development would result in the loss of active employment, open space, sport or community facilities within the settlement that such development is consistent with the requirements of policies EN2 E2, PM5 and PM6 of this Plan;**
- j Traffic movements generated from the development do not result in severe impacts to the highway network that cannot be mitigated. This should be considered through transport assessments carried out in accordance with Policy TI2 which must take account of the cumulative impact of sites allocated for development. Proposals must not prejudice the ability of sites allocated or committed for development to come forward due to limited highway capacity; and**
- k It would be in accordance with all other relevant policies in the Plan.**

(6) For the purposes of this policy the settlements of Sholden and Walmer are considered to be part of Deal

(7) For the purposes of this policy the villages of River, Temple Ewell, and Whitfield and the area of Burgoyne Heights are considered to be part of Dover