



Charing Neighbourhood Plan

Evidence Book 5

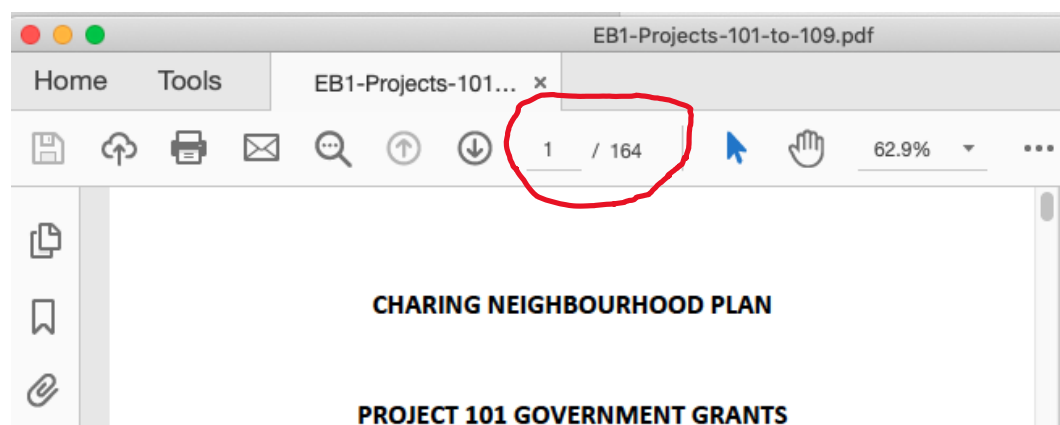
Projects 132 - 136

This is one of eight volumes of evidence gathered to form and support the Neighbourhood Plan.

Explanation of the page numbering in these online documents:

Each volume contains the evidence for particular projects mentioned in the Plan. These online evidence books are identical to the paper copies.

The contents lists each specific evidence document, and it's page number in this 'pdf' file.



This diagram shows the online plan viewed in Adobe Acrobat Reader which looks like this icon:



The page numbers referred to in the contents are the numbers on each page of the Evidence Book, as seen inside the red outline in the picture above.

These page numbers should appear on computer screens, tablets and mobile phones when viewing the Evidence Books, and they should show the page you are viewing as well as the total number of pages in the Evidence Book e.g. Pg 1 of 164.

On different Internet Browsers, such as :

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the numbers may appear in slightly different places.

Some of the documents and reports in the Evidence Books have page numbers on the print copy for that specific piece of evidence, these are not the page numbers referred to in the contents of these online documents.

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CHARING NEIGHBOURHOOD PLAN

PROJECT 132 VILLAGE CONFINES

Documents examined included:

- Redefining the 'built confines' of your village – User-guide for Parish Councils, ABC
- Redefining the built confine of Challock Village Report on the Village Pilot 2016

Redefining the 'built confines' of your village

User-guide for Parish Councils

Introduction:

This guide is aimed at helping Parish Councils define on a map, the 'confines' of their village or main settlements as they relate to new residential development. The opportunity to carry out this exercise is currently only available to those villages listed in Policy TRS1 of the [Tenterden and Rural Sites DPD](#)¹.

What are village confines?

Village confines is the area of the village defined in the Tenterden & Rural Sites DPD, paragraph 7.8². This means for example that the 'confines' would usually include the existing main built up area but excluding open spaces, rear gardens which abut open countryside, peripheral buildings such as free - standing individual or groups of dwellings, nearby farm buildings or other structures which are not closely related to the main built up area. Outside of this area, all land, is regarded as being within the open countryside.

Permission for residential development outside village 'confines' will normally only be granted in exceptional circumstances.

How do village 'Confines' differ from a village 'Envelope'?

Both of the terms 'confines' and 'envelope' are used within this user-guide.

'Confines' are described above, and could be thought of as a strict definition, as contained in a local plan. A 'Village Envelope', on the other hand, is a local interpretation; taking the 'confines' and amending them based on a real understanding of the area.

This 'village envelope' will be created by those who know the area best (as part of the Working Group) who will carefully assess the village, its landscape setting and features surrounding the built part of the village and whether or not breaks / gaps in built development within the area are important and why. This local knowledge can then be backed up and evidenced by what this user-guide terms 'justification' - logical and objective reasons to support where the envelope is drawn.

¹ Aldington, Appledore, Bethersden, Biddenden, Boughton Lees, Brabourne Lees, Challock, Charing, Chilham, Egerton, Great Chart, Hamstreet, High Halden, Hothfield, Kingsnorth, Mersham, Pluckley, Rolvenden, Shadoxhurst, Smarden, Wittersham, Woodchurch and Wye.

² the formal definition of the 'confines' in the Tenterden and rural sites DPD is " 'the limits of continuous and contiguous development forming the existing built up area of the settlement, excluding any curtilage beyond the built footprint of the buildings on the site (e.g. garden areas)'."

What is the village being asked to do?

First of all the village must decide why it wants to carry out this project as this will impact heavily on the work that will need to be done and lead to a very different approach. The reasons are likely to lie somewhere between the following two points of view:

- To limit the potential for future development in the village by drawing a new envelope very closely around all of the existing built parts of the village, or
- To allow small scale incremental growth in certain areas to assist in the longer term sustainability and vitality of the community by including land which would not be considered suitable for development under existing policies.

The work done by Challock Parish Council and local residents reflects the second of the above points of view.

With the above issues in mind what the village is being asked to do is to identify a boundary on a map, to see whether the built up area should be defined to respond to the aims and aspirations of the Parish whilst respecting the character of the village or surrounding countryside. This new boundary would be referred to as the 'Village Envelope'.

An example of this could be infill; to fill a space between buildings, without affecting the look and feel of the place. There should be clear reasons for why the envelope is drawn where it is and justify it due to spatial reasons i.e. reasons that show the best use of space, keeping a balance between the distribution of buildings and land and countryside (further guidance on spatial reasons can be sought from Ashford Borough Council).

How the 'Village Envelope' sits with the Local Plan

- It will not be not part of the Local Development Plan.
- The Local Plan sets out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure. The local plan is a critical tool in helping decide about individual development proposals, and is used (together with any neighbourhood plans that have been made) as the starting-point for considering whether applications can be approved.
- Until the current local plan has been reviewed and a suitable policy agreed by the council, any locally defined 'Village Envelope' will sit outside of the local plan and can only be used to guide decisions on planning applications for new housing. The 'Village Envelope' will not have the same weight in determining planning applications as the development plan but once adopted by the Borough Council will be given appropriate weight to recognise the local support for this approach.
- **This does not mean that inclusion in the envelope is a green light to obtaining planning permission. It is not a guarantee.** There might be site constraints for example and other reasons as to why that site cannot be developed.

Setting up the working group

A working group from the community needs to be set up to work on the envelope boundary and justification. The following non-exhaustive list could be discussed and agreed at a Parish Council meeting:

- size of the working group;
- date, time and location of the first meeting;
- where to advertise – this could be in the parish magazine / internet page and / or village notice board, if there is one, or in the local paper;
- how to express interest in the group;
- deadline for expressing interest;
- criteria to decide who is in the group if there is an oversubscription;
- what to do if there is a potential conflict of interest e.g. a landowner who wishes to sell their land for development wishes to be part of the group;

Ideally the group should also include some parish councillors.

There needs to be a strong organised person to lead the working group. This could be the Parish Clerk or someone else chosen by the Parish Council. The Lead will:

- advertise in chosen manner,
- contact those in the working group with an agenda confirming extent of commitment needed, details of the first meeting and attendance.

Meeting with ABC

The person leading the project for the local community (The Lead) should have an initial meeting with ABC to understand what is being asked and to gather aerial photos, maps and other relevant documents. The Lead should take notes so s/he will be able to explain to the working group what the project involves.

First Working Group Meeting

First, the working group need to meet to:

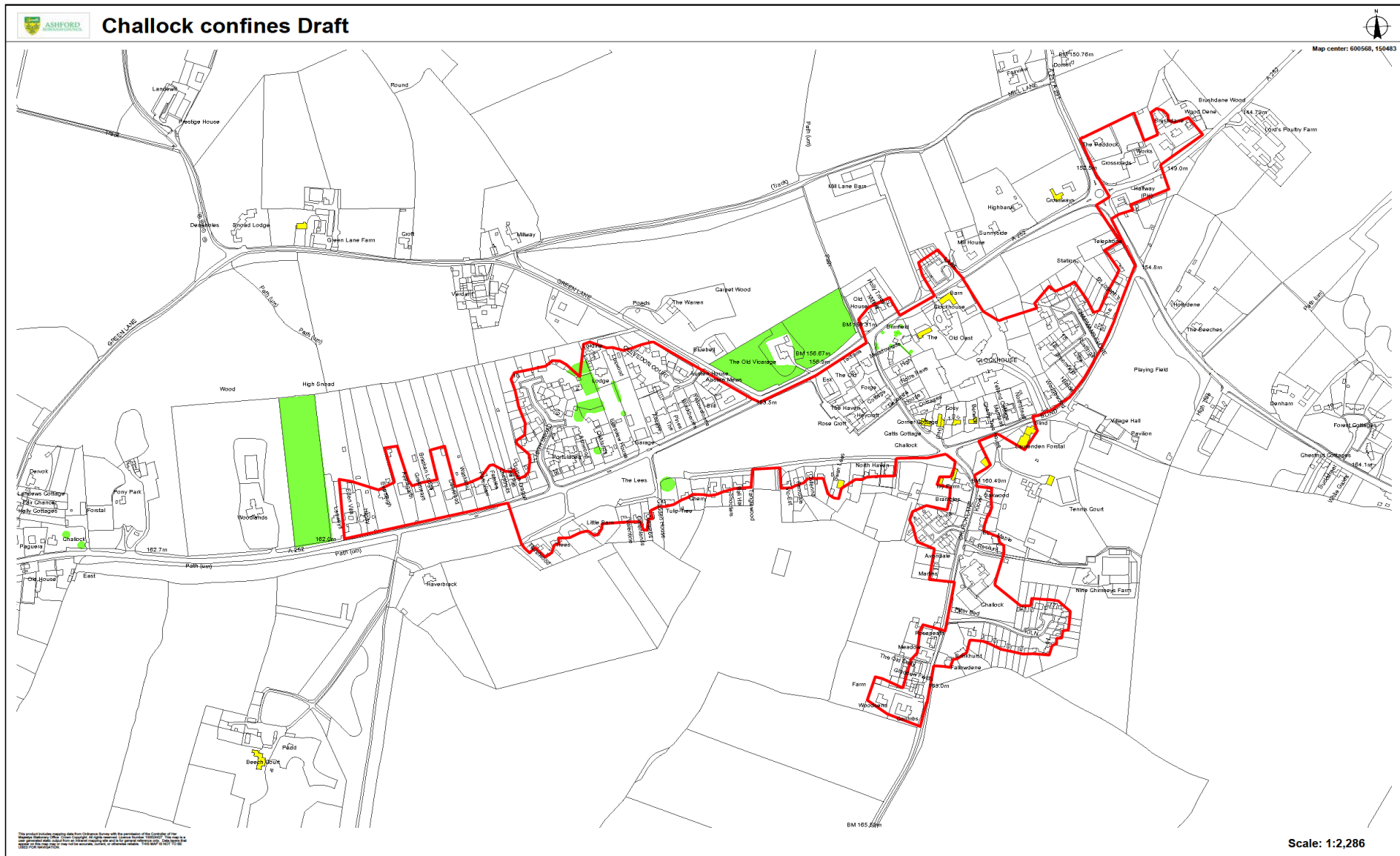
- look at the current indicative 'confines' boundary on a map – this will have been provided by ABC (Challock example shown in Map 1) and is provided solely to generate debate;
- understand what is expected of them - the Lead's notes from his / her meeting with ABC should help;
- the volunteers need to declare any conflicting interest and must specify which pieces of land they own or have an interest in within the local area so that everybody is aware of this
- any conflicting interests need to be dealt with and decisions recorded;
- arrange a site visit (see below).

Points to note

- There must be a clear audit trail, so every time there is a meeting or a discussion about where the envelope is going to go the working group has to have notes of it. This will enable the group to show Ashford Borough Council (“ABC”) the process that was followed, particularly regarding public exhibitions and consultation and responding to the main wishes of community.
- It is important that the Parish Council is aware of any relevant land ownership or financial interests of the group who decide about the envelope. There might be landowners who might wish to sell their land, so will have a vested interest in where the envelope line goes. Any conflict of interest such as this will need to be dealt with in a very open and transparent way.

What steps need to be taken?

This note provides detailed guidance of the steps that need to be taken to complete this exercise. A step-by-step flow chart of the process can be found as an appendix to this note.



Map 1: draft 'confines' produced by Ashford Borough Council based on Local Plan definition – N.B. This map is for indicative purposes to stimulate debate

Site visit and what to look at

It will then be useful to get out and get an idea of what the village is: what is its character? What is it like today? What it was and what its future might be. Taking notes and photos is likely to be helpful.

The village should be looked at from different points of view:

- Where does one arrive at in the village?
- Is there an identifiable centre?
- Are there important buildings?
- Is there a village green?
- Pubs?
- A place of worship?
- Schools?
- What shops are there?
- Where are residential homes in relation to them?
- Is the area easily walkable?
- Is there a main road?
- Where is the main road in relation to the village – does it run through the centre of the village or skirt around it with smaller roads in the centre?
- How tall are the buildings?
- Are there natural boundaries which should be respected e.g. hedges, rivers?
- Take a note of the views around the village.
- What is the topography of the land? Does the land have any slopes? Is the land flat?
- Are there any areas that commonly flood?
- How has the village been used historically?
- Is there a sense of heritage that is to be maintained?
- What are the likely demands on the village in the future? For example are there young families whose children may grow up and wish to stay in the village? What sort of housing might be wanted?

Old maps and photos will help with an idea of what the village was like.

Working group meeting - analysis of site visit

Once the working group have done that, a meeting of the group can then be held to analyse the layout of the village, the important spaces and views, the relationships between groups of buildings, the relationships to the open countryside. Are there any other groups of dwellings in the Parish which might be seen as a small settlement in their own right?

What are the particular characteristics of various parts of the village e.g. important open space; gaps with long views over the countryside; area enclosed by hedging or woodland etc.

Meeting to determine principles and rules (justification) for new 'Village Envelope'

Once it is understood what the spatial characteristics of the village are then a number of meetings need to be held to discuss the principles the working group want to have and rules to help achieve those principles. These will then be used for reasons and justification for setting the new line.

Notes of every meeting should be taken and kept and agreed at the next meeting by the working group.

Examples of principles are: respecting the core of the village or not changing the character of the village; to allow for future growth; to respect any natural boundaries: hedges, trees, rivers.

In order to achieve that, a rule might be

- for any new buildings to be of similar size and character to existing ones in the immediate area.
- not build on the village green to keep a green area at the heart of the village and have events held there.

Once the working group has decided what the rules are, it will provide a clear framework to allow an assessment as to whether or not the new envelope boundary can be justified.

Keeping Councils up-to-date

The Lead should keep both the Parish Council and ABC up-to-date with the progress of the working group. Notes of all meetings should continue to be taken and kept as they could assist in writing later reports and updates.

Dealing with queries with envelope boundary or justification

If there are any queries with the envelope boundary or justification the Lead and / or other members of the working group should prepare a draft report to ABC, if necessary, and arrange to meet with ABC to clarify these and update the Parish Council, as appropriate.

A further working group meeting should then be held to discuss the advice from ABC / Parish Council and review the 'confines' boundary and justification notes, redrawing and amending as required.

Public exhibition & consultation

Once there are no outstanding issues a draft report needs to be submitted to the Parish Council for them to decide if the justification notes and envelope boundary map are ready for public consultation.

If the Parish Council decides the map and notes are not ready further assistance may be sought from ABC, as above.

Public consultation

Once agreed by the Parish Council, the working group need to confirm whether the envelope has strong local support from the residents and businesses in the parish.

A public consultation over a number of days (so the maximum number of people can attend) should be held including an exhibition showing the village where the new envelope is proposed, and the reasons and justification for it. This can be advertised and held, for example, at the village hall. This will inform the village and provide the attendees with an opportunity to comment and to take in to account their views.

A comment card or similar can be used to gather responses. The comment card should clearly state where and by when it is to be returned so the cards can be completed away from the exhibition if the public wish.

Further Working Group meeting

The envelope boundary and justification may then need to be amended at a further working group meeting depending on the feedback from the exhibition sessions. The comments from the public consultation should be also be discussed and responded to, if necessary, at this meeting.

The reasons for amending or not amending the boundary should be carefully recorded so that the consultation exercise can be seen to have been worthwhile and meaningful.

Once the working group have decided the envelope boundary and justification notes are finalised they will need to present them to the Parish Council. The Lead and / or members of the working group will prepare a report to the Parish Council.

Presentation to Parish Council for endorsement

The envelope boundary and justification notes are presented to the Parish Council for them to decide if they agree and endorse

- the new envelope boundary
- the spatial justification given for the new envelope³

The meeting that the report is to be considered should be advertised to all households and businesses in the parish and an open public debate.

³ Example for area 4 from the Challock Parish Final report – Area 4 shown on Map in Map 2 below

Area 4 - Land between Leeway and Green Lane

This is an area of mainly frontage development that includes the cul-de-sac of High Snoad Wood. The boundary is drawn close to existing buildings and garden buildings to reflect the built-up character of the area. Long gardens are excluded as they are not seen as part of the built-up area and development in depth would be out of character with the village. This area is extended along part of Green Lane as it is seen as a built-up frontage with a small gap suitable for infilling.

Further Working Group meeting (if necessary)

If the Parish Council did not agree the working group report then a further working group meeting may be necessary to review options and reasons.

A further report could then be submitted to the Parish Council for endorsement.

Final report and presentation to ABC

Once endorsement by the Parish Council has been granted, a final report is produced and presented to ABC. Officers at ABC will then review the report and map and consider whether this can be referred to the Cabinet for approval⁴. If there are matters of concern then ABC will liaise with the Parish Council.

The report presented to ABC should include, as a minimum:

- An explanation of the process carried out by the village - including a clear audit trail of meeting notes, comments from the public exhibition, responses to those comments, maps showing how the 'confines' boundary has changed etc.
- Explain the proposed limits to the 'Village Envelope' and the spatial justification for them (see examples in Challock Parish Council Final Report)
- A map of the proposed 'Village Envelope' (Challock example shown in Map 2)

What happens next

If the report is approved by the Cabinet the report then any planning applications for new housing in the 'Village Envelope' will be considered against it. Particular attention will be given to the justification in the report to the inclusion or exclusion of particular areas from the Envelope. In addition other planning issues such as the Development Plan, site constraints and the design of any new scheme will be carefully assessed.

The inclusion in the 'Village Envelope' is not an automatic a green light to obtaining planning permission. There might be site constraints for example and other reasons as to why a site cannot be developed.

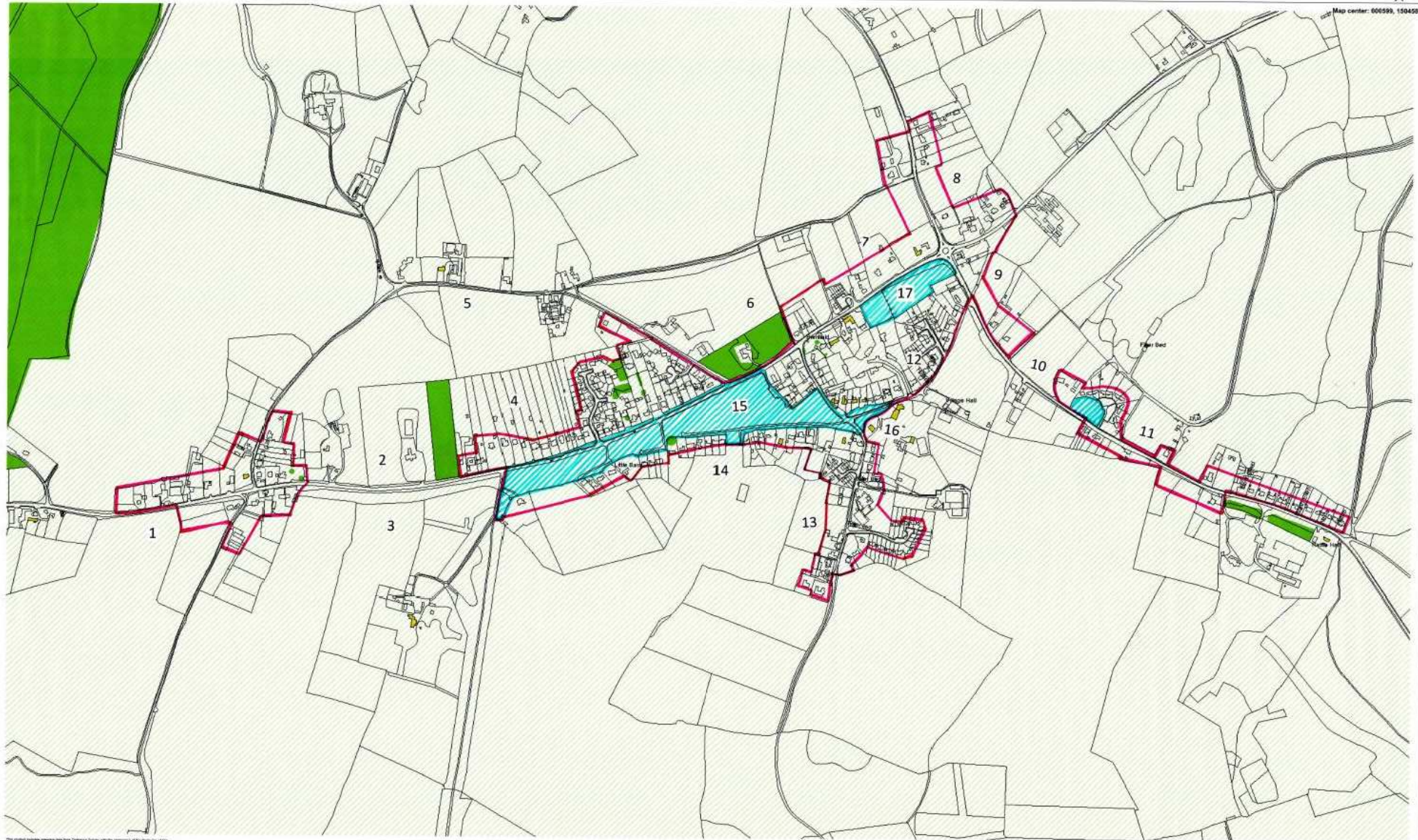
⁴ Copies of the final report by Challock Parish Council and the report to [the Cabinet on 13 March](#) is available [here](#)



Challock Confines Project - Suggested Boundary



Map center: 60099, 150459

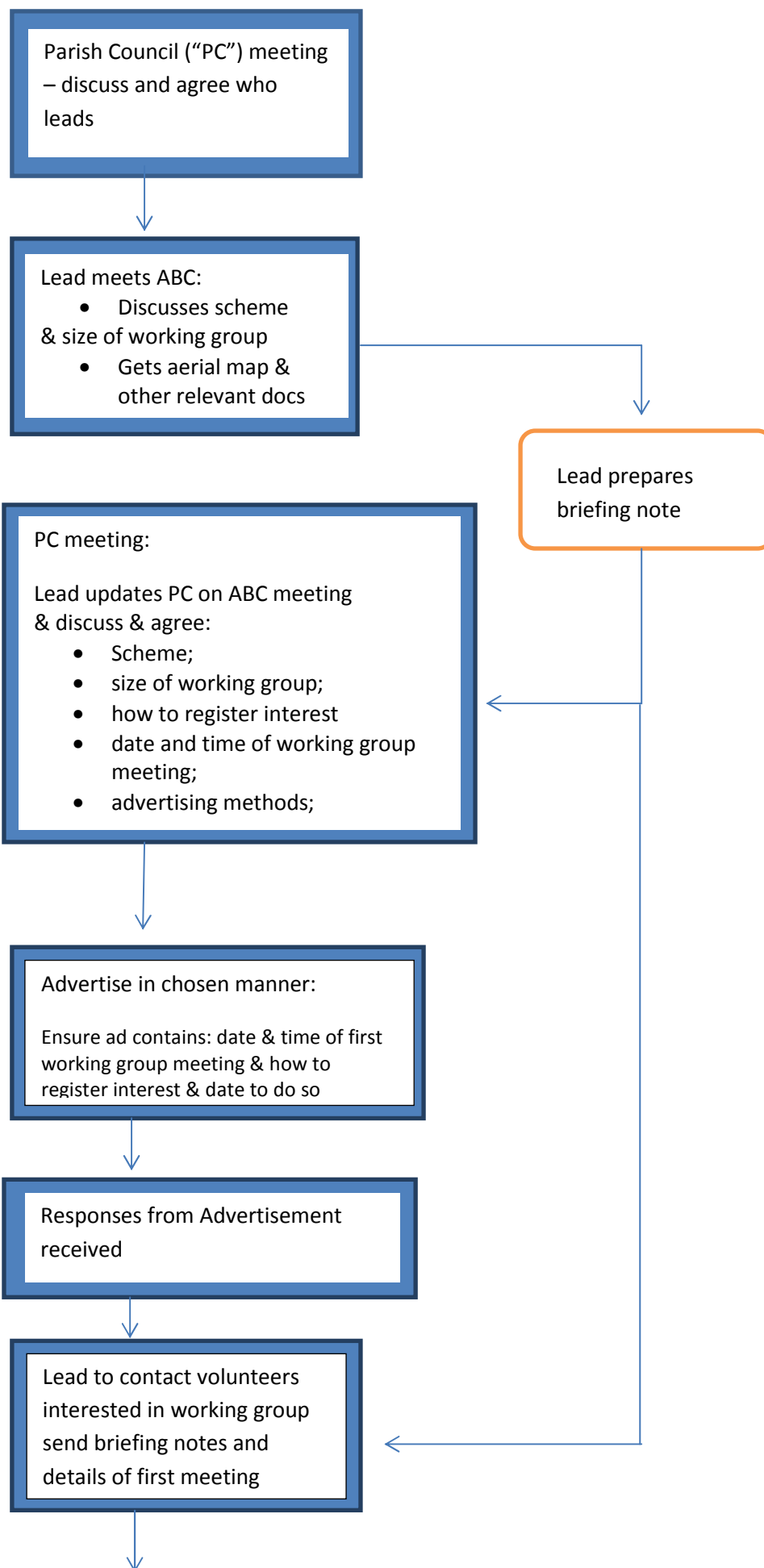


Scale: 1:3,696

Map 2: Final 'Village Envelope' identified by Challock Parish Council

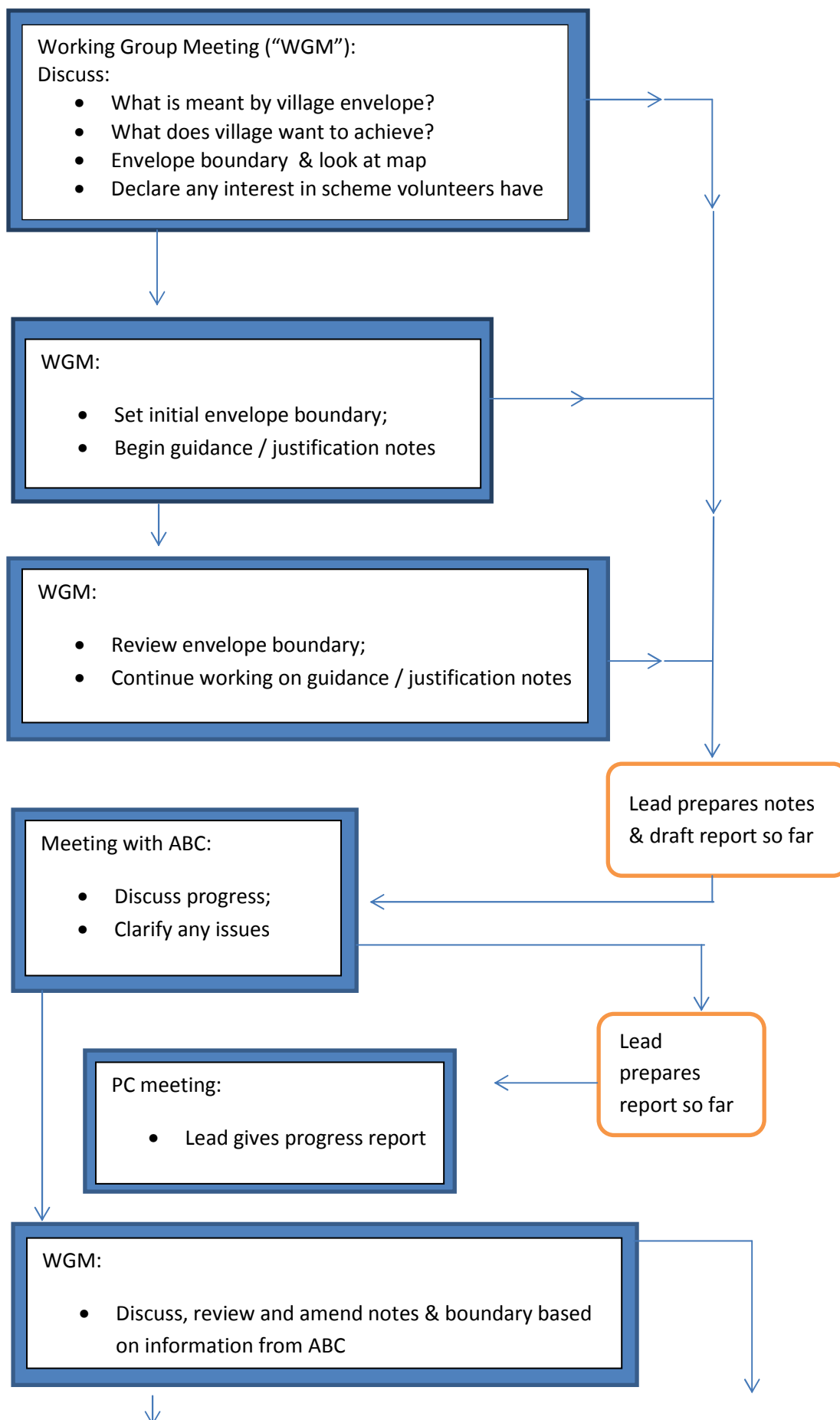
Redefining the 'built confines' of your village

Step By Step Guide



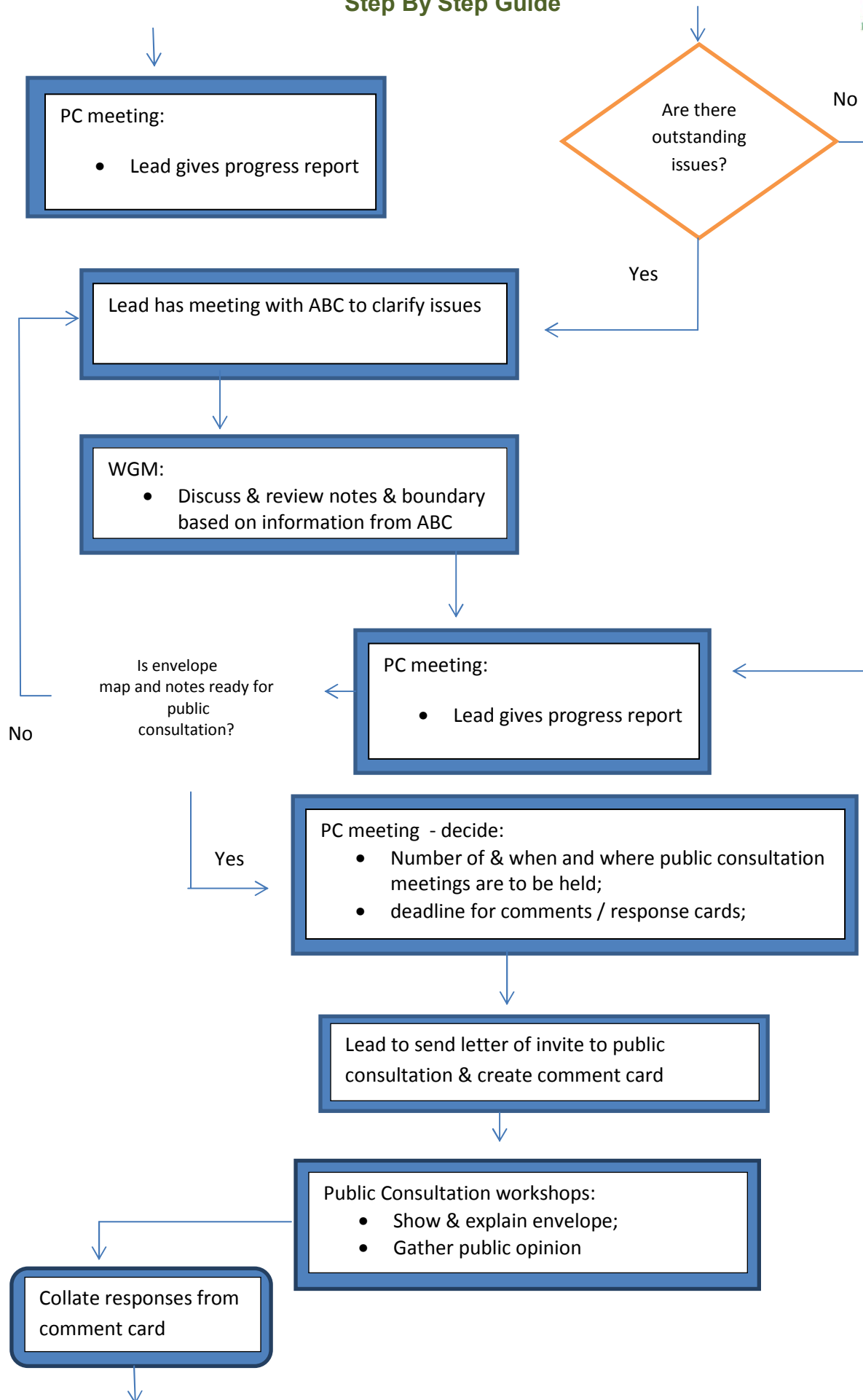
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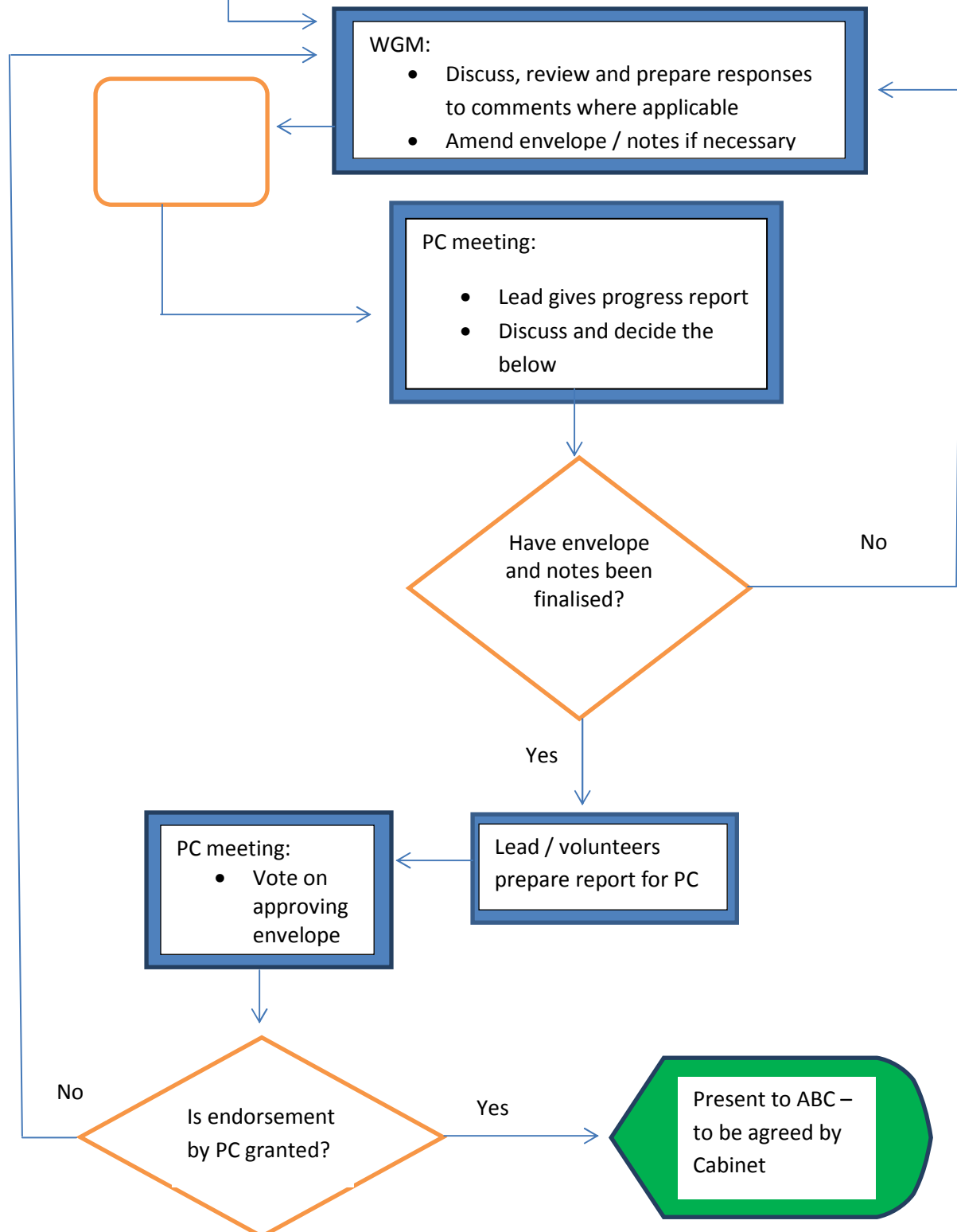
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Step By Step Guide



Redefining the 'built confines' of your village

Step By Step Guide



Redefining the built confines of Challock Village



Report on the Village Pilot 2016



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Redefining the built confines of Challock Village

Report on the Village Pilot

Introduction

1. Currently the Ashford Borough Council Core Strategy and the Tenterden and Rural Sites DPD (2010) seek to limit new housing development in the countryside but allow small scale development in the built confines of certain villages. These villages are defined in policy TRS1 of the DPD and include Challock. The current policy defines the built confines of a settlement as

“7.8 ...'the limits of continuous and contiguous development forming the existing built up area of the settlement, excluding any curtilage beyond the built footprint of the buildings on the site (e.g. garden areas)'. This definition may, however, include sites suitable for 'infilling' which is the completion of an otherwise substantially built-up frontage by the filling of a narrow gap, usually capable of taking one or two dwellings only.”

2. As part of its response to the localism agenda and as a part of involving local communities in the review of the Core Strategy, the Borough Council invited the people and Parish Council of Challock to see if it is possible to redefine the built confines of the settlement as a line on a map. Any line produced by the village would
 - a. have to be fully justified in landscape and spatial terms and



- b. the process and outcomes would have to have the clear support of the local community

if the borough Council were going to be able to use the new boundary line as a material consideration in reaching planning decisions on new housing development. Any planning application would also have to meet the normal requirements such as design, scale, impact on neighbours and traffic.

- 3. The process of defining the built confines also gives the opportunity for the community to identify other areas of land which they consider might be appropriate for further development that could be included in the Core Strategy review.
- 4. Challock is not identified in the Core Strategy as a village for growth on specific sites outside the confines. The view has been expressed locally that Challock should be able to grow 'organically'.
- 5. This reports sets out
 - a. the way in which the community established a new confines boundary
 - b. the detailed justification for the boundary, and
 - c. the consultation that has taken place to ensure the results have significant local support.

The Process



6. Local people were invited to attend a workshop to explore the village confines and to share ideas on how they should be defined on a plan. The workshop aimed to build a consensus, if possible to create one.
7. The workshop group was drawn from across the community and came from various parts of the village; the group also included some Parish Councillors. Where people have a personal interest – for example, own property or land – they shared that with the group as different areas of the village were looked at.
8. Many of the people at the workshops were promoting land they owned for development hoping or claiming that it was for the benefit of family members to be able to stay in the village.
9. A full chronology of the process is included as annex 2.

Outcomes

10. The workshop group welcomed the opportunity to have a say in defining the village confines boundary. They identified that Challock had a very sporadic urban form with a mixture of ribbon and cul-de-sac housing development. Due to these reasons, identifying the confines of the settlement was identified as particularly difficult.
11. The workshop agreed that local needs housing is not the way forward for the village and it is small homes (the second step on the housing ladder and /or properties for downsizing into when elderly) that appears to be what is needed.



12. The workshop identified spaces that are considered suitable for appropriate development, whilst having regard for green spaces and views.
13. The group also considered how to include the 'satellite' groups of homes on Buck Street, Faversham Road and the western end of Green Lane.
14. The confines boundaries as drawn are all within a reasonable walking distance of the school and the shops. There would still be a mix of developed land and green spaces.



Analysis of the Village

Layout or visual

Strengths

- ❖ The Lees
- ❖ Mixture of housing stock, by age and style
- ❖ Mainly low density dispersed housing
- ❖ Varying plot sizes
- ❖ Occasional glimpse of open rural countryside throughout the village

Weaknesses

- ❖ No real centre
- ❖ A251 and A252 dissect the village

Amenities

Strengths

- ❖ Village school and Pre-school
- ❖ Post Office
- ❖ Farm shop
- ❖ Church and Methodist Chapel
- ❖ Village hall
- ❖ Recreation field
- ❖ Children's play area
- ❖ Village clubs and societies



- ❖ Recycling facilities
- ❖ Bus service to Ashford, Canterbury and Faversham

Weaknesses

- ❖ Post Office / Farm shop need more support
- ❖ Church struggling to stay open
- ❖ Very few local business / employment opportunities

15. The workshop believes that

- a. the pilot needed to come up with a clear vision for the slow long term growth of the village to maintain its unique character while allowing small scale growth that will help maintain its vital amenities.
- b. the agreed proposed village confines is fair and would cater for small scale development without any major impact on the village both aesthetically and environmentally but would still allow the village to expand organically over the foreseeable future.
- c. Challock could accept limited development in a number of small locations and this would not necessarily be detrimental to its existing character (this was a majority view).
- d. Ideally development should come forward on smaller sites as opposed to one or two larger sites.
- e. Challock can be seen to have a spread out, sporadic form with a number of different housing sizes, ages and types. To this end, future development in Challock can be relatively flexible.



- f. there is no identified need for large-scale housing development sites in the village, as there are smaller sites within the village confines that could easily deliver more appropriate scaled development as the need requires it.
- g. Any changes to the confines boundary line should look to build on and protect the strengths while reducing the weaknesses.

Principles to define new confines boundary and future development

- ❖ To support and maintain the key amenities which are under threat
- ❖ To maintain the open spread out feel of the village especially around The Lees
- ❖ Any new low density proposals must be of good design and fit the plot and village well
- ❖ Any new building plots should be predominantly of small buildings with 2-3 bedrooms
- ❖ Any new building plots should have good walking and cycling access to the key amenities
- ❖ New sites that may come forward within any new boundary changes, should be decided on merit of the design and fit with the landscape and village
- ❖ To protect the views of open countryside
- ❖ The village confines boundaries are re-drawn to take into account possible future development for the next 5 to 10 years



Workshop quotes:

- ❖ *“All I can say is that the villagers spent a lot of time deliberating where the boundaries should be, taking into account the expansion of Challock over the next 20 to 30 years. There was certainly agreement that any large scale development would not be welcomed and would put too much strain on the village infrastructure including the local school, services and utilities.”*
- ❖ *“Challock is a thriving and dynamic village that is in danger of withering on the vine, as so many other Kent villages have, if it is not allowed to grow. Future plans must reflect the needs and interests of the community.”*
- ❖ *“There is not the variety of housing stock to support a diverse demographic. We need to build and stimulate the local housing stock to allow dynamic movement within the village.”*
- ❖ *“It can grow without becoming sprawling if we make best use of appropriate infill sites and plots within the village.”*
- ❖ *“We have a primary school that is expanding, but with no new houses in sight all the school can do is expand their catchment area, bringing more cars onto our already congested roads.”*
- ❖ *“For my part I have long felt that Challock needs to grow, perhaps not with the large scale developments that we have seen in the past, but with smaller scale developments. I would especially support those areas and projects that have been identified as ‘building by villagers for their families’.”*



- ❖ *“We are not asking for enormous housing estates, that is not what Challock wants or needs, but we do need to expand to survive not just in the heart of the village but also on the outskirts with sympathetic planning and positioning.”*
- ❖ *“As villagers we are requesting that planners are also more flexible and open minded to applications to build and develop properties of architectural interest thereby improving the overall appearance of the village and raising the quality of our properties.”*
- ❖ *“Let us hope that the village is listened to on this occasion because growth is critical to the survival of Challock as a vibrant rather than a dormitory village.”*



Proposed new confines

16. The boundary of the built confines of Challock proposed by the workshop members and endorsed by the local community is shown on the map attached as annex1.

17. The village is divided in 17 areas and the justification for the boundary in each area is set out below. For the avoidance of doubt, The Lees, the open land immediately south west of the roundabout and the woodland at Forestry Cottages are excluded from the confines.

1. Area 1 - Land at the west end of Green Lane:

1.1. This is a discreet cluster of dwellings divorced from the main part of the village. Historically the west end of Green Lane has always for some reason been considered to be outside of the village confines as far as planning is concerned and we believe that this pilot gives the opportunity to enable the area to be re-assessed to be included in the overall village plan.

1.2. Should the inclusion of the west end of Green Lane be accepted it could in fact relieve some of the pressure on parcels of land in the central area of the village.

1.3. Including west end of Green Lane into the village confines plan will allow the whole village, both central and satellite areas to expand organically on an equal ratio



- 1.4. At the workshop it was said that one of the criteria to include an area into the village confines plan was the ability for the residents of any future development to be able to walk to the centre of the village to visit the shop, schools, church etc. The centre of the village is accessible by foot from west end of Green Lane both from the track at the west end of the Lees, the public footpath through High Snoad Wood and finally by walking down Green Lane to the east end
- 1.5. It has been suggested that the type of development desirable in the future should be modest two or three bedroom dwellings that will blend in with the village. The majority of dwellings at the west end of Green Lane are already of this type and therefore it will be easy to blend in new designs.
- 1.6. The boundary reflects the change in character between domestic gardens and open countryside. It extends to include land with garden buildings but does not include areas of woodland as these are not built up and are an important characteristic of the area that needs to be retained. It includes land on the south side of Canterbury road, west of Paddock Rise, to allow for small-scale development that reflects the character of development on the north side of Canterbury Road. The boundary at this point is the current fence line. The boundary is extended south of Cedar House to include existing built development.



2. Area 2 - Land between Challock house and Leeway on north side of Canterbury Road

- 2.1. This area is not included within the built confines as it has little built development, is mainly woodland and provides an important gap between the Green Lane group and the main village.

3. Area 3 - Land between East Land and Haverbrack on south side of Canterbury Road

- 3.1. This area is not included as it comprises open farmland and the grounds of Beech Court. It is clearly undeveloped countryside, not part of any group of buildings or a built-up area. It provides an important gap between the Green Lane group and the main village and links to and is part of the open character provided by The Lees.

4. Area 4 - Land between Leeway and Green Lane

- 4.1. This is an area of mainly frontage development that includes the cul-de-sac of High Snoad Wood. The boundary is drawn close to existing buildings and garden buildings to reflect the built-up character of the area. Long gardens are excluded as they are not seen as part of the built-up area and development in depth would be out of character with the village. This area is extended along part of Green Lane as it is seen as a built-up frontage with a small gap suitable for infilling.



5. Area 5 - Green Lane

- 5.1. The majority of Green Lane is excluded because it is very rural in character has long ranging views to the north and is seen as well beyond the built confines of the village.

6. Area 6 - Land East of Green Lane, west of The School and north of Canterbury Road

- 6.1. This is an area of dense woodland which is sparsely developed and important to retain undeveloped as part of the rural character of the village.

7. Area - Land on the north side of Canterbury Road, west of Faversham Road and east of area 6

- 7.1. This area is generally perceived to be at the core of the village as it exists today. Located to the north side of the A252 Canterbury Road, opposite the Clockhouse Barn and Farm shop it is just a short 3-5 minute walk from the village Post Office, Primary School, Village Hall, Pub and the Lees. The speed limit of 40 mph on this part of the Canterbury Road would allow safe access both for cars and pedestrians.
- 7.2. The area is defined by frontage development to the Canterbury Road with strong rear boundary definition. It has no intrinsic landscape value



and does not contribute to any important views into and out of the village.

- 7.3. Land between Crossways and Fair View is seen as a gap in an otherwise built up frontage, as is the Clockhouse Land between and behind the 3 houses ending in Holly Trees and the 8 dwellings at Orchard Lane. The Clockhouse land has strongly defined boundaries in terms of woodland to the west, an existing tarmac access road to the east side and a sizeable brown-field development to the north.

8. Area 8 - Land north of Canterbury Road and east of Faversham Road

- 8.1. This area has an existing built-up frontage and the boundary is drawn to include existing buildings and the gap between Dorset Bungalow and The Paddocks which is seen as part of this frontage. The boundary line is drawn to provide sufficient land for frontage development and gardens to reflect the character of the adjoining dwellings. The area is well related to the village and crossing the main road was not considered to be a barrier as a new footpath could easily be installed.

9. Area 9 - Land south of Canterbury Road and east of Buck Street including The Beeches:

- 9.1. The boundary is drawn to include a public house and the land actively used by the public house. It is extended to the South East where a gap in the frontage does not contribute significantly to the open character of



the countryside or long-range views. The same is true of the land between Holly Dean and The Beeches.

10. Area 10 - Land on the north side of the A251 Buck Street between Denham and The Beeches:

- 10.1. This field is not included in the confines as it provides a unique unobstructed view to the north Kent coast. It also provides a break between the main confines boundary and the satellite confines boundary on the east side of the village.

11. Area 11 - Group of built development south-east of main village fronting both sides of Buck Street:

- 11.1. The line is drawn here to include existing built development and the frontage which does not contribute significantly to the wider landscape character. The Area North-West of The Firs is included as part of the site is currently brown field and therefore small scale housing would not be detrimental to this area.
- 11.2. The land either side of Forest Lodge is not included as it comprises important areas of woodland which do not form part of the built confines and contribute significantly to the character of this part of the village.



12. Area 12 Land west of Buck Street, south of Canterbury Road, east of The Lees and north of Blind Lane:

- 12.1. This is a tight knit built-up area with a clear edge along Blind Lane. The boundary has been drawn along Blind Lane to reflect this.
- 12.2. The land adjacent to this area – to the rear of the Telephone Exchange, and south of Canterbury Road is not included within this part of the built confines (see Area 17).

13. Area 13 - Land south of Blind Lane and either side of Church Lane

- 13.1. This area is a mixture of frontage development, cul-de-sac housing, the school and an open gap. There is a strong relationship to the countryside beyond these developments and the boundary has been drawn tightly around the backs of the existing housing and buildings to ensure there is no further spread into the countryside which would adversely affect its character.
- 13.2. The land on the west side of Church Lane between Roseneath and Martins is included within the built confines as this is seen as a natural break within a linear row of existing houses suitable for minor development which could be sympathetic to the character of the lane. The view across the field is of a high hedge and has no far reaching countryside views.
- 13.3. Land at Laurenden Forstal and the green area outside this building are excluded as the character of this area is more open and of a very different character to the rest of the area. (Area 16)



14. Area 14 - Land on the south side of The Lees, between Hurstwood and Haverbrack:

- 14.1. The line is drawn tightly along the rear of existing built development to protect the important open character of land to the south. The boundary is extended to include land between Hurstwood and Haverbrack as the front portion of the field is seen as in filling of the otherwise built frontage to The Lees and views from the Lees at this point are not significant.
- 14.2. Land between Vic Est and Tanglewood is seen as part of The Lees which provides an important link to open countryside to the south so it is not included in the built confines.

15. Area 15 - Land of The Lees

- 15.1. This is a highly important open area with development on three sides that forms a vital green heart to the village. It is not appropriate to include it in the built confines for this reason.

16. Area 16 - Land to north and east of Laurenden Forstal, Blind Lane

- 16.1. This green and landscaped area provides an important area of open character adjacent to the built up area to the north of Blind Lane and in conjunction with Laurenden Forstal and its grounds is not appropriate to include within the built confines of the village.



17. Area 17 - Land to the south of Canterbury Road between the roundabout and the Barn Shop:

- 17.1. This area has an important undeveloped character that contributes significantly to the open, spread out and sporadic form of the village and is not appropriate to include within the built confines.



Conclusion

Ashford Borough Council's current approach goes back a number of years to the policy established in the Rural Ashford Local Plan that was first adopted in the late 1980's.

The approach is to rely upon a written definition of what constitutes the confines of a settlement i.e. the limits of continuous development, including narrow gaps which may be suitable for infilling by one or two dwellings only, forming the existing built-up area of the town and village.

Over time and through case history, the boundary tends to become established. The perceived drawback with this approach is that there is no clearly defined line drawn on a map that, it is suggested, gives certainty to a community and to developers and landowners.

Following two well attended open workshops the workgroup met to discuss and review all comments received. Every comment received was discussed in detail by the group. Please see Annex 2 for summary of comments and workgroup responses.

The workgroup agreed that on the whole the comments received were fairly positive and that there was never going to be universal support for what has been a very difficult undertaking. The clearly defined line and notes will hopefully be given weight relating to future planning decisions in the village.

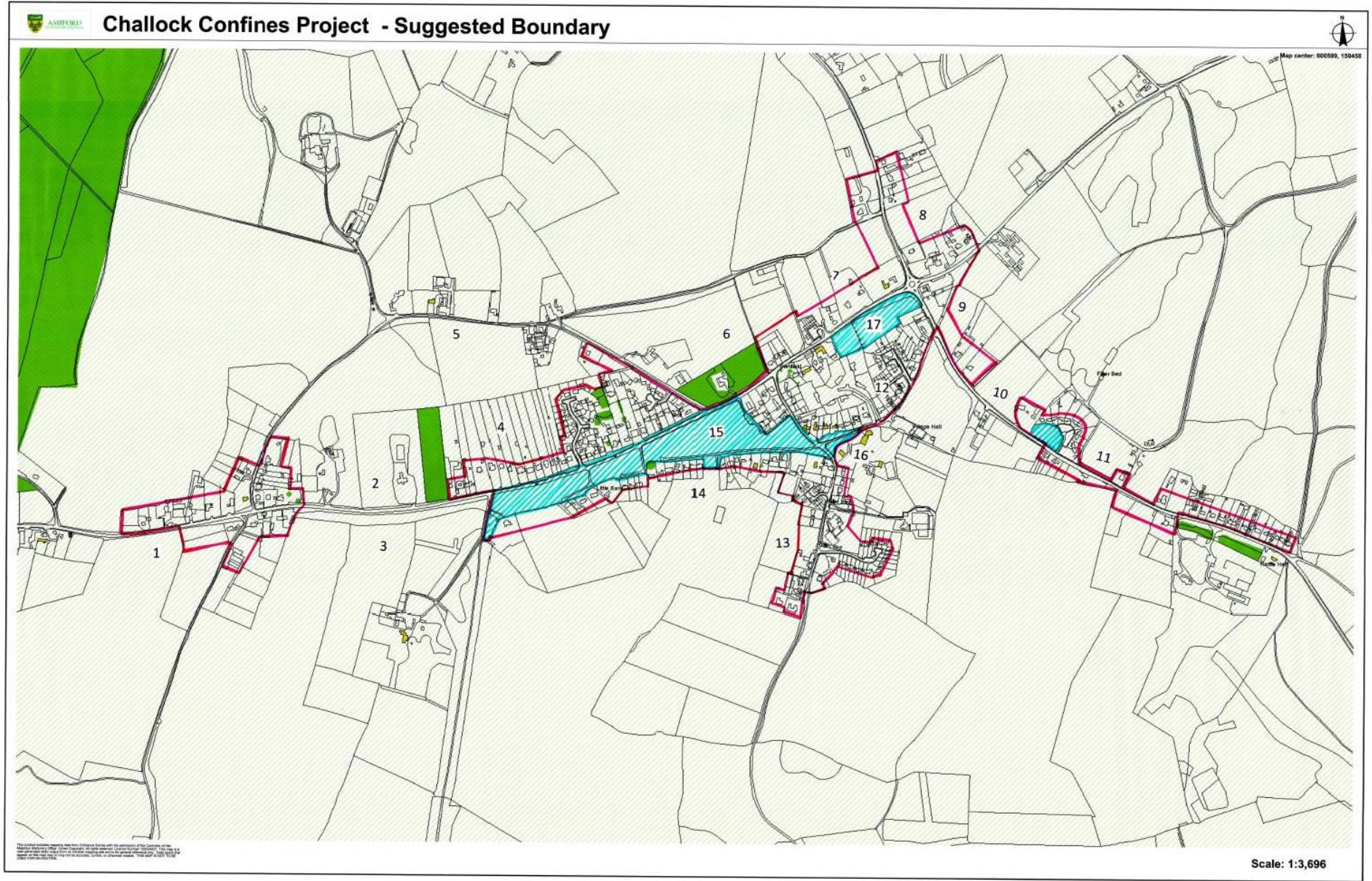
The whole process has been very well advertised, thorough and completely transparent, as can be seen in Annex 3 – Chronological record of events.

This report and map was fully endorsed by Challock Parish Council at the Parish Council meeting on 28th November 2013.



On the 14th March 2014 the ABC Cabinet approved the Built Envelope Report on Challock, which means that it will become a material consideration in judging Planning Applications for houses in the village. Obviously, there will still be the requirement to come forward with well designed, good quality proposals, that meet all other relevant ABC Policies, such as Parking and Space standards etc, and which fit in with the 'look' of the neighbourhood.

Annex 1 – Proposed confines boundary





Annex 2 – Comments

There were two well attended open workshops in the Audrey Allen Room on Sunday 11th August and Thursday 22nd August 2013 and comments received with workgroup responses, where necessary, are summarised below.

“The bottom end of the Lees has been protected against planning as this is the last piece of The Lees to remain un-developed. Why has this suddenly been put forward?”

Workgroup response - The boundary includes the land between Hurstwood and Haverbrack as the front portion of this field is seen as suitable infilling. Views from the Lees at this point are not considered significant by the workgroup.

“The current plan suggests that the first 'plot' in the village on the Canterbury Road could be considered suitable for development. This plot has always been rural. Original plans show it was previously a landscaped garden, then part of the fields that back this part of the village, before becoming an area of mixed trees and meadow. It adjoins Brisley Cottage / Oak Farm Cottage, one of the older buildings in the village and historically always the first house at this end of the village. Allowing development to the plot will dramatically alter the characteristics of the entrance to the village.”

Workgroup response - This plot has been included within the boundary as it is a logical point to end the boundary of this satellite area before open farmland begins.

It is considered a suitable site for future small scale development that would have minimal impact on neighbouring properties.



“Area 1 is too far from all village facilities to make walking a regular viable proposition. New residents will simply use cars.”

Workgroup response – The workgroup unanimously agreed that the west end of Green Lane should be included within the village confines. Area 1 offers several suitable opportunities for sympathetic small scale development. The workgroup also consider that all potential sites within Area 1 are close enough to village facilities that people would have the option of walking if they wished.

“We cannot see any reason why the two fields between Ivy Farm and the Methodist Church have been included in the village confines, especially the rear field. These fields allow views across to the woods beyond and this view should not be lost.”

Workgroup response – This site has been included as the workgroup feels it is suitable for infilling. The location is flanked by existing development on the east side and the view from the Lees at this location is not considered significant by the workgroup.

However, the workgroup agreed to tighten the south and west boundaries at this location and the map has been amended.

“Throughout the report there is reference to the boundary being drawn close to existing buildings and garden buildings to reflect the built up character of the area but we do not understand why this has been done.”

Workgroup response – The boundary is drawn close to existing buildings to stop back garden development. It should be noted that this would not prevent household extensions. In some locations the boundary has been extended where the workgroup felt there were suitable infilling or small scale development opportunities.



“Whilst we appreciate that Challock needs to grow, we would not wish to see land to the west of this satellite area being included as it will move the outskirts of the village out towards Charing and we would hope that Ashford Borough Council would not agree to the village becoming larger in this way.”

Workgroup response – The workgroup agrees with this statement. The western boundary of this satellite area has been drawn to finish where open farmland with far reaching views begins. The area of land to the south west of this satellite area is considered suitable for small scale development. This area also stops some distance before the existing development on the north side of Canterbury Road.

“We note that in referring to Green Lane there is reference to a small gap suitable for infilling. We believe that this part of Green Lane should have been included in Area 5 as it is very verdant and peaceful being very rural in character. All of Green Lane is green and peaceful once you are past Clevedon Court, and nothing should be done which could spoil one of the most pleasant parts of Challock.”

Workgroup response – The majority of Green Lane is excluded from the confines because it is very rural in character.

However the workgroup considers this small plot is suitable for infilling as it is before the open countryside with far reaching views begins.

“It appears that our property Fallowdene, the last property in Church Lane before the fields start on the left hand side of the lane looking towards the Church, has been treated differently to almost any other property, as not all of our frontage is included within the village confines, even though there is a garden building in the corner nearer to the Church.”



Workgroup response - The boundary is drawn close to existing buildings to stop back garden development.

However, this location could offer a suitable small development site and existing development on the west side of Church Lane extends further south. The workgroup considered that the confines should be extended to the south boundary of Fallowdene and the map has been amended.



“I think that the northern boundary of Area 7 should be the bridleway which runs from Green Lane to the Faversham Road and there is a precedent for this by the office building and business which operates at the bottom of the track which runs down the side of the Orchard Lane development.”

“Now is the time for some more positive and dynamic decisions to make the village more vibrant with “a more diverse demographic.”

“Ribbon development along the A roads will not achieve the objective of addressing the weaknesses identified in the analysis of the village - the lack of a village centre, the viability of the village shops and church and the absence of local employment opportunities. Outside of its retired population Challock is a dormitory village. New development will make it a larger dormitory village.”

“Developments on the edges on Challock will not address the congested road issue as parents will drive their children to Challock school due to the long distance (for instance about 1 mile from Area 1) and the lack of safe footpaths.”

“I would like to thank the village members who have obviously put a lot of thought and effort into this pilot.”

“The desired development in Area 1 is for 'modest two or three bedroom dwellings'. This wish is unlikely to be met. The high cost of building land will mean that developers would require either high density housing or larger properties for their plans to be economically viable. Neither scenario would blend in with the existing properties.”

“Currently most properties on the north side of Canterbury road are single storey. Any new properties in this area that were two storeys would be visually intrusive especially if development would necessitate the removal of mature trees.”



“There are already a number of individual properties west of the village confines on the Canterbury road towards Charing. Building in Area 1 on the south side of Canterbury road would reduce a gap and increase the likelihood of further ribbon development.”

“Having read the supporting notes and examined the maps I have some concerns. The first is that those with vested interests in the promoting of their own land for building were allowed to take part in the process. This cannot fail to have resulted in at least a somewhat skewed conclusion of the process.”

“The inclusion of the area at the west end of Green Lane appears reasonable. However the proportion of current residents who travel to the centre of the village for whatever purpose is miniscule. Further development of this area will lead to more traffic. It will not ease the problems experienced in the area immediately surrounding the school. Parents will still take their children to school by car whether they live at this end of the village or travel from other areas.”

“I am sure that the best of intentions will be in evidence with regard to the Parish Council’s approval of any schemes put forward with regard to the development of the land west of Paddock Rise. However as has been seen by the replacement of one dwelling with a large garden on the Lees by two very large properties within close proximity to each other, Ashford Borough Council cannot be relied upon to uphold the village’s wishes.”

“We appreciate that the members of the workshop must have spent a lot of their time in working on this scheme and thank them for their time and trouble.”



“It is noted that people at the workshops were promoting land they owned for development for the benefit of family members to be able to stay in the village. This is a perfectly understandable desire. However, there are reasonably new properties in the village which were built for “family members” but are not now occupied by family members.”

“Ribbon development along the A roads will not make any difference to the lack of a village centre.”

“The report suggests that the workshops considered spaces “*which are suitable for appropriate development, whilst having regard for green spaces and views*” – this is not reflected in the suggested boundaries”

“All seems very efficient and organised.”

“We think that any building on sites within the village should be able to blend in with the rest of the village and not become an eyesore in years to come.”



Annex 3 – Chronological record of events

Challock Village Confines Pilot – Chronology

24th November 2011 – Challock Parish Council meeting

Ward Councillor David Robey made the Parish Council aware about Ashford Borough Council's proposal to run a pilot exercise where local people would work together to determine the extents of village confines

David confirmed that if successful Ashford Borough Council would aim to roll out the process across the Borough as part of their approach to Localism

19th January 2012 – Challock Parish Council meeting

David Robey confirmed that Challock had been selected for a pilot exercise. Ashford Borough Council would be contacting the Parish Council in due course

22nd March 2012 – Challock Parish Council meeting

David Robey confirmed that Ashford Borough Council would be sending a letter to the Parish Council shortly to begin the process

24th May 2012 – Challock Parish Council meeting

Nothing further to report



26th July 2012 – Challock Parish Council meeting

Ashford Borough Council confirmed that the pilot scheme would commence in September 2012 and it will require a lead person from the Parish Council to get the process underway. Challock Parish Council agreed that the Clerk would provide the lead. Ashford Borough Council to prepare an agenda for discussion

6th September 2012

Clerk met David Robey, Gerry Clarkson and Richard Alderton at Ashford Borough Council offices to discuss how to get the pilot started. Ashford Borough Council provided a large aerial photo and maps of Challock. The initial process is to advertise the pilot scheme and get approximately fifteen volunteers with a broad opinion of the village

20th September 2012 – Challock Parish Council meeting

Clerk explained meeting on 6th September 2012 with Ashford Borough Council to the Parish Council meeting.

Letter explaining the process and asking for volunteers to form a workshop group was approved by Challock Parish Council. It was agreed the letter should be distributed with the October edition of the Forester parish magazine, which is delivered to every household in Challock. The letter was also displayed on the four village notice boards and on the village website. The pilot scheme was also advertised in the community news section of the Kentish Express



1st October 2012

The village confines letter was sent to all houses in Challock with the October edition of the Forester parish magazine. This explained the pilot scheme process and that the first workshop would take place on 21st October 2012 from 10am to 1pm. Volunteers were requested to register their interest with the Parish Clerk.

10th October 2012

The Clerk emailed briefing notes to all the volunteers that had expressed an interest in the pilot scheme

21st October 2012

The first workshop meeting discussed what was meant by village confines and what we as a village wanted to achieve. The group started to look at the confines boundary. Nineteen volunteers including two Parish Councillors and the Parish Clerk made up the workshop group.

28th October 2012

At the second meeting, the group continued to look at the confines boundary and decided on the satellite boundaries. The group began to formulate the accompanying notes

13th November 2012

The third workshop meeting, here the group again reviewed the confines boundaries and accompanying notes prior to the forthcoming meeting with David Robey and Martin Vink



22nd November 2012

David Robey and Martin Vink attended the fourth workshop to discuss progress to date. This was a valuable opportunity for the group to ask questions and to clarify any issues with Martin Vink

29th November 2012 – Challock Parish Council meeting

Clerk gave a confines pilot progress report to the meeting

6th December 2012

The fifth workshop meeting, here the confines boundaries were reviewed again using the information gained at the fourth meeting and the accompanying notes were discussed and reviewed

17th January 2013 – Challock Parish Council meeting

Clerk gave a confines pilot progress report to the meeting

6th March 2013

This was the sixth workshop meeting and was held at Ashford Borough Council's Chamber with Gerry Clarkson, Martin Vink, Richard Alderton, David Robey and the majority of the workgroup

17th March 2013

The seventh workshop meeting was held in the Audrey Allen room at the village hall to discuss and review the confines line and accompanying notes following Ashford Borough Council's comments in the meeting on 6th March 2013

21st March 2013 – Challock Parish Council meeting



David Robey acknowledged the good progress on the pilot so far. Another progress report was given to the meeting

2nd May 2013

Clerk met with Martin Vink at Ashford Borough Council offices to start to hone the workgroup notes that accompany the confines map

23rd May 2013 – Challock Parish Council meeting

Clerk gave a confines pilot progress report to the meeting

1st July 2013

Clerk met with Martin Vink, David Robey and David Cox on site on to discuss the depth of the field adjacent to Orchard Lane to try and reach a consensus

7th July 2013

The eighth workshop meeting was held in the Audrey Allen room at the village hall to discuss and review the confines line and accompanying notes following Ashford Borough Council's comments in the meeting on 1st July 2013

25th July 2013 – Challock Parish Council meeting

Clerk gave a confines pilot progress report to the meeting

Councillors approved the map and notes and agreed the pilot should proceed to the public consultation stage



11th and 22nd August 2013

There were two well attended open workshops in the Audrey Allen Room on Sunday 11th August from 10am to 12pm and Thursday 22nd August from 7pm to 9pm

Comment cards and report booklets were given to those who attended and responses were due back by 1st September 2013. In total 39 people visited the two workshops. The Clerk also received 4 email requests for the map and report

Ten responses containing various comments, summarised in Annex 2 along with workgroup responses, were received by the closing date. Some comments recognised the amount of work involved and supported the proposals whilst others were critical of certain areas

5th September 2013

The ninth workshop meeting was held in the Audrey Allen room at the village hall to discuss and review the comments received.

19th September 2013 – Challock Parish Council meeting

Clerk gave a confines pilot progress report to the meeting

24th September 2013

‘Engaging with residents’ Village Confines Pilot Scheme paper presented at Rural Conference 2013.

28th November 2013 – Challock Parish Council meeting

Clerk presented the final confines report to the Parish Council for final endorsement before submission to Ashford Borough Council for Cabinet approval



On the 14th March 2014 the ABC Cabinet approved the Built Envelope Report on Challock, which means that it will become a material consideration in judging Planning Applications for houses in the village. Obviously, there will still be the requirement to come forward with well designed, good quality proposals, that meet all other relevant ABC Policies, such as Parking and Space standards etc, and which fit in with the 'look' of the neighbourhood.



Parish Forum
Wednesday, 7th September 2016
Rare Breeds Centre, Woodchurch

‘Engaging with residents’ Village Confines Scheme

Challock Parish Council

Introduction

Village confines are used to identify the area within which small scale development and infill may be acceptable in principle, although planning permission will obviously depend on detailed designs being appropriate.

As part of its response to the localism agenda and as a part of involving local communities in the review of the Core Strategy, the Borough Council invited the people and Parish Council of Challock to see if it is possible to redefine the built confines of the settlement as a line on a map.

Any line produced by the village would have to be fully justified in landscape and spatial terms and the process and outcomes would have to have the clear support of



the local community if the Borough Council were going to be able to use the new boundary line as a material consideration in reaching planning decisions on new housing development.

The Process

Local people were invited to attend a workshop to explore the village confines and to share ideas on how they should be defined on a plan. The workshop aimed to build a consensus, if possible to create one.

A letter explaining the pilot scheme and asking for volunteers was distributed with the parish magazine, which is delivered to every household in Challock.

The letter was also displayed on the four village notice boards, on the village website and also advertised in the Community News section of the Kentish Express

The workshop group was drawn from across the community and came from various parts of the village; the group also included some Parish Councillors.

Outcomes

The group welcomed the opportunity to have a say in defining the village confines boundary.

Local people extensively explored the village confines and shared ideas on how they should be defined on a plan.

The group has met on nine occasions with two of these meetings being with planning officers from the Borough Council and Ward Councillor, David Robey.



Parish Councillors have been kept fully informed as the Pilot Scheme has progressed and the Pilot has been discussed at every Parish Council meeting since the exercise commenced in October 2012.

The conclusion of this process is a locally generated interpretation of the village confines with accompanying notes giving robust and defensible conclusions.

There were two open events in the village hall where villagers could view and discuss the proposed confines with group members. The open workshops were again widely advertised and were very well attended. Booklets of the map and notes including a comment card were available for villagers to take away.

When the consultation period ended the workgroup met again to review the comments received.

The proposed confines received the clear endorsement of the Parish Council before it was formally submitted to the Borough Council.

ABC Cabinet

On the 14th March 2014 the ABC Cabinet approved the Built Envelope Report on Challock, which means that it will become a material consideration in judging Planning Applications for houses in the village. Obviously, there will still be the requirement to come forward with well designed, good quality proposals, that meet all other relevant ABC Policies, such as Parking and Space standards etc, and which



fit in with the 'look' of the neighbourhood.

To Date

There have been 50 planning applications consisting of approximately 70 new dwellings. The building of 16 dwellings have commenced of which 50% are nearly completed. We are still a long way off before the full effect of how the village will look.

Map of the Redefined Village Confines highlighted in yellow approved dwellings.

The majority of approved new dwellings consist of 4/5 bedroom detached dwellings.

Less than 6 dwellings are 3 bedroom & 2 bungalows.

Feedback Session

On 29th September 2015 a feedback session took place with an excellent turnout of 60 parishioners. Overall the feedback was very positive; the main concerns were not enough planning applications for 3 bedroom houses/bungalows.

One of the objectives was to provide housing for families who have a connection to the village. 50% of new dwellings are for relatives/children of residents from the village.

The parishioners did not wish to see large scale housing developments in the village. One drawback on this type of development are the S106 Developer Contributions do not apply and therefore no investment into the village to provide improved amenities i.e outdoor play space. This is out of our control and the decision was made by central government.

In conclusion the village confines project has been deemed a success.

Good Community Engagement principles

- Advertise your event clearly and widely – use all advertising avenues available



- Time your events well and allow sufficient time for people to book into their diaries – Sunday morning workshops between 10am – 12pm were suited to most people
- Keep the meetings to a maximum of 2 hours duration
- Use a central venue with easy access for your meetings – make it as easy as possible for people to attend
- Provide people with all the information so they are well informed and can participate meaningfully – ask the Borough Council to print aerial maps and plans
- Clearly present information and encourage informed feedback
- Be well planned, managed and co-ordinated
- Keep people well informed throughout the whole process – good communication is vital to the success
- The Pilot Scheme is community led but don't be afraid to ask the Borough Council for guidance if you are unsure about any part of the process
- Clearly document the whole process with a chronology of events
- When final agreement has been reached publish the information locally making sure people have opportunity to comment for a clearly indicated period
- Keep the momentum going – very important
- Publicise decision
- Provide the opportunity for feedback within a year after the decision.

Appendix

Redefined Village Confines Map with approved dwellings highlighted in yellow.



Kirstie Woollorton & Dianne Sandy

CHARING NEIGHBOURHOOD PLAN

PROJECT 133 CAPACITY OF EXISTING CEMETERY AND FUTURE PLANS

One report is attached after a range of investigations

CHARING NEIGHBOURHOOD PLAN

PROJECT S 133A: DETERMINE CAPACITY OF CEMETERY TO MEET DEMAN FOR BURIALS OVER THE NEXT 15 YEARS AND 133B DETERMINE POTENTIAL SITES FOR NEW CEMETERY

The cemetery has a theoretical capacity for 706 spaces as evidenced from old maps. No formal or scientific assessment has been made of the current available number of plots. Further the use of American caskets for some years and into the future will require bigger plots than in the past.

Historical documents show 706 available plots and records show that approximately 465 have been used. The officers managing the cemetery are of the opinion that the figure of 465 is significantly overstated and is more likely to be in the order of 130 vacant plots.

American caskets are now commonly in use and these are 1.5 times greater in size so needed larger grave space. This will reduce the plot availability to 130 with 20-30 are pre purchased. So revised estimated availability is 110.

We have to look at putting in an area for ashes only as we are getting a lot of requests for these. This will alter the amount depending on the area put by.

Usage rate has been calculated as follows

| YEAR | NUMBER OF BURIALS |
|----------------------------------|-------------------|
| 2010 | 12 |
| 2011 | 7 |
| 2012 | 8 |
| 2013 | 7 |
| 2014 | 4 |
| 2015 | 9 |
| 2016 | 10 |
| 2017 (end Oct but inc. 1 in Nov) | 7 |

The average number of burials per year is 8.

Moving forward that number is expected to increase due to population growth. The following estimates showing the effect of population growth on burials is shown below.

| REASONS FOR FOR ADDITIONAL BURIALS | NUMBER OF EXTRA BURIALS |
|---|-------------------------|
| Population in the parish with expected new developments is expected to increase by 35% Hence a pro rata increase is expected (8 plus 35%=2.8 | 2.8 (say rounded to 3) |
| Impact of new age related development of 51 units. Say new population of over 55s is 89 (75% of units have 2 people and 25% 1 person) These residents are likely to have health problems and death rate estimated at 5% (5% of 89 being 4.45 and assuming 50% burial and 50% cremation, extra burial would be | 2.3 (say rounded to 2) |
| The proposed 225 unit development at | |

| | |
|--|------------------------|
| Hothfield/Tutt Hill would provide a new population of 540, about 20% of Charing Parish population. It is estimated that that would increase the burial rate pro rata (so 20% of 8 would be 1.6 | 1.6 (say rounded to 2) |
|--|------------------------|

Extra burial places would run at 7 taking the burial rate to 15 (8 plus 7)

So with 130 vacant plots and at a burial rate of 15 per annum the cemetery would be full in 13 years. Significant development is already underway and ABC are anxious for further development to take place quickly especially during the next 5 years. While there may be a slight inaccuracy level of 2 to 3 years there is every reason to support the need to plan for a new cemetery in our Neighbourhood Plan.

Hugh 30-10-17 (amended 20-08-18)

CHARING NEIGHBOURHOOD PLAN

PROJECT 134 CHARING ACTION GROUP STUDY OF A RANGE OF BEHAVIOURS OF POPPYFIELDS RESIDENTS

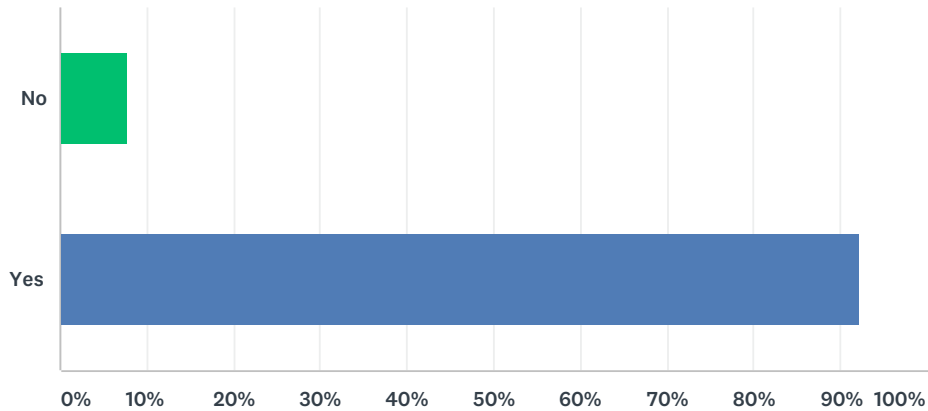
Charing Action Group was established to collect data which would help local responses to future developments.

A survey was undertaken in 2018 of residents of Poppyfields.

Members of the Charing Action Group compiled the questionnaire and used Survey Monkey to analyse results which are attached.

Q1 Do you walk to the village?

Answered: 26 Skipped: 0



| ANSWER CHOICES | RESPONSES |
|----------------|-----------|
| No | 7.69% 2 |
| Yes | 92.31% 24 |
| TOTAL | 26 |

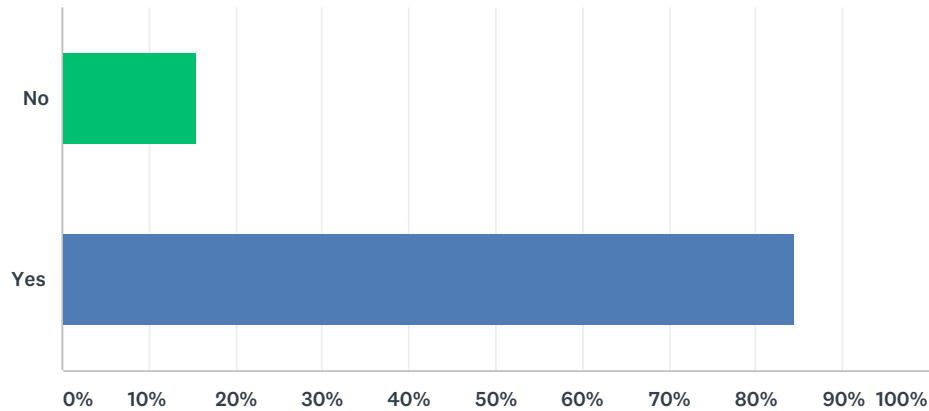
| # | IF YES, HOW OFTEN? | DATE |
|----|---|-------------------|
| 1 | Twice a week | 2/4/2018 2:27 PM |
| 2 | Weekly | 2/4/2018 11:35 AM |
| 3 | Once a week | 2/3/2018 8:50 PM |
| 4 | Twice per week | 2/1/2018 9:23 PM |
| 5 | 4 times a week | 2/1/2018 12:21 PM |
| 6 | twice a week | 2/1/2018 10:56 AM |
| 7 | Maybe 4 or 5 times a week | 2/1/2018 10:31 AM |
| 8 | Several times a week, often daily. | 2/1/2018 6:00 AM |
| 9 | 2 to 3 times a week | 1/31/2018 7:42 PM |
| 10 | Daily | 1/31/2018 6:27 PM |
| 11 | 3-4 times a week | 1/31/2018 6:16 PM |
| 12 | Twice week | 1/31/2018 5:37 PM |
| 13 | 3 times per week | 1/31/2018 5:04 PM |
| 14 | twice a week on average mainly weekends | 1/31/2018 4:08 PM |
| 15 | Once per day | 1/31/2018 4:04 PM |
| 16 | 3 | 1/31/2018 3:48 PM |
| 17 | Once a week | 1/31/2018 3:23 PM |
| 18 | Daily | 1/31/2018 2:51 PM |
| 19 | Twice month | 1/31/2018 2:50 PM |
| 20 | 2-3 times weekly | 1/31/2018 2:37 PM |

Charing Action Group

| | | |
|----|----------------|-------------------|
| 21 | 3 times a week | 1/31/2018 2:34 PM |
| 22 | 2 | 1/31/2018 2:33 PM |
| 23 | Once a week | 1/31/2018 2:27 PM |

Q2 Do you drive to the village?

Answered: 26 Skipped: 0

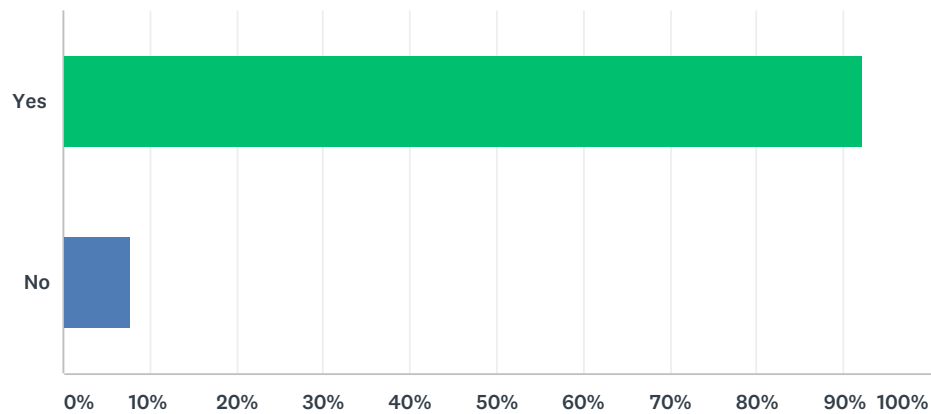


| ANSWER CHOICES | RESPONSES |
|----------------|-----------|
| No | 15.38% 4 |
| Yes | 84.62% 22 |
| TOTAL | 26 |

| # | IF YES, HOW OFTEN? | DATE |
|----|--|-------------------|
| 1 | Once a week | 2/4/2018 2:27 PM |
| 2 | Weekly | 2/4/2018 11:35 AM |
| 3 | Once per fortnight | 2/1/2018 9:23 PM |
| 4 | Twice | 2/1/2018 12:21 PM |
| 5 | once a week | 2/1/2018 10:56 AM |
| 6 | Seldom, only in bad weather | 2/1/2018 10:31 AM |
| 7 | Once or twice a month. | 2/1/2018 6:00 AM |
| 8 | Very occasionally | 1/31/2018 7:42 PM |
| 9 | 1x per month | 1/31/2018 7:19 PM |
| 10 | Monthly | 1/31/2018 6:31 PM |
| 11 | 3 times a week | 1/31/2018 5:37 PM |
| 12 | twice per week | 1/31/2018 5:04 PM |
| 13 | a couple of times a month mainly midweek on my way home or to work | 1/31/2018 4:08 PM |
| 14 | Twice a month | 1/31/2018 4:04 PM |
| 15 | 10 | 1/31/2018 3:48 PM |
| 16 | Every day | 1/31/2018 3:23 PM |
| 17 | Weekly | 1/31/2018 2:51 PM |
| 18 | maybe once a week | 1/31/2018 2:34 PM |
| 19 | 1 | 1/31/2018 2:33 PM |
| 20 | Once a week | 1/31/2018 2:27 PM |

Q3 Do you use the village shops, butcher, hairdresser, coffee shop etc?

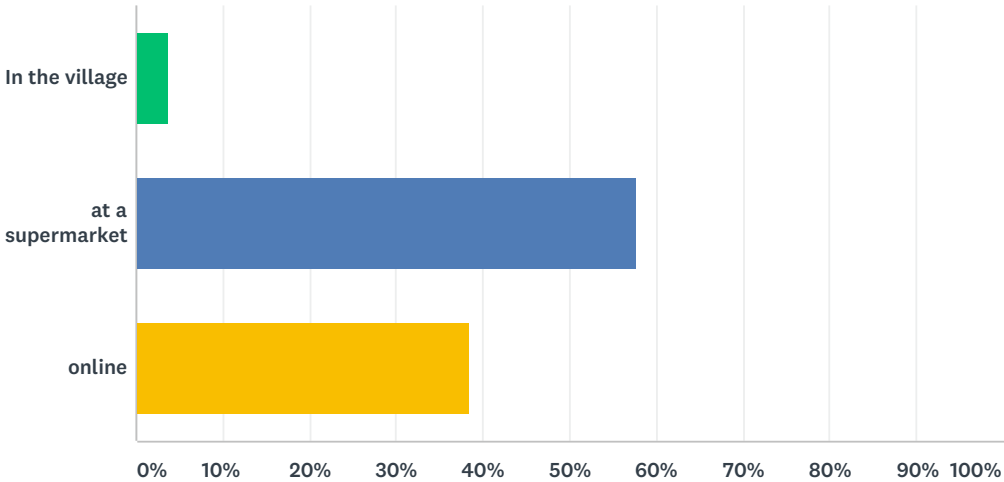
Answered: 26 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|-----------------------|-----------|----|
| Yes | 92.31% | 24 |
| No | 7.69% | 2 |
| Total Respondents: 26 | | |

Q4 Do you do your main shop

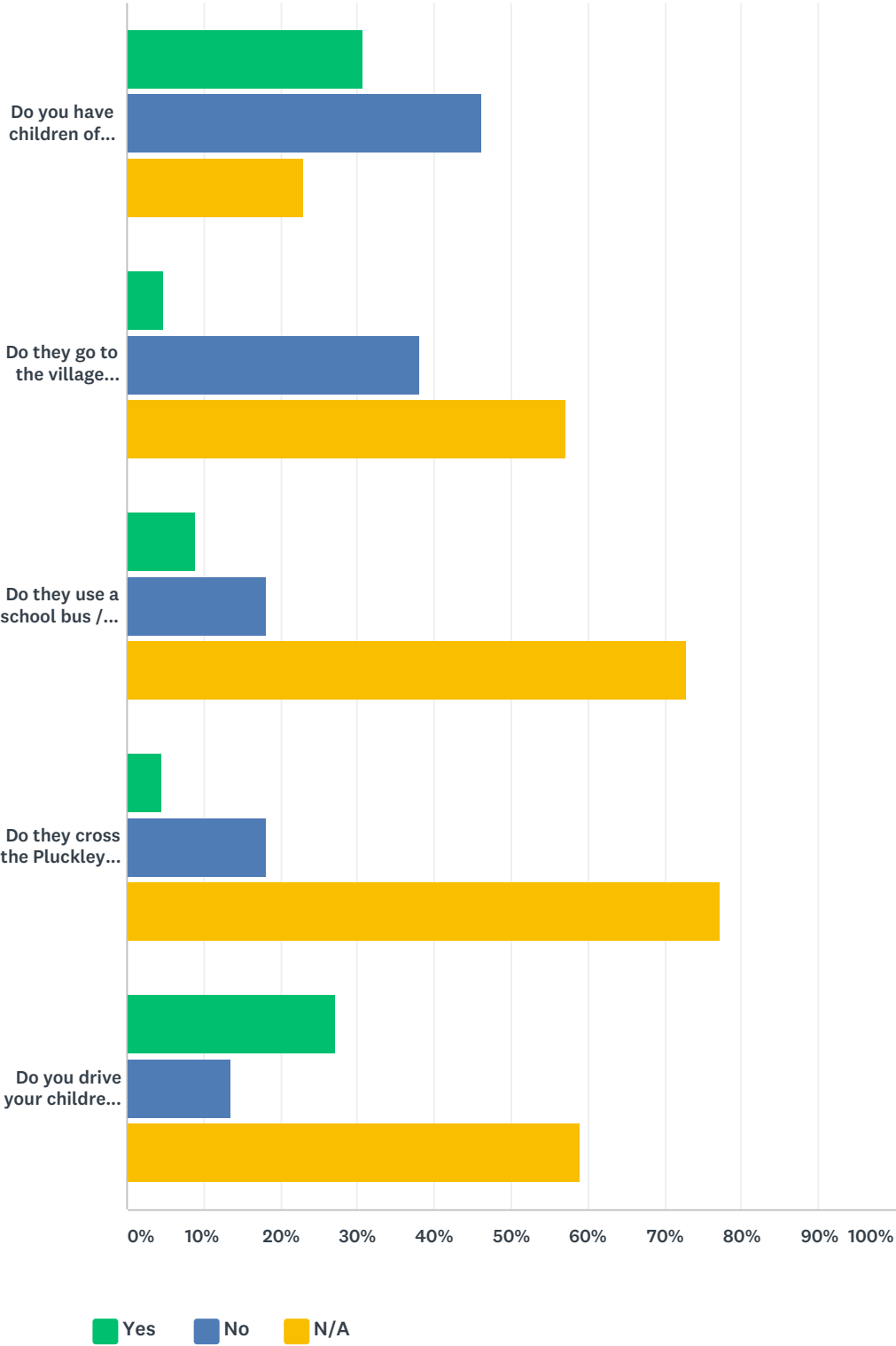
Answered: 26 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|------------------|-----------|----|
| In the village | 3.85% | 1 |
| at a supermarket | 57.69% | 15 |
| online | 38.46% | 10 |
| TOTAL | | 26 |

Q5 Children

Answered: 26 Skipped: 0



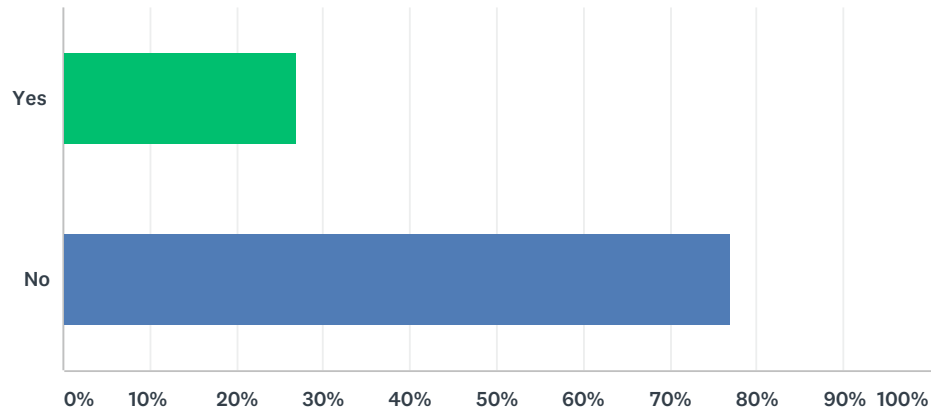
| | YES | NO | N/A | TOTAL |
|-------------------------------------|-------------|--------------|-------------|-------|
| Do you have children of school age? | 30.77% 8 | 46.15% 12 | 23.08% 6 | 26 |

Charing Action Group

| | | | | |
|--|--------|--------|--------|----|
| Do they go to the village school? | 4.76% | 38.10% | 57.14% | |
| | 1 | 8 | 12 | 21 |
| Do they use a school bus / 10X bus / train to get to a secondary school? | 9.09% | 18.18% | 72.73% | |
| | 2 | 4 | 16 | 22 |
| Do they cross the Pluckley Road railway bridge to get to/home from the school bus? | 4.55% | 18.18% | 77.27% | |
| | 1 | 4 | 17 | 22 |
| Do you drive your children to school? | 27.27% | 13.64% | 59.09% | |
| | 6 | 3 | 13 | 22 |

Q6 Do you work locally - in or between Charing and a nearby town?

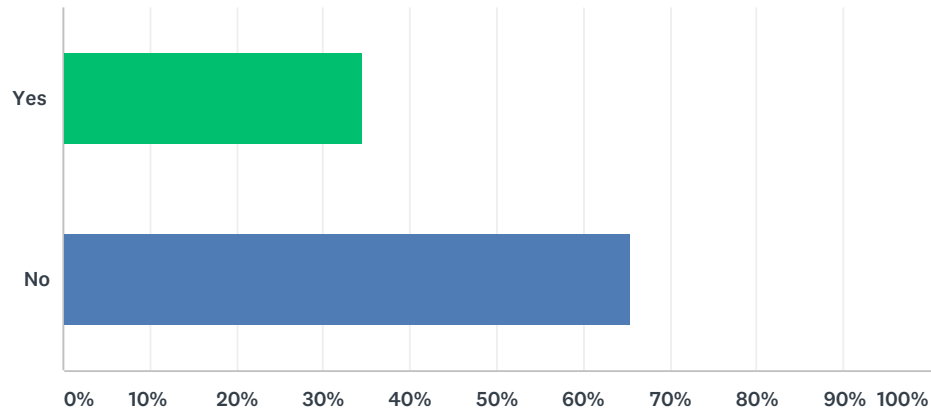
Answered: 26 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|-----------------------|-----------|----|
| Yes | 26.92% | 7 |
| No | 76.92% | 20 |
| Total Respondents: 26 | | |

Q7 Do you work from home

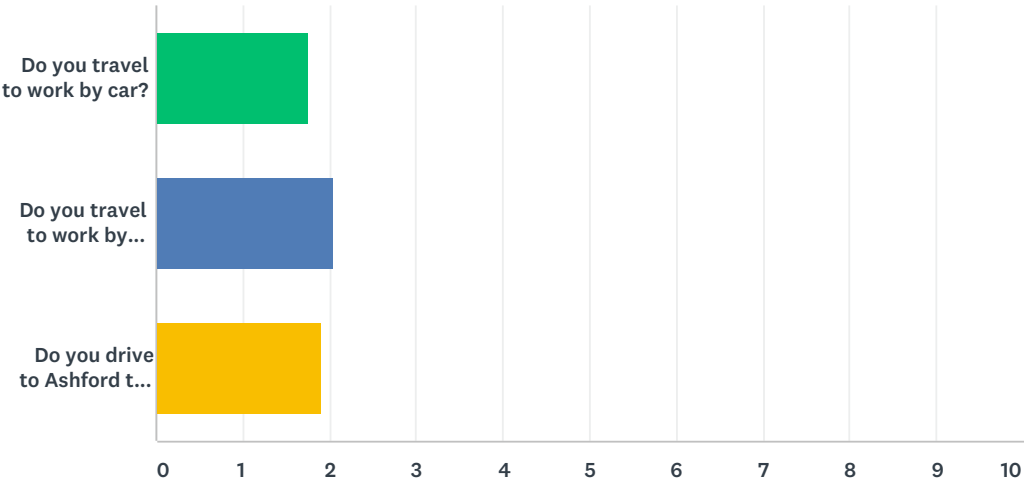
Answered: 26 Skipped: 0



| ANSWER CHOICES | | RESPONSES | |
|----------------|--|-----------|----|
| Yes | | 34.62% | 9 |
| No | | 65.38% | 17 |
| TOTAL | | | 26 |

Q8 Travel to work

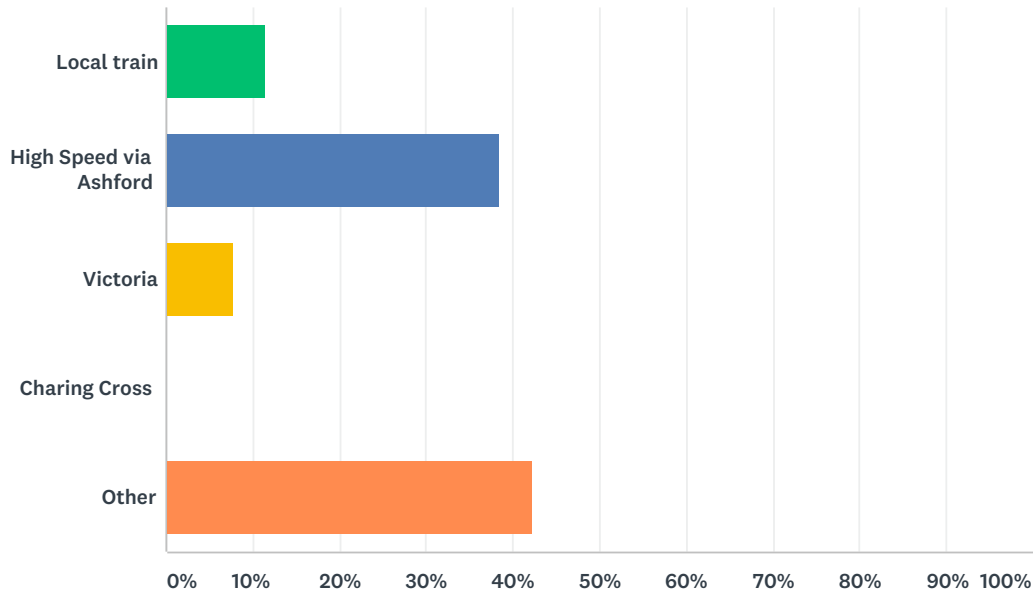
Answered: 26 Skipped: 0



| | YES | NO | N/A | TOTAL | WEIGHTED AVERAGE |
|---|--------------|-------------|-------------|-------|------------------|
| Do you travel to work by car? | 54.17% 13 | 16.67% 4 | 29.17% 7 | 24 | 1.75 |
| Do you travel to work by train? | 30.00% 6 | 35.00% 7 | 35.00% 7 | 20 | 2.05 |
| Do you drive to Ashford to the international station? | 39.13% 9 | 30.43% 7 | 30.43% 7 | 23 | 1.91 |

Q9 If you travel to work by train, which service do you use?

Answered: 26 Skipped: 0

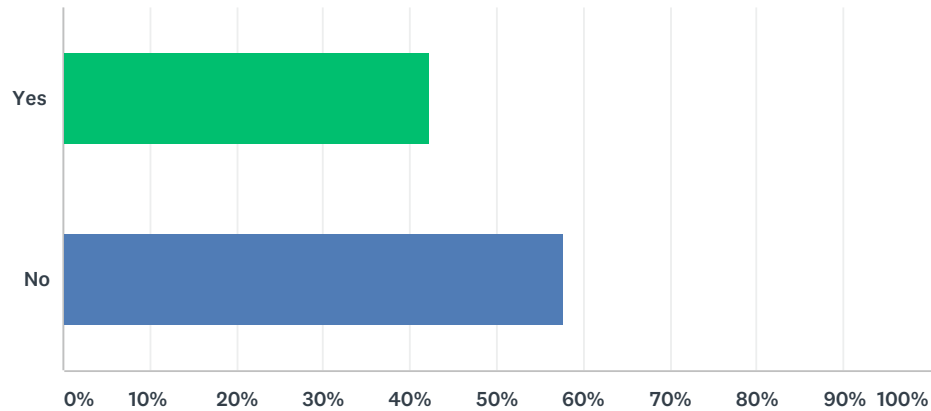


| ANSWER CHOICES | RESPONSES | |
|------------------------|-----------|----|
| Local train | 11.54% | 3 |
| High Speed via Ashford | 38.46% | 10 |
| Victoria | 7.69% | 2 |
| Charing Cross | 0.00% | 0 |
| Other | 42.31% | 11 |
| TOTAL | | 26 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|--|-------------------|
| 1 | HS1 from Ashford, local train to Ashford from Charing, also to and from Victoria | 2/1/2018 9:23 PM |
| 2 | retired | 2/1/2018 10:56 AM |
| 3 | N/A fortunately retired | 2/1/2018 6:00 AM |
| 4 | London Blackfriars | 1/31/2018 6:16 PM |
| 5 | Retired so do not travel to work | 1/31/2018 5:37 PM |
| 6 | N/A | 1/31/2018 4:08 PM |
| 7 | I don't travel by train | 1/31/2018 2:34 PM |
| 8 | Housewife | 1/31/2018 2:33 PM |

Q10 Do you commute more than 15 miles to work?

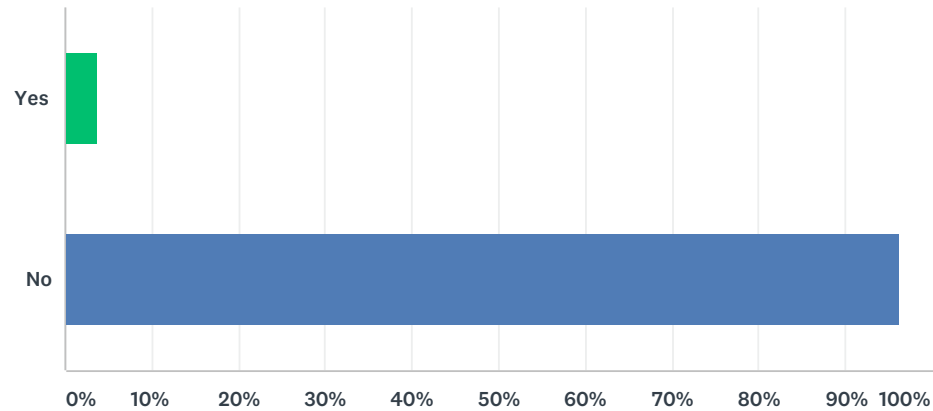
Answered: 26 Skipped: 0



| ANSWER CHOICES | | RESPONSES | |
|----------------|--|-----------|----|
| Yes | | 42.31% | 11 |
| No | | 57.69% | 15 |
| TOTAL | | | 26 |

Q11 Do you use the no 10X bus?

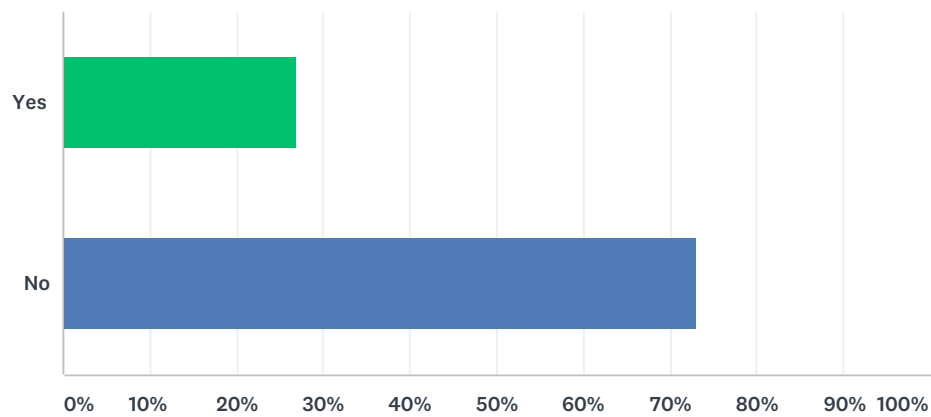
Answered: 26 Skipped: 0



| ANSWER CHOICES | | RESPONSES | |
|-----------------------|--|-----------|----|
| Yes | | 3.85% | 1 |
| No | | 96.15% | 25 |
| Total Respondents: 26 | | | |

Q12 Have you joined any community groups? E.g scouts, history society, gardeners’ society, bowls club, football club, tennis club, cricket club, Villagers Voice

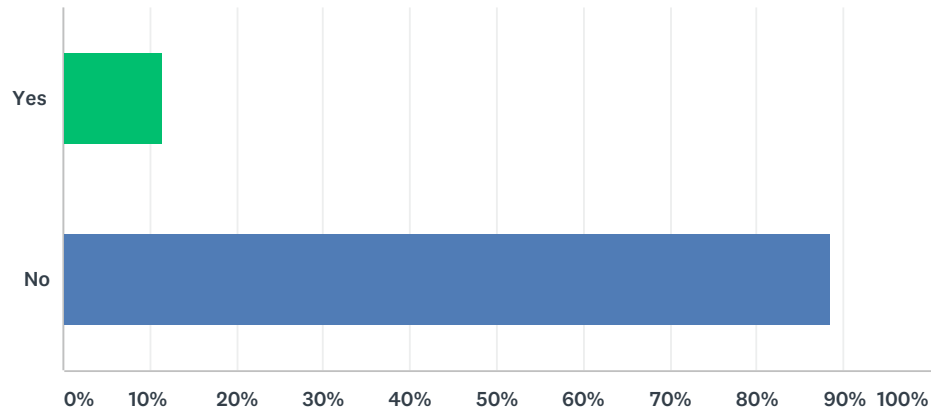
Answered: 26 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|----|
| Yes | 26.92% | 7 |
| No | 73.08% | 19 |
| TOTAL | | 26 |

Q13 Have you helped with the village fete?

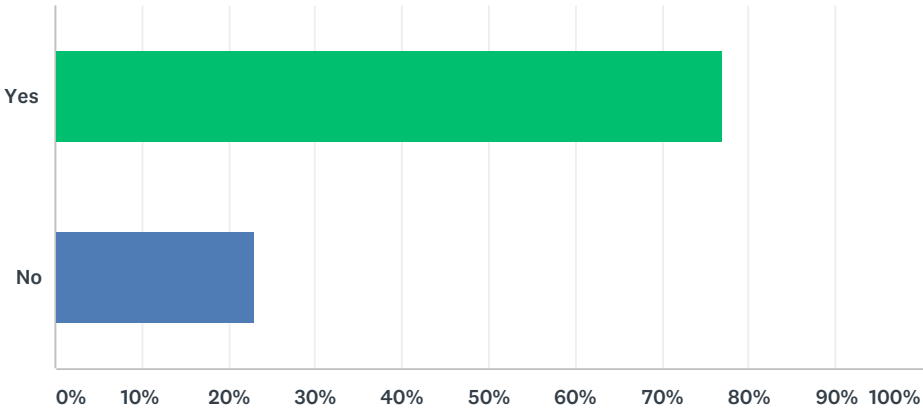
Answered: 26 Skipped: 0



| ANSWER CHOICES | | RESPONSES | |
|----------------|--|-----------|----|
| Yes | | 11.54% | 3 |
| No | | 88.46% | 23 |
| TOTAL | | | 26 |

Q14 Do you use the Charing petrol station?

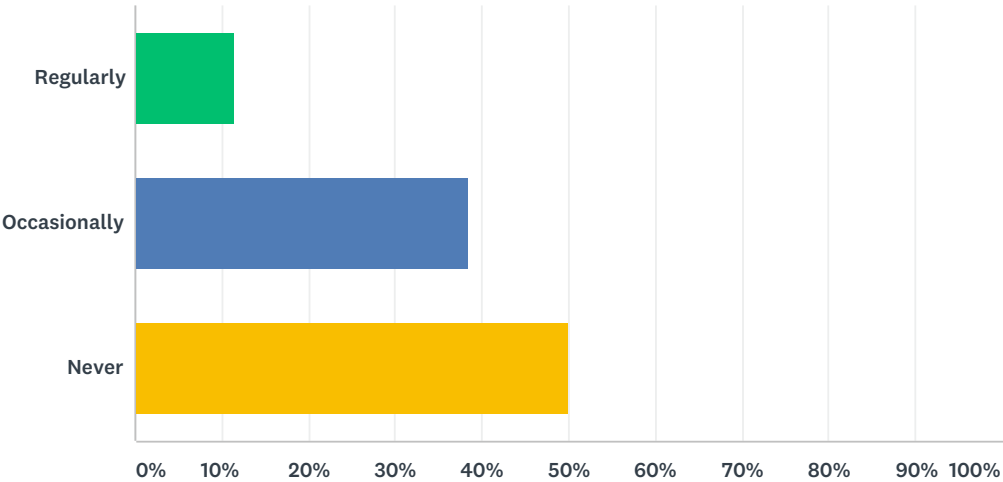
Answered: 26 Skipped: 0



| ANSWER CHOICES | | RESPONSES | |
|----------------|--|-----------|----|
| Yes | | 76.92% | 20 |
| No | | 23.08% | 6 |
| TOTAL | | | 26 |

Q15 Do you use Charing Motors for tyres, car repairs etc?

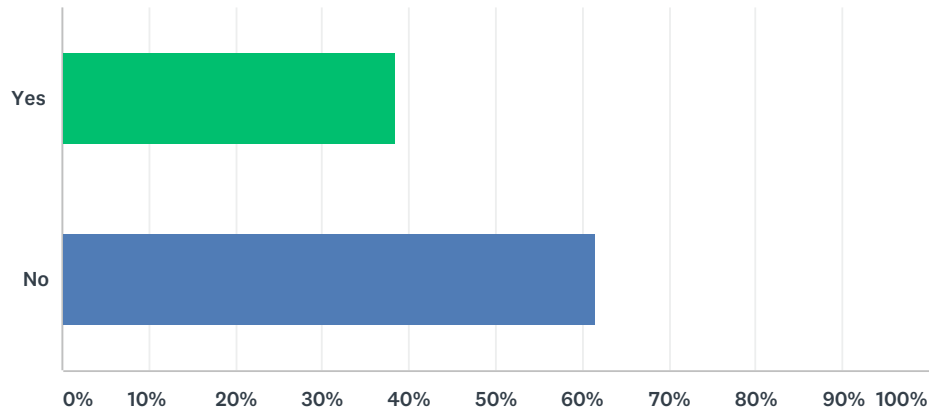
Answered: 26 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|----|
| Regularly | 11.54% | 3 |
| Occasionally | 38.46% | 10 |
| Never | 50.00% | 13 |
| TOTAL | | 26 |

Q16 Do you cycle around Charing?

Answered: 26 Skipped: 0

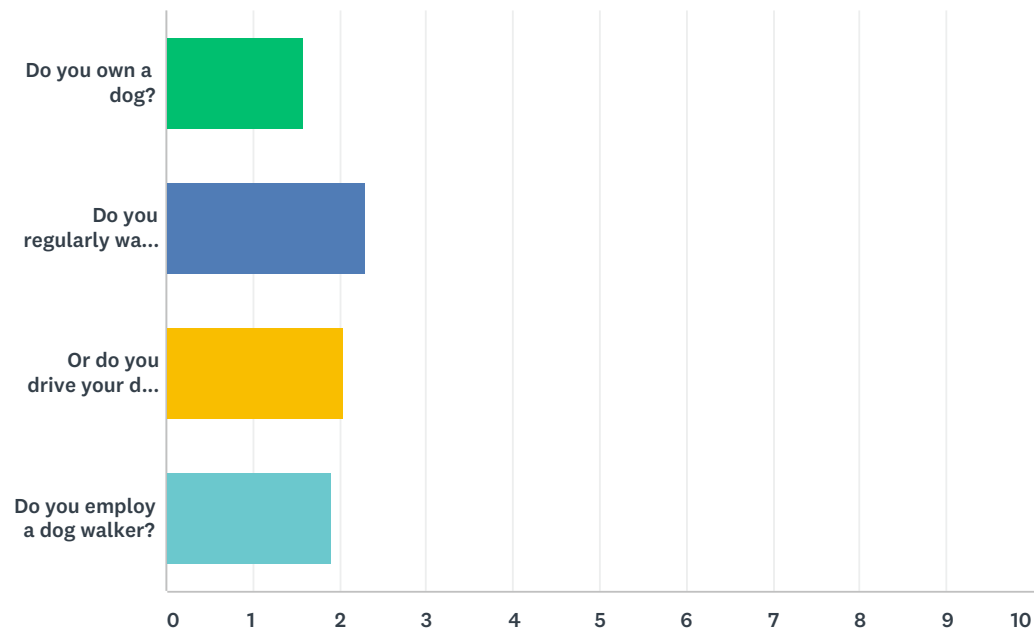


| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|----|
| Yes | 38.46% | 10 |
| No | 61.54% | 16 |
| TOTAL | | 26 |

| # | IF NO, WHAT STOPS YOU? | DATE |
|---|---|-------------------|
| 1 | Lack of time | 2/3/2018 8:50 PM |
| 2 | Can't cycle | 2/1/2018 10:31 AM |
| 3 | I would be stopped by the fact that the A20 and the Northern Orbital can be quite dangerous. I have seen that the Northern Orbital is one of the 10 most dangerous roads in Kent, I think on Kent Online. | 2/1/2018 6:00 AM |
| 4 | Age | 1/31/2018 6:31 PM |
| 5 | No wish to | 1/31/2018 6:27 PM |
| 6 | Don't want to | 1/31/2018 2:50 PM |
| 7 | no bike | 1/31/2018 2:37 PM |
| 8 | Don't fee safe to cycle on the roads here and no cycle paths | 1/31/2018 2:33 PM |

Q17 Dogs

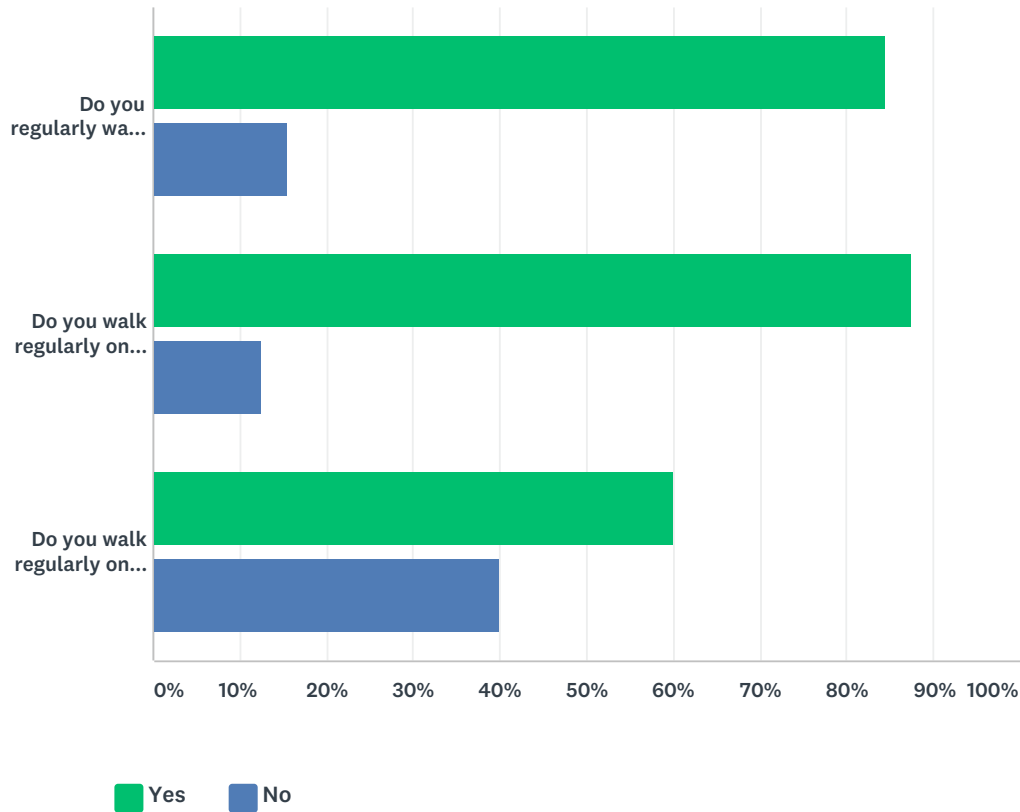
Answered: 26 Skipped: 0



| | NO | YES | N/A | TOTAL | WEIGHTED AVERAGE |
|---|--------------|--------------|-------------|-------|------------------|
| Do you own a dog? | 46.15% 12 | 50.00% 13 | 3.85% 1 | 26 | 1.58 |
| Do you regularly walk your dog from home? | 8.70% 2 | 52.17% 12 | 39.13% 9 | 23 | 2.30 |
| Or do you drive your dog to a walk? | 38.10% 8 | 19.05% 4 | 42.86% 9 | 21 | 2.05 |
| Do you employ a dog walker? | 47.83% 11 | 13.04% 3 | 39.13% 9 | 23 | 1.91 |

Q18 Recreational walking

Answered: 26 Skipped: 0

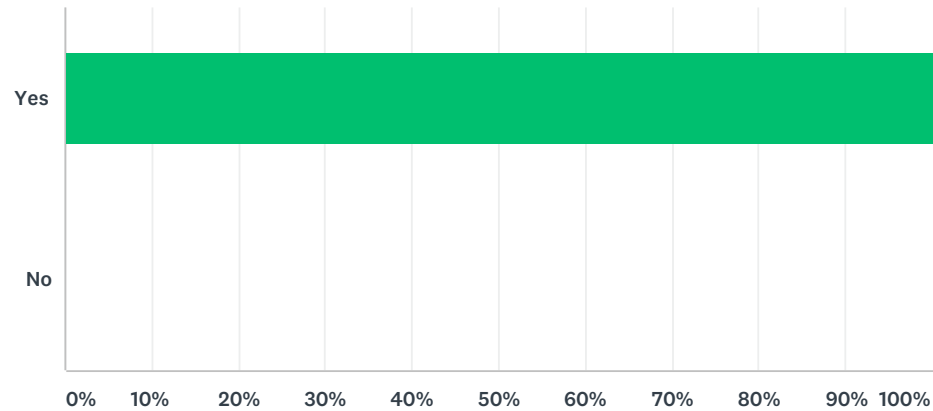


| | YES | NO | TOTAL RESPONDENTS |
|---|--------------|--------------|-------------------|
| Do you regularly walk around the village? | 84.62% 22 | 15.38% 4 | 26 |
| Do you walk regularly on Charing's public footpaths ? | 87.50% 21 | 12.50% 3 | 24 |
| Do you walk regularly on The Pilgrims Way? | 60.00% 15 | 40.00% 10 | 25 |

| # | DO YOU HAVE A FAVOURITE WALK? PLEASE SPECIFY | DATE |
|----|--|-------------------|
| 1 | U thru the horse racing fields and along the North Downs Way | 2/4/2018 2:27 PM |
| 2 | Pett Lane | 2/4/2018 11:35 AM |
| 3 | The walk from the GP down to the railway bridge | 2/1/2018 12:21 PM |
| 4 | point to point course | 2/1/2018 10:56 AM |
| 5 | Pilgrims way | 2/1/2018 10:31 AM |
| 6 | Across the race course and back through the High Street. | 2/1/2018 6:00 AM |
| 7 | Petts lane | 1/31/2018 7:42 PM |
| 8 | Gliding club walk | 1/31/2018 6:16 PM |
| 9 | pilgrims way | 1/31/2018 4:08 PM |
| 10 | Around village centre and to crematorium | 1/31/2018 4:04 PM |
| 11 | Walk the dog on the racecourse and on pilgrims way | 1/31/2018 2:33 PM |

Q19 Have you been able to sign up with the local doctor’s surgery?

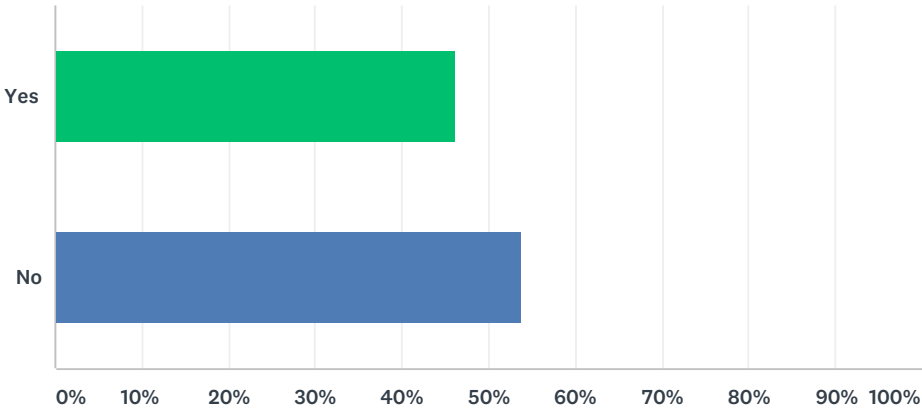
Answered: 26 Skipped: 0



| ANSWER CHOICES | | RESPONSES | |
|----------------|--|-----------|----|
| Yes | | 100.00% | 26 |
| No | | 0.00% | 0 |
| TOTAL | | | 26 |

Q20 Have you had problems parking at the charing surgery?

Answered: 26 Skipped: 0



| ANSWER CHOICES | | RESPONSES | |
|----------------|--|-----------|----|
| Yes | | 46.15% | 12 |
| No | | 53.85% | 14 |
| TOTAL | | | 26 |

Q21 What attracted you to Charing?

Answered: 26 Skipped: 0

| # | RESPONSES | DATE |
|----|--|--------------------|
| 1 | The village feel and ability to walk to local amenities plus that it was less populated with less traffic to where we lived before | 2/4/2018 2:27 PM |
| 2 | Picturesque, not over developed and commuter links | 2/4/2018 11:35 AM |
| 3 | Location | 2/3/2018 8:50 PM |
| 4 | Huge amount of community events. Local facilities. Good transport links. Local train station which we make daily use of. Library, church & local shops. Arthur Baker playing fields and parks! Loads on offer for our family. Also involved in Charing Palace Project. | 2/1/2018 9:23 PM |
| 5 | The peaceful village life with good links to London. We moved into Poppyfields on an understanding this would be the last major development for some time in Charing | 2/1/2018 12:21 PM |
| 6 | Have lived in the area for nearly 40 years and wanted to live in a village near my daughter | 2/1/2018 10:56 AM |
| 7 | Village atmosphere and amenities. Closeness to station and doctor, post office . Also house style on Poppyfields | 2/1/2018 10:31 AM |
| 8 | The village location and the houses on the development. We did in fact ask a parish councillor, about further building and were told, other building would just be infill and small plots. Had we known about the Gladman applications and the water situation, we would not have bought here. In addition had we known how many issues of poor quality building we would have from a new build property developer, and the poor quality response to problems, we would not have bought here. New build developments need to be inspected by the local council, not the NHBC, and there needs to be adoption of roads and sewers as a minimum action. We are being asked to pay Council Tax at the same rate as other properties of similar value, and then a service charge to a management company for the same services that other Council Tax payers get in their package from the council. Whilst we love living in Charing, the whole process has been very unhappy, and probably we have, at the very least, lost tens of thousands of pounds because our house and others on the development will not now sell at the values which we bought them, which is shown by the two houses which are currently for sale on the development. If we can help in the Action Group in any way please send us an e-mail to John.duncalfe@gmail.com and we would be happy to help. | 2/1/2018 6:00 AM |
| 9 | Because of the village atmosphere | 1/31/2018 10:19 PM |
| 10 | Village life | 1/31/2018 7:42 PM |
| 11 | Well appointed. Good local 'feel'. Recommendations, location to my place of work. | 1/31/2018 7:19 PM |
| 12 | Poppyfields | 1/31/2018 6:31 PM |
| 13 | Proximity to work | 1/31/2018 6:27 PM |
| 14 | I moved to Charing in 2004. I wanted to live in a village and I already had friends here | 1/31/2018 6:16 PM |
| 15 | Now retired and downsized from other local village. Charing had train & bus links Local shops and doctors surgery | 1/31/2018 5:37 PM |
| 16 | Village location and small housing foot print | 1/31/2018 5:04 PM |
| 17 | the village location but near the main roads for travel to work | 1/31/2018 4:08 PM |
| 18 | Good transport links to Ashford and Maidstone/London Victoria. Interesting village history. Shops. Community activities | 1/31/2018 4:04 PM |
| 19 | Location | 1/31/2018 3:48 PM |
| 20 | Rural location but close to main services in Ashford | 1/31/2018 3:23 PM |
| 21 | Peace and quaint little village | 1/31/2018 2:51 PM |

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| | | |
|----|---|-------------------|
| 22 | Location to office. Relocation from Hertfordshire by company. Poppyfields build and David Wilson Homes. | 1/31/2018 2:50 PM |
| 23 | company relocation. liked Poppyfields build | 1/31/2018 2:37 PM |
| 24 | The fact that it is a village community unspoilt and has a centre with all the local facilities that we wanted except a Pub which would have been the icing on the cake | 1/31/2018 2:34 PM |
| 25 | Lovely village and the low density layout of Poppyfields development which is very rare for new builds | 1/31/2018 2:33 PM |
| 26 | Quiet village location | 1/31/2018 2:27 PM |

Poppyfields Development Charing : Examples of issues relating to Conditions of Planning and the long term consequences for the residents of the development.

The development has had a number of issues with regard to Planning and what has been delivered in practice. Residents have worked with the Developer, as well as Ashford Borough Council Planning Dept, the Planning Enforcement Officers, the NHBC (in its role for Resolution of individual properties and as the Building Control for the whole development); Southern Water and KCC Highways.

In order to get a development as close to the Permitted Plans as possible, the Residents collectively took legal advice, and they have communicated and been supported by the Ashford M.P. Damian Green on the specific issue of adoption of sewers. There has been regular contact with the Parish Council who have also been supportive of the efforts to achieve the development that was intended when Planning was granted.

As a result of the various consultations and efforts by the residents, working with the Developers, we are now closer to completion of the development in a state that matches the Development as detailed in the Plans.

However, there have been obstacles to the resolution of various issues and below we have identified these obstacles in relation to Ashford Borough Council and the Planning and Planning Enforcement Departments.

1. **Building Control:** Ashford Borough Council grants plans with a significant number of Conditions which should then mean that if a developer breaches those conditions there is a clear process by which the Developer can be held to account and will have to resolve the issues. To do this effectively, the Council needs to provide Building Control Enforcement, to ensure that inspections take place at relevant times of the building process, so that it is clear that the plans are adhered to. The Building Control on this development was granted to NHBC, but when there have been issues relating to roads, sewers and open spaces on the development, the response from the NHBC is that they are only involved with the properties within the individual freeholds of residents. So who is responsible for Building Control of roads, sewers and public areas?
2. **Adoption of roads and open spaces:** With the roads and open spaces (and potentially the sewers) not intended to be adopted on this development, as in so many developments, the residents pay identical Council Tax to homeowners of houses of similar value where roads and open spaces are adopted. Then the residents have to pay a service charge to a management company for the upkeep of the roads and open spaces. Unless those roads and open spaces are finished to an acceptable standard, the service charges could increasingly grow over time and residents will face Council Tax increases as well as Development Service Charge increases. Additionally, there is a tariff which contributes to the S106 money that the Developer pays the Council to help pay for services, but in reality, the Developer will include this charge in the pricing of the houses. As 20 of the 60 Poppyfields' dwellings are allocated social or shared ownership housing, it is ironic that ABC as a Landlord must be liable for the upkeep of the unadopted roads. It is not clear as to the role of ABC in its percentage commitment to unadopted repairs when compared to the Poppyfields' private residents.
3. **The risk of unidentified problems due to lack of inspection impacting on the wider community:** The biggest single issue on this Development relates to the fact that planning permission was granted on an Environment Agency Source Protection Zone for water supply.

In the case of Poppyfields, because the residents became aware of and pursued this sewer issue this situation has been investigated and an alternative undertaker (from Southern Water) has been found after retrospective improvement work was carried out by the developer. Building Control seemed

uncoordinated where the planning Depts and Southern Water seemed unable to cope with the quantity of work at a specific time. Inspection in the build process of the original problem of the sewers and surface water drains was just not comprehensive.

Other developers on similarly sensitive areas of land may make other much more serious errors in the build process which may have both environmental and economic consequences for communities in the Boroughs, and with no adoption, for residents on specific developments. Borough Councillors have the authority to ensure this does not happen, but the Councillors need to see working in the best interests of constituents as their main focus. It cannot just be left to those residents who have the time, and the resources to pursue these matters on their specific developments.

The specific Conditions of Planning within this document have very largely been resolved, due to Residents getting far more involved in the planning and enforcement process than would normally be expected. At no time has any Borough Councillor or Planning Officer been proactive to highlight any issue on the Development, which raises the question as to what is the point of setting Conditions in Planning if the Councillors and Planning Department make little effort to see that there is compliance? As time has progressed it has been the residents working with the Developer who have achieved a development that matches the plans, which the Borough Council approved, but which the Borough Council have not been able to ensure were completed. It is to be hoped that this and other documents will provide guidelines to design out these faults for future developments in the Borough.

4. **Complexities of Planning Conditions:** Landowners and Developers are now setting out the most exciting, innovative, costly, planning additions/conditions for new housing developments. The majority commission reports (using external consultancy experts), to set out requirements from planting plans, wildlife preservation and biodiversity. The Council approves plans long before a single resident is on site, and so the Council needs to remain responsible for ensuring the plans are delivered, rather than passing on the issue, advising residents to take legal action (involving more personal expenditure) at a time when residents have already paid for legal advice based on the existing plans at the time of house purchase.
5. **Eight conditions are annotated below, originally there were 21 conditions out of 53 across the two planning applications that required action.**

Conditions needing to be corrected in order to achieve what was stated in the plans:

| Page | Condition |
|------|---|
| 3 | Application 12/00793/AS Condition 1 and Application 14/00125/AS Conditions 4 and 13 |
| 5 | Application 12/00793/AS Condition 16 and Application 14/00125/AS Conditions 7 and 8 |
| 7 | Application 12/00793/AS Condition 24 This had the most serious environmental implications (for the Borough) and the most significant financial implications for Residents. |
| 9 | Application 12/00793/AS Condition 26 |
| 10 | Additional Item regarding Deeds of Covenant |

| | |
|---------------------------------------|--|
| ABC Planning Reference | 1: 12/00793/AS CONDITION 1 and 14/00125/AS CONDITIONS 4 and 13 ROAD SURFACES |
| Date of Planning Approval | 24/12/12 and 26/06/14 |
| Ward / Parish | Charing |
| Site Address | Land South West of A20 roundabout, Maidstone Road, Charing, Kent |
| Applicant | Mrs J Bromley (2012) and Ward Homes (2014) |
| Scheme Title / Description | Residential development with access on Land South West of A20 roundabout, Maidstone Road, Charing, Kent |
| Planning Condition Ref/ Summary Scope | <p>2012 1 Approval of the details of the layout, access, scale, landscaping, and appearance (hereafter called "reserved matters") shall be obtained from the local planning authority in writing before development commences and the development shall be carried out as approved.</p> <p>2014 4. Details of the final surface finish of all areas of hard standing as set out on drawing SL.01 Rev H entitled 'Site layout' shall be submitted to and approved in writing by the LPA before the development is commenced. The development shall then be carried out in strict accordance with the approved details unless otherwise agreed in writing by the LPA.</p> <p>13. Prior to the commencement of development details of traffic calming measures to be constructed on the new access road where it connects with Ruglys way. Traffic calming measures shall be installed in full and in accordance with approved plans.</p> |
| Non-compliance - summary | <ol style="list-style-type: none"> 1. Some drives which were identified on the plans as being block paved (a permeable surface), were finished in tarmac (an impermeable surface). 2. The road named Littledale was supposed to be finished in bonded gravel, but was finished in tarmac. 3. At the time of the 2017 meeting of the Residents the traffic calming measures in Ruglys Way had not been completed. |
| Regulatory / Guidance References | <p>kent.gov.uk/roads-and-travel/what-we-look-after/roads/road-adoption kent.gov.uk/__data/assets/pdf_file/0017/10916/making-it-happen-section38.pdf Kent Design Guide : standards for adoption; and Construction of Footways and Carriageways</p> |
| Attachments | Not Attached but In the Planning Portal for 14/00125/AS the document PP-02 PARAMETER PLAN 02 LAND ADOPTION – would indicate that most of the roads and footpaths on the Development were intended for Adoption. |
| Complaint(s) to Applicant | <ul style="list-style-type: none"> • A resident had been in contact with the developer and to a Resident's Meeting on 29/09/17 As a result of this, two of the three planned dropped kerb crossings had been installed. • Disability Access – (as of January 2019) this has not been built according to plan, but a contract has gone out to tender for this to be completed. Following further consultations between the Developer and Residents the third dropped kerb access will be installed. |

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| Complaint(s) to ABC - Summary / Date(s) | Summer 2017, a Resident was in regular contact with ABC PEO's regarding these issues. The resident was the chair of a Steering Group of Residents. |
| Case Officer / Enforcement Response | <p>The PEO responded to a resident with the following comments which were reported to a Resident's Meeting on 29/09/17</p> <p>The roads were not built as submitted to the Planning Authority, especially Littledale, but the Planning Enforcement Officer (PEO) has stated there will be no test drilling to check the roads have been built correctly.</p> <ul style="list-style-type: none"> • Traffic Calming measures: the hump in Ruglys Way is already degrading. The PEO stated that laws regarding CO₂ emissions were changing and so no action would be taken. |
| Comments / other | <ol style="list-style-type: none"> 1. In 2018 significant work was carried out by the Developer on roads and footpaths which included the traffic calming measures in Ruglys Way. This occurred because of negotiations between the Residents and David Wilson Homes. The PEO's Response above had not helped the Residents on this issue at all. 2. In 2018 the Developers contractors carried out significant changes to the sewers and surface water drains, in order that they could be adopted by Icosa (See the Form Planning Non-Compliance Poppyfields Sewers) . This left the roads with patch repairs which would clearly degrade much faster than a single surface. 3. The Residents identified over 40 patch repairs on the Development, when it was less than two years from completion of the last house. 4. The NHBC as Building Control for the Development stated that they had no authority to investigate such an issue. They were only interested in problems within the freeholds of individual residents. Consequently, this means that effectively, there is no Building Control for roads or open spaces on Private Developments. 5. A member of the Agreed Development Team for Kent Highways stated that there were no regulations as to how roads, not intended for adoption, should be built. This spokesperson also said that they would not consider adopting a road with so many patch repairs, because it would degrade faster than a single surface road. It is clear that roads on private developments, not intended for adoption are not going to be able to comply with KCC Highways Roads for Adoption. 6. As a result of negotiations between the Residents and David Wilson Homes, the Developer carried out a 'Road and Path Survey' in February 2019, which identified numerous issues and many of the problem areas will be planed and re-surfaced during 2019, along with other remedial work. 7. Had the roads been built for adoption, and had the Local Authority been the Building Control, then the ABC PEO and Kent Highways Agreed Development Team could have ensured the roads were built to the same standards as other public roads in the Borough and County. 8. It seems wrong that Residents on developments with unadopted roads have to pay an identical Council Tax to Residents in the Borough with houses of a similar value, when they receive a lower service. These Residents then have to pay annual service charges for maintenance and repair of these roads, and then they have to pay an element of the service charge to build up a fund to cover the eventual replacing of roads that need significant repair or replacement. 9. It seems worse, that neither NHBC (as Building control) , ABC (as the council that consented to the Planning Permission) and Kent Highways (as the regulatory authority that would have to approve a road for adoption), set any standards by which the roads on private developments should be built. 10. For the Borough Council to encourage new residents into the Borough, who then become members of the Electorate with Developments that will potentially have huge Service Charges to cover repairs to unregulated roads seems to be wrong. The fact that these Residents have to get mortgages, or pay huge sums of money |

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| | to buy these houses seems to suggest that the Borough Council is not acting in the best interests of these people that Councillors are supposed to represent. |
| ABC Planning Reference | 2: 12/00793/AS and 14/00125/AS Landscaping |
| Date of Planning Approval | 24/12/12 and 26/06/14 |
| Ward / Parish | Charing |
| Site Address | Land South West of A20 roundabout, Maidstone Road, Charing, Kent |
| Applicant | Barratt/David Wilson Homes |
| Scheme Title / Description | Residential development with access on Land South West of A20 roundabout, Maidstone Road, Charing, Kent |
| Planning Condition Ref/ Summary Scope | <p>12/00793/AS</p> <p>16 . All trees planted shall be protected against stock and rabbits when planted and such protection shall be maintained at all times</p> <p>14/00125/AS</p> <p>7. A landscaping scheme for the common boundary of the development with 'Cleardowns' (which may include entirely new planting, retention of existing planting or a combination of both) shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Thereafter, the approved landscaping/tree planting scheme shall be carried out fully within the first planting season following commencement of the development adjacent to the common boundary with 'Cleardowns'. Any trees or other plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority give prior written consent to any variation.</p> <p>8. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority; and any trees or plants whether new or retained which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.</p> |
| Non-compliance - summary | By the Spring of 2018, there were many trees that had finally been planted, but many had died. With the response from the PEO itemised below; the residents took it upon themselves to carry out a full tree, plant and bulb survey and present this to Barratt/DWH. Following this, Barratt/DWH carried out their own survey and in the winter of 2018/2019 the dead trees were replaced and most of the trees were re-staked and rabbit guards were fitted if missing. There has now been an agreed watering schedule as per the landscaping plans submitted to the Planning Authority and so the trees should survive the Summer 2019. |
| Regulatory / Guidance References | The relevant plan is 14/00125/AS and is identified as Drawing 03 Rev C Soft Landscape Proposals and the section on the plan relating to trees is stated as Tree Planting. |

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| Attachments | The Landscaping Plans can be found on the ABC Planning Portal for the 14/00125/AS bundle of documents. We can provide the Resident's Survey of trees, shrubs which had died or are missing if that is required. |
| Complaint(s) to Applicant | Residents had contacted DWH in regard to the trees dying, being inadequately staked and needing a watering schedule as identified in the plans. Following this, there has been a commitment from the developers to ensure the trees are planted and maintained according to the plans in the 14/00125/AS bundle. Trees have been re-staked with irrigation tubes provided for watering. As a contingency to a dry summer (as stated in the plans) Ground Maintenance workers are watering the staked trees on a weekly basis. |
| Complaint(s) to ABC - Summary / Date(s) | Summer 2017 A resident contacted the Planning Office about these conditions not being met. The irony of this is that a third of the PoppyFields' dwellings are owned or part owned by ABC as a landlord. As an owner of housing in its own right we thought that ABC would have some interest if any planning conditions have or have not been met as they related to its own housing stock. |
| Case Officer / Enforcement Response | <p>In a report to residents at a meeting on 29/07/17 the response from the Planning Enforcement Officer had been :</p> <p>‘Landscaping - the PEO stated there are trees and green areas, and so no action would be taken. Although there is to be a new contract for the grounds near Cleardown on the Maidstone Road.’</p> <p>As far as we are aware, the planting of the trees near Cleardowns only occurred after the Residents had submitted their plans of missing and dead trees. There is no evidence of any planting/maintenance from a new contract mentioned here.</p> <p>In the end private Residents did take action with a positive outcome arrived at in consultation with the Developer..</p> |
| Comments / other | <p>Residents buy houses with these plans submitted by the Applicant's solicitors. When these plans are not adhered to, even though they are part of Planning Conditions, the Council should be able to react and apply enforcement. For the Council to claim there is partial compliance, as in this case is not good enough, and does not represent the cost of the housing that the residents have to pay. It is not clear if ABC PEO's carry out any separate controls or checks of adherence to planning conditions on behalf of the houses they are a landlord for.</p> <p>If these plans are not supported and enforced by the Council, there is no point to them being drawn up, submitted and placed before prospective purchasers. If this were not done, it would save significant amounts of money in the planning process, which could be reflected in cheaper house prices.</p> <p>However, this planning process is beneficial, and without these plans, many residents would not have bought on Poppyfields. When purchasers buy, they assume the Council Planning Office and the Borough Councillors are there to help provide statutory protection and support for them when problems occur. This is not what has happened in the case of Poppyfields.</p> |

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| ABC Planning Reference | 3: 12/00793/AS later 12/00793/CONF/AS |
| Date of Planning Approval | 24/12/2012 |
| Ward / Parish | Charing |
| Site Address | Land South West of A20 roundabout, Maidstone Road, Charing, Kent |
| Applicant | Mrs. J. Bromley (Originally), later BDW Kent |
| Scheme Title / Description | Residential development with access on Land South West of A20 roundabout, Maidstone Road, Charing, Kent |
| Planning Condition Ref/ Summary Scope | Condition 24: None of the dwellings shall be occupied until works for the disposal of sewage have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water Services) at the same time as the details required pursuant to Condition 1 and such approved works shall be appropriately retained and maintained in perpetuity. |
| Non-compliance - summary | The whole development had been built before the issues identified (sewer and surface water drains being too close together for Southern Water to agree to adopt) had been raised, with no application for discharge, which should have happened some three years previously. Neither ABC, nor NHBC (as building control for the development) or Southern Water had looked to identify if Condition 24 had been complied with, even though all three organisations knew that residents were in situ from 2014 onwards. There seems to be no alert with any of these organisations to check when Conditions will reach a time where they need to be checked for compliance. |
| Regulatory / Guidance References | Sewers for Adoption 6th Edition (Southern Water) http://sfa.wrcplc.co.uk/Data/Sites/4/GalleryImages/WebImages/pdfs/documents/SouthernWater%20SFA6%20Pumping%20Stations%20Addendum.pdf 12/00793/CONF/AS Sewer Agreement Section 6 'Building Over' and Section 7 'Backfilling' - clearly identify a time prior to houses being occupied (2013/14 in this case) when Southern Water should have been notified and able to establish if there were any issues. |
| Attachments | Not Attached as it is in the Planning Portal: 12/00793/CONF/AS This application was first submitted on 12 Dec 2017, when all of the houses had been completed and occupied. These show how the resolution was achieved when David Wilson Homes brought in another undertaker (Icosa) to adopt the sewers which Southern Water still refused to adopt. The responses from Southern Water and Barratt/DWH Homes to Damian Green can be provided if required. |
| Complaint(s) to Applicant | 03:10:17 the residents of Poppyfields met with David Wilson Homes and were told that Southern Water had decided not to adopt the sewers. Barratt/DWH homes have now ensured that both the sewers and surface water drainage have been handed over to Icosa (a company providing sewerage undertaking on other developments in Ashford and nationally), even though Southern Water still refused to adopt the sewers. Were Icosa to liquidate who then would be responsible? |
| Complaint(s) to ABC - Summary / Date(s) | A resident complained to ABC Planning in October 2017 and was told they (ABC) could not find the Section 104 notice. This resident then supplied the documents to the Planning Dept. Following this, the developer submitted retrospective applications. The Planning |

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| | Department informed the resident that 'It was not their (ABC's) problem.' However, Condition 24 states: 'with details to be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water Services)' which does suggest that ABC Planning Authority and Southern Water had a responsibility to ensure Condition 24 was complied with. |
| Case Officer / Enforcement Response | The Planning Enforcement Officers offered nothing in the form of a route forwards or a way to resolve this situation. The residents had to pursue this issue themselves, by recourse to a collective action in engaging a solicitor and with letters to the M.P. (who did pursue the issue with both Southern Water and Barratt/David Wilson Homes) and this intervention meant that Southern Water identified the issue specifically and the intervention then helped to resolve the issue to the state where the sewers were adopted by ICOSA. |
| Comments / other | <ol style="list-style-type: none"> 1. In 2011 the Government published 'The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011' which addressed the issue of private residents having ownership and responsibility for sewers outside of their freehold. All such sewers (for properties built before 2011) were taken over by the relevant local undertaker. It seems illogical that this should not be the case for all new building since 2011. 2. Perhaps the situation here lies in the fact that the development is not built with adopted roads and public open space, when there would have been no possibility for this situation to arise. By having the public space and roads unadopted and belonging to a Management Company (whose members are the home owners), this creates a confusion about the limits of the freeholds, and allows Undertakers to avoid having to adopt sewers beyond individual homeowners' freeholds as intended by the 2011 Regulations. 3. The issue of Building Control is another problem in this case. The NHBC rather than ABC were the Building Control enforcers in this case, and they state that their involvement is only with regard to the building within each individual freehold, so for the public open space and roads there is no organisation providing building control. This information from NHBC was confirmed by Kent Highways Agreed Development Team with reference to roads. 4. Perhaps, there is a need to ensure all new developments are built to adoptable standards and that this is certificated at the appropriate time in the build process. There should not be a situation where there is no Building Control for roads and public open spaces as has happened here. 5. MOST IMPORTANTLY: Poppyfields is built on water courses that provide the water supply for Ashford and Charing, in an Environmental Protection Zone. Utility infrastructure such as this needs to be built correctly, inspected at the appropriate time, (as the Condition states 'None of the dwellings shall be occupied until works for the disposal of sewage have been provided to serve the development hereby permitted') – in this case that would have happened in 2014/15. Had ABC Planning and Southern Water checked this at the time, the Developer could have ensured that adoption would take place by the intended Undertaker i.e. Southern Water. |

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| ABC Planning Reference | 4. 12/00793/AS |
| Date of Planning Approval | Dec 24 th 2012 |
| Ward / Parish | Charing |
| Site Address | Land South West of A20 roundabout, Maidstone Road, Charing, Kent |
| Applicant | Mrs J Bromley |
| Scheme Title / Description | Residential development with access on Land South West of A20 roundabout, Maidstone Road, Charing, Kent |
| Planning Condition Ref/ Summary Scope | 26 No flues, vents, stacks, extractor fans or meter boxes shall be located on the front elevation of any of the units. Reason In the interest of visual amenity |
| Non-compliance - summary | Many houses have meter boxes at the front of the properties, some also have flues. These meter boxes add nothing to the visual amenity and the Condition and reason for the Condition was very sensible. Meter boxes are unattractive when new, and steadily fade with time, (unlike the wall mounted boxes, which are often painted by residents in the course of general maintenance). |
| Regulatory / Guidance References | |
| Attachments | A simple walk around the Development perhaps by a group of Local Councillors would soon confirm this Condition has not been adhered to. |
| Complaint(s) to Applicant | The Developer has made some attempt to ensure that some of these boxes are contained with edging slabs and gravel, to help improve water flow away from the boxes and to give a better visual image. |
| Complaint(s) to ABC - Summary / Date(s) | <ul style="list-style-type: none"> One of the residents took this up with the ABC PEO in the Summer of 2017. |
| Case Officer / Enforcement Response | <ul style="list-style-type: none"> Feedback to the Residents on 29/09/17 was that: 'Meter Boxes: This issue is on-going.' Since that time nothing has happened. |
| Comments / other | The ABC PEO was made aware of this issue, however, in order to remedy the matter now, would involve changes to gardens, pathways, driveways etc. which would involve massive costs and disruption. This is why such matters need to be enforced during the build process. If the NHBC was responsible for this, then their in-build inspection process was at fault for some reason. This is why it is much better if the Building Control is carried out by the Local Authority. The Local Authority should have a more independent relationship with the Developer (than NHBC), and it was the Local Authority that set the Condition, and so they should be more determined to ensure this is happening. Perhaps Local Authority Councillors could carry out random inspections of building sites at various stages of build to ensure that the Electorate was getting the quality of house build that they should have. This would serve as a reminder to Developers to take notice of the Conditions attached to Planning Permissions. |

An additional issue that has also been identified and requires clarity:

Deeds of Covenant: Not an immediate obstacle the following is seen as an issue that had the potential to cause major issues in housing developments where private, social and shared ownership housing co-exist. A private Poppyfields' resident sought clarification with ABC on adherence to deeds of covenants that form part of the contract condition of house sale. The question was originally raised with the Developer who responded that the question be raised with ABC as landlord. All private Poppyfields residents have the same deeds of covenant. The question raised with ABC Enforcement and ultimately Legal Departments relates to private house development, such as Poppyfields, where the builders sell a proportion of houses on for social housing or shared ownership as a condition of planning permission. The terms of the private housing deeds of covenants are the same for all private residents inasmuch what we can and can not do to our house/garden is extremely restrictive. If a deed of covenant is broken (or a change needs to be applied for) by a private resident it is clear as to the escalation process. Until handover of the development to the Residents from the developer takes place escalation is through to the developer or its choice of management company. Once handover takes place this escalation passes through to the Residents' Management Company formed and funded by Private Residents. The question to ABC was to understand if any such covenants (e.g. restrictions as to what business can be run from a house or outbuilding), are the same for shared ownership and social housing. The question was also asked as to the escalation process.

The response from ABC's Legal Team in March 2019 was: "I am not aware of what covenants the developer placed in the transfer of your property to you, but I should imagine they will be identical, or very similar, to those included in the transfer of the 20 units to the Council. How the Council then handles those covenants and, if necessary, passes them on to the ultimate occupiers of the properties is a matter for the Council. If you believe that there has been a breach of the covenants on the estate then you should take legal advice in respect of that potential breach and as to what steps are available to you".

A private resident, other than by taking legal advice, has no recourse with a shared ownership or social dwelling if a covenant has been broken and, as importantly, **vice versa**. The Management Company of the Private Residents would also never see any requests to any changes of deeds of covenant raised to ABC as landlord. This means that residents in a modern development who live in a laudable mix of private, shared ownership and social housing, do not experience/comply with a common set of processes even though the deeds of covenant are the same. ABC, as a landlord, seems to have a different process to that of private residents who have clear rules and lines of escalation. The response from the ABC Legal Team seems unfair and unreasonable.

With the composition of large residential developments now being made up of a complete mix of housing, catering for the needs of all, it seems divisive that the escalation and resolution on such a fundamental as a common set of covenants goes through two distinct lines with no common understanding or communication between each.

CHARING NEIGHBOURHOOD PLAN

PROJECT 135 Grant to assist tourism project

- Kent Downs and Marshes East Kent Leader – application timetable
- Kent Downs and Marshes East Kent Leader – details of schemes available for grant
- Kent Downs and Marshes East Kent Leader – How to apply for grant

KENT DOWNS AND
MARSHES & EAST
KENT LEADER

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KENT DOWNS AND MARSHES & EAST KENT LEADER

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Welcome to Kent Downs and Marshes & East Kent LEADER

The Rural Development Programme for England (RDPE) LEADER Programme is a European Union rural funding approach, with grant funds available from late 2015 to December 2019.

The RDPE LEADER is a way of spending money on local issues, identified by people living in that area. This bottom up identification of local issues leads to locally tailored opportunities based on the economic, social, environmental and land based sector needs of the LEADER area.



FOLLOWING THE RECENT **KENT DOWNS AND MARSHES** AND **EAST KENT** LAG MEETINGS .

WE CAN CONFIRM THAT ONLY LIMITED FUNDING IS STILL AVAILABLE FOR PROJECTS TO BE GRANT FUNDED IN BOTH THE KENT DOWNS AND MARSHES & EAST KENT AREAS.

IF YOU ARE STILL SEEKING GRANT FUNDING FOR YOUR PROJECT, PLEASE CONTACT EITHER HUW JARVIS (03000 417104/HUW.JARVIS@KENT.GOV.UK) TO DISCUSS YOUR PROJECT.

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HOW TO APPLY

Since 2015, the LEADER programme has been working with rural businesses to help fund solutions to local issues identified by people living in that area. The money is locally controlled, with decisions about which projects are funded being made by the Local Action Group (LAG) for the LEADER area. The LAG is made up of local private, public and civil society representatives. Each LAG develops a Local Development Strategy (LDS) for its given area and this describes what the LAG aims to achieve based on locally identified priorities and actions. The LAG has delegated powers to bring forward, assess and fund projects in line with their LDS objectives, and address local priorities in an innovative, inclusive and locally specific way through planning and implementing their LDS.

Funding under Leader is available to rural businesses, farmers, foresters, growers, landowners, environmental organisations, cultural, heritage and community providers, as well as voluntary and charitable organisations to develop projects that will assist, strengthen and develop themselves and their local area.

LEADER can provide grant investment between £2,500 and £50,000. Grants above this amount will be considered if, in the LAG's opinion a project demonstrates excellent value for money and will significantly over deliver on outputs i.e. jobs and growth.

The emphasis of the Programme will be on providing **Jobs and Growth**. This is a requirement set by Defra and each LAG will deliver 70% of project funding directly in support of jobs and growth in the rural economy – using the six priorities for the new Programme. Secondly, it is expected that every project a LAG approves demonstrates it has a benefit to the rural economy.

OUR PRIORITIES

Support for increasing farm productivity

Support for micro and small enterprises and farm diversification

Support for rural tourism

Provision of rural services

Support for cultural and heritage activity

Support for increasing forestry production

Both Kent Downs and Marshes LEADER and East Kent LEADER are assisted by Kent County Council with Kent Downs and Marshes covering parts of the administrative areas of;

Medway; Maidstone; Ashford; Swale and Shepway (Romney Marshes)

and East Kent covering parts of;

Swale; Canterbury; Thanet; Dover; Shepway and Ashford

Each LEADER project has its own set of local priorities:

KENT DOWNS AND MARSHES LEADER

- Assist businesses to access the necessary 'business critical' infrastructure being developed at LEP and County level and encourage the take up of new technologies to increase productivity and competitiveness for rural businesses.
- Foster a resilient, sustainable and profitable land based sector.
- Support the development of a culture of rural entrepreneurship.
- Strengthen the Visitor Economy in terms of sustainability and performance.
- Foster the entrepreneurial capacity and resilience of rural communities encouraging innovative ways to deliver services.
- Help maintain and protect the landscape as an economic and cultural asset.
- Foster a low carbon economy as a key to preserving the environment.
- Develop opportunities for multifunctional and sustainable woodland management in response to rising energy costs and promote integrated use.
- Optimise and promote the use of local produce to grow the market.

EAST KENT LEADER

- Enhancing the markets for local food and farming
- Enhancing the markets for local wood and forestry
- Growing the low carbon economy
- Developing social entrepreneurship & micro enterprise for inclusive rural growth
- Making best use of natural and cultural heritage

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HOW TO APPLY:

1. Check that you are in either the Kent Downs and Marshes or East Kent LEADER areas (visit the [Eligibility Page](#) for more information).
2. Read the [Kent Downs and Marshes](#) or [East Kent](#) Handbook (whichever is relevant to your area).
3. Check that your project fits with the Kent Downs and Marshes or East Kent LEADER key objectives identified in the [Kent Downs and Marshes](#) and [East Kent](#) Local Development Strategies (whichever are relevant to your area).
4. Request and complete an Expression of Interest form from the LEADER Programme Staff. This will be sent to you with a guidance note on how to complete it.
5. Submit the completed Expression of Interest to the LEADER Programme staff by email.

RESOURCES:

[East Kent Handbook](#)

[Kent Downs and Marshes Handbook](#)

[East Kent Local Development Strategy](#)

[Kent Downs and Marshes Local Development Strategy](#)

TOP TIPS FOR APPLYING FOR LEADER FUNDING:

PREPARATION

- Before you start the Application Process you need to be clear in your own mind what you want to do and why you want to do it. You should carefully think about the need and demand for your project and the impact it will have on your business/organisation, the wider benefits to your area and the effect it will have on your competitors. Be clear in your own mind what you are trying to achieve.
- Other sources of suitable funding for your project should be explored before you consider LEADER. LEADER should be the last funding source you approach and the amount requested should be the minimum to enable the project to proceed. You may need to demonstrate that you have approached other sources of funding before a LEADER application can be considered.
- Before you decide to formally apply for LEADER, speak to the Programme Staff about your project and take their advice – they are there to help.

APPLYING

- **Allow time. Plan ahead.** Do not rush your application or chase deadlines. Work out a reasonable timeframe within which to complete your project. The LEADER application process can take on average up to five months to complete. So factor in other deadlines that will be crucial to delivering your project e.g. planning permission, obtaining quotes etc.
- **Read all the guidance carefully.** A significant amount of applications are rejected because they either don't meet the criteria for LEADER; the required information is missing; consents required to complete the project are not in place; some sections of the form are simply not completed.
- **Assume the reader knows nothing about your project.** Clearly explain what is it you want to achieve and why you need LEADER to achieve this e.g. how have you calculated your costs and the amount you want from LEADER? Complete all sections of the required application forms as succinctly as you can. All sections of the Application forms will be considered when making a decision.
- **A business plan and risk assessment may be required for some applications.** It is always useful to undertake a risk assessment as it shows you have thought the project through; you are realistic about what could go wrong and what you would do to deal with any problems.
- **Do your homework** for full applications and make sure you have full income and expenditure and cash flow included.
- **Remember that LEADER grants are paid in arrears**, so make sure you can bank roll the project until a grant is paid and you can cover short term cash –flow.
- You will need to **get three quotes** for any items of expenditure. All quotes need to show the supplier's VAT number and Companies House registration number if appropriate.
- **Do not commit to purchasing any equipment or carrying out any work on your project until a LEADER Grant agreement has been completed and signed.**
- **Remember that the minimum LEADER grant is £2,500** and ask yourself if it is really cost effective for you to apply to LEADER for your project. Other funding sources may be more suitable. LEADER will have an interest in your project for 5 years after a grant award. The Grant Agreement is legally binding and will outline your obligations.
- **Develop your project and do not chase the grant.** A well thought out and realistically costed project is more likely to succeed.
- **Do not assume.** LEADER Programme staff are there to help you and if you have any queries

CHARING NEIGHBOURHOOD PLAN

PROJECT 136 LAUNCH OF NEIGHBOURHOOD PLAN AND RESULTS OF ACTIVITIES

This section comprises three reports. The first two are copies of presentations made at the launch and the third report provides the findings of the activities undertaken by parishioners.

1. Charing Neighbourhood Plan (main launch presentation)
2. Neighbourhood Plans – Interaction with the Local Plan
(additional presentation)
3. Outcome of the exercise concerning what is good (tops), bad (pants) about Charing and dreams for the future for each of the following subjects:
 - Village character
 - Landscape/views
 - Community
 - Transport
 - Housing
 - Business
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Charing Neighbourhood Plan



What is a Neighbourhood Plan?

- A Neighbourhood Plan is a document created by local people that sets out planning policy for where you live.
- It helps you protect the things you care about in your community, such as important local green spaces, as well as make improvements to the local area.
- For example, it can show where buildings can and can't be built, what they should look like, and what they can be used for.
- It can also help to encourage the kind of development that you would like to see more of.

Why a neighbourhood plan might help?

- A neighbourhood plan carries the same legal weight as plans drawn up by your local council.
- This means it gives you and your community a powerful voice that must be listened to when decisions are made about development in your area.
- For example, your local council must follow what's in your neighbourhood plan when making decisions about planning applications ...
- And developers or landowners must follow it if they want to get planning permission.

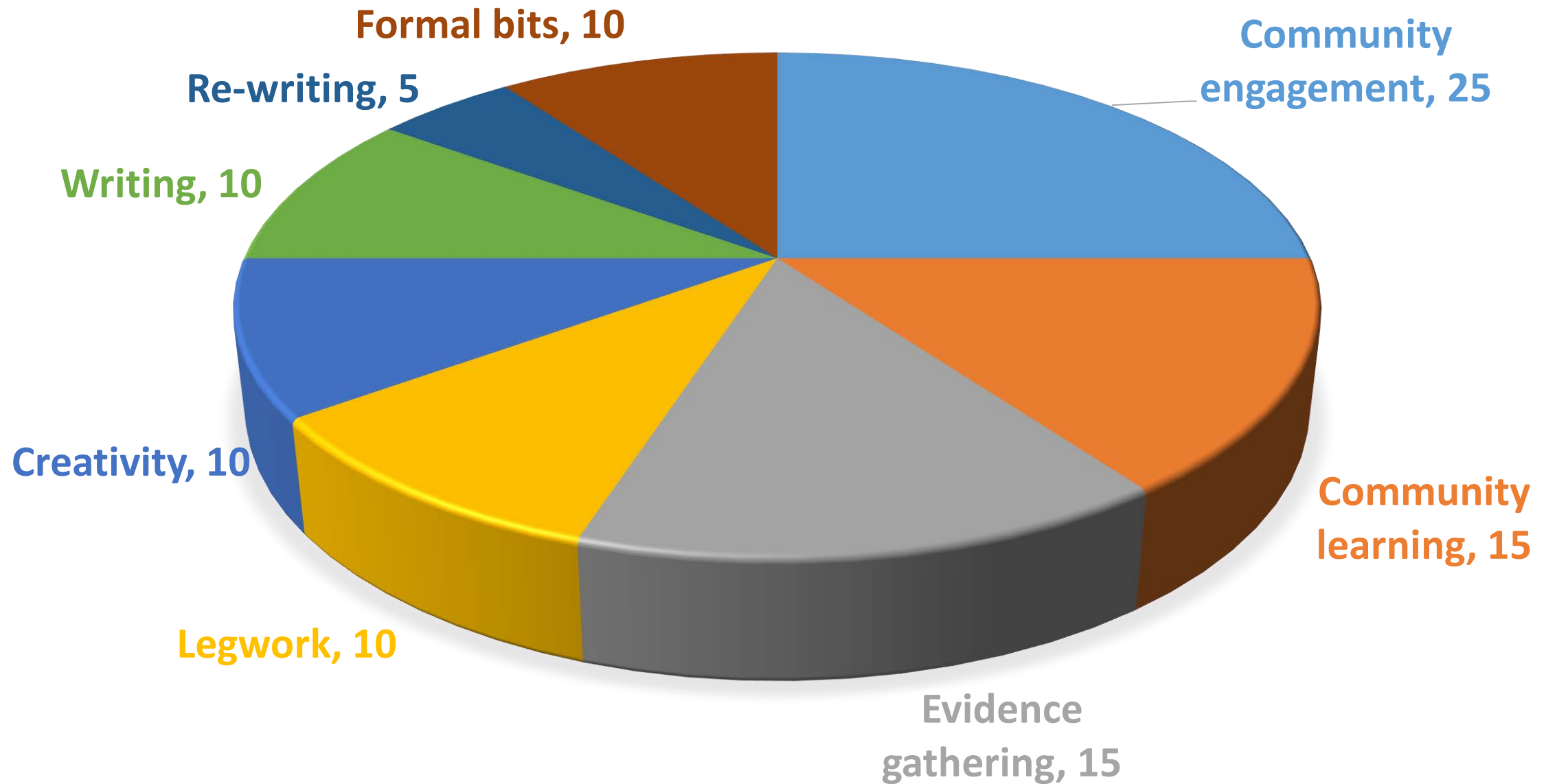
Key steps:

- Get agreement from residents to develop a Neighbourhood Plan.
- Set up a group linked to the parish council to take this forward.
- Register your neighbourhood plan area (generally the civic parish).
- Apply for funding (up to £9000 is available from the government).
- Engage and consult with residents on what to include in the Neighbourhood Plan – generally through a survey and workshops.
- Write and then consult on a draft Neighbourhood Plan.
- Have the Plan ‘examined’ by an independent expert to ensure it complies with legislation.
- Hold a referendum at which every resident (18 and over) gets a vote on whether they agree the plan.
- The plan is ‘made’ and becomes part of the overall development plan for Ashford district.



" IT'S NICE TO WATCH
A GRIPPING CRIME DRAMA
WHICH ISN'T SCANDINAVIAN "

NEIGHBOURHOOD PLAN INGREDIENTS



Leg work: a team of volunteers



I would like to help with the Charing Neighbourhood Plan

| | |
|--|--|
| My name: | |
| I would like to receive further info by: Post (Full address please) | |
| Email (Email Address Please) | |
| Text (Mobile Number Please) | |
| I would like to join the Neighbourhood Plan Steering Group | |
| I cannot join the Steering Group but I would like to be involved in some way and I can: Deliver and Collect Leaflets | |
| Take Photographs | |
| Help at meetings | |
| Attend Workshops (with notice) | |
| Find data on the internet | |
| Analyse data given to me | |
| Please list any relevant skills, knowledge or experience: | |

Engage a wide cross-section of the community

| Population | | Numbers | % |
|------------------|---------------------|---------|------|
| Total population | | 2,766 | |
| | Males | 1,311 | 47.4 |
| | Females | 1,455 | 52.6 |
| | Aged 0 to 15 years | 402 | 14.5 |
| | Aged 16 to 24 years | 203 | 7.3 |
| | Aged 25 to 44 years | 549 | 19.8 |
| | Aged 45 to 64 years | 868 | 31.4 |
| | Aged 65 to 74 years | 407 | 14.7 |
| | Aged 75 to 84 years | 219 | 7.9 |
| | Aged 85 and older | 118 | 4.3 |

Why do a Neighbourhood Plan?

| | |
|---|--|
| Strengths <ul style="list-style-type: none">• Get control• Statutory recognition• Guides decisions• Local people more insight• Precedence• Anticipate future threats• Mandate• Meeting community needs• Influence on local plan• Use of local knowledge• Interim plan in process still has influence• Increases clout | Weaknesses <ul style="list-style-type: none">• Not everyone happy• Not total control• No veto• Process driven and time consuming• Miss people out• Energy sapping – fatigue• Planning authority disinterest• Requires reviews |
| Opportunities <ul style="list-style-type: none">• Can unite community• Can get developments you want• Engage people• Use existing people• Preserve and enhance• Using CIL: Community Investment Levy• Can act as lever to attract funds• Structure for dealing with difficult issues• Affordable housing | Threats <ul style="list-style-type: none">• Get developers' attention• Divide community• People disappear and get burnt out• Feel incompetent• Government change and change in planning law• Permitted development (assumed approval)• Lack of co-operation from planning authority |

Views were really important (in and out)



Figure 2.4 View of Wye from the Downs to the east

... but we had to demonstrate how and where

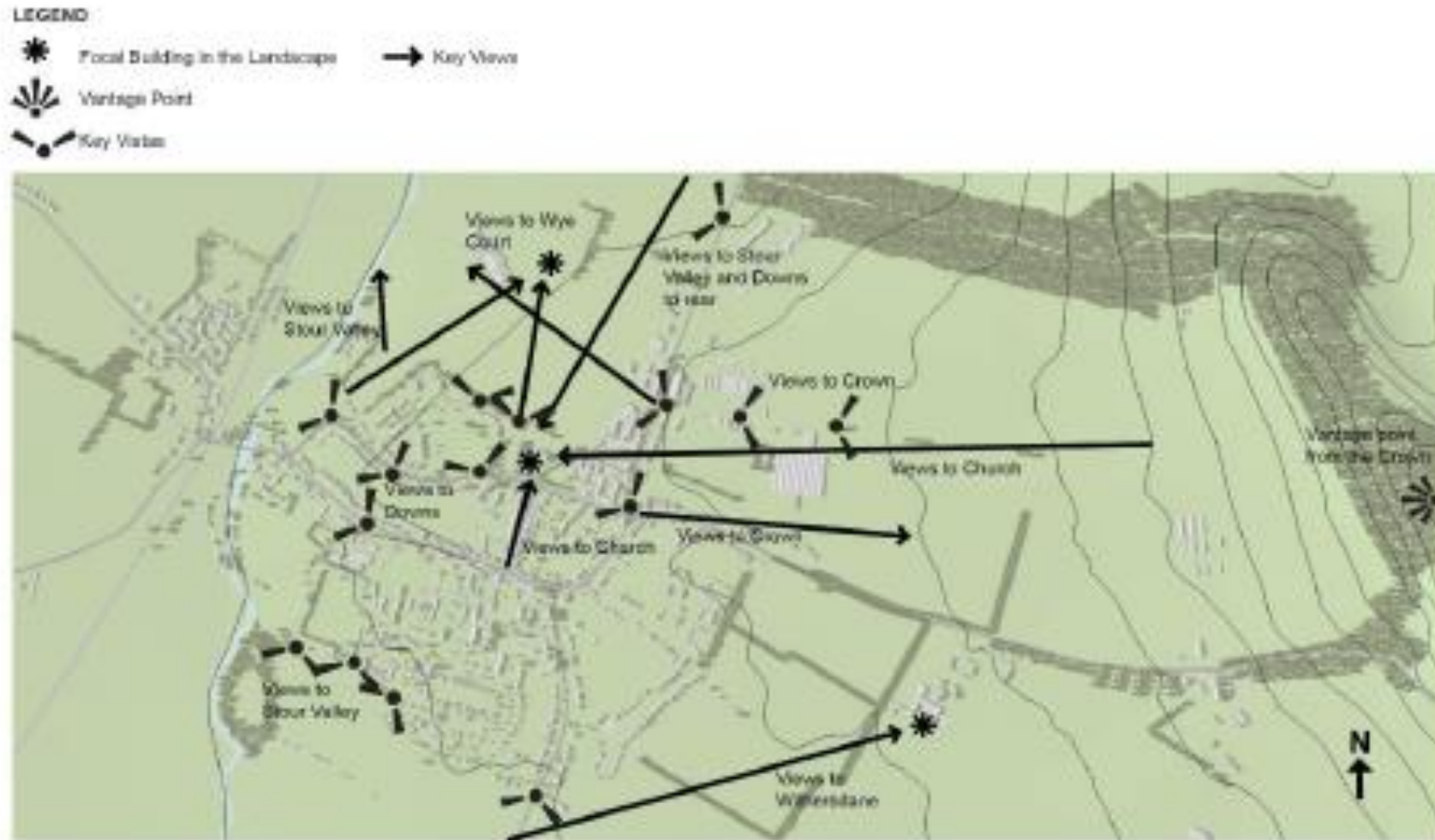


Figure 2.3 Views and viewpoints in and around Wye

Transport issues dominated the questionnaire



Figure 2.6 Transport and walking in Wye showing key road junctions

... but again we had to prove it.



Figure 2.7 Aerial view showing queues at the level crossing on June 19th 2014, 9.25am. Note the tail back extending along Bridge Street following the school drop off (image provided by High –flying Productions).

What have Wye established through their NDP:

The examination has reinforced the Vision and Principles stated in the plan. Important aspects of the examination report are as follows....

1. The acceptance that the **concentric village** (5 min walk concept) is valid in planning terms.
2. The recognition that the **village envelope** is worthwhile and acceptable.
3. A statement that the Telereal Trillium concept of the **extension of envelope around WYE3 is invalid**.
4. Emphasis on the **protection of the AONB**.
5. Recognition that any development on ADAS must take account of the 5 minutes walk concept.
6. Support for **mixed development** in Wye and the need for a masterplan for WYE3 that must consider **Environmental Impact Assessment**.
7. Recognition that the **level crossing already causes serious traffic delays** and that additional development would add to this.
8. Strong support for the **creation of new businesses**.
9. Introduction of a clear **housing policy limiting new dwellings to approx. 150 in total** (including WYE1, WYE2, WYE3, windfall and change of use).
10. Confirmation that **Section 106 and CIL** should support projects outlined in the plan.

1. Designate area to be covered by the Neighbourhood Plan or order

This needs to be agreed by the borough council.

The borough council needs to consult the neighbourhood area for six weeks.



2. Prepare evidence base

This may include a requirement for a Strategic Environmental Assessment (for a plan) or an EIA for an order. The borough council will need to issue a screening opinion.

Important to begin with a clear Vision and Objectives.



3. Pre-submission (regulation 14) publicity and consultation

Publicise the draft plan or order for six weeks.

Consider whether amendments are required and prepare consultation statement explaining the process undertaken



4. Submission of neighbourhood plan or order to the local planning authority

Borough council checks whether the plan accords with relevant legislation.

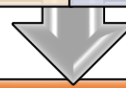
Borough council publicises the plan or order for six weeks then appoints an independent examiner



5. Independent examination

Examination undertaken, usually in writing though can involve a hearing/examination in public.

Examiner issues report, if report is positive, the plan is then subject to a referendum if borough council agrees.



6. Referendum and 'making'/adoption of plan or order.

Borough council organises referendum within the neighbourhood area and publishes the results.

Plan is 'made'/adopted by borough council provided it is compatible with EU Law.

TERRIBLE DECISION!!!
YOU DON'T KNOW
WHAT YOU'RE DOING!!!
DEFINITE DIVE!!!

HE
ALWAYS
GETS
LIKE THIS
DURING
BAKE-OFF



DECLARATION OF RESULT OF POLL

Ashford Borough Council

Wye Neighbourhood Planning Referendum

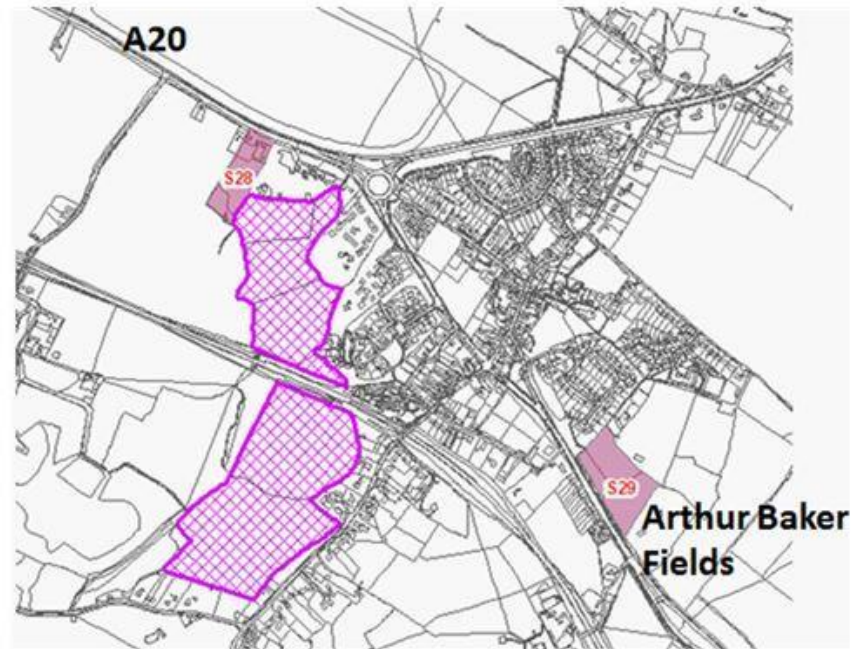
I, Terence Mortimer, being the Counting Officer at the above referendum held on Thursday 8 September 2016, do hereby give notice that the results of the votes cast is as follows:

| Question | | |
|--|----------------|------------|
| "Do you want Ashford Borough Council to use the neighbourhood plan for Wye with Hinxhill to help it decide planning applications in the neighbourhood area?" | | |
| | Votes Recorded | Percentage |
| Number cast in favour of a Yes | 772 | 94.72% |
| Number cast in favour of a No | 42 | 5.15% |

STOP PRESS!

MAJOR NEW HOUSING DEVELOPMENTS PROPOSED FOR CHARING

Ashford Borough Council has just published details of proposals made to them on behalf of The Wheler Trust for two major housing developments in Charing. The two sites (100 and possibly around 200 houses) are shown in hatched outlines below. S28 and S29 are the sites in ABC's current plan.



FOR MORE INFORMATION ON THESE AND OTHER POTENTIAL HOUSING DEVELOPMENTS COME TO ONE OF OUR NEIGHBOURHOOD PLAN MEETINGS:

Thursday Sept. 22nd 10.00am; Thursday Sept. 22nd 7.00pm; or Saturday Sept. 24th 10.00am all at Charing Parish Hall. Monday Sept. 26th 6.00pm at Charing Heath Memorial Hall. |

What's 'tops' or working well in Charing?



What's 'pants' or needs improving?



What is your dream or vision for the future



Sweet dreams!

Neighbourhood Plans

Interaction with the Local Plan

Role of the Local Plan

- To set overall development targets in the borough.
- To determine 'strategic' planning policies.
- To allocate / identify enough land to meet targets.
- To set the generic development management policies for the borough.

Neighbourhood Plans must...

- Be in general conformity with the strategic policies in the (adopted) Local Plan.
- Be in general conformity with national planning policy (NPPF).
- NOT plan for less development than the Local Plan indicates in the parish.
- Be evidence-based – build a logic and rationale for policies.

A Neighbourhood Plan can.....

- Allow communities to determine which sites to allocate for development*
- Set local design or character criteria
- Identify key local spaces or facilities
- Identify local projects
- Draw a village 'envelope'
- Identify more land for development than the Local Plan.

Charing: Local Plan / Neigh. Plan

- Local Plan to 2030 at reasonably advanced stage.
- Representations made to ABC – we have a duty to respond.
- Development levels / sites – L. Plan to lead ?
- Need to be clear which issues will be dealt with by each Plan – establish at an early stage of the Neighbourhood Plan.

| | | |
|------|--|-------------------|
| Tops | Village full of character | Village character |
| Tops | Not too large | Village character |
| Tops | Character, history, heritage | Village character |
| Tops | Small, compact | Village character |
| Tops | historic villages | Village character |
| Tops | Great rural setting | Village character |
| Tops | Fantastic sense of history of buildings, places and people | Village character |
| Tops | Beautiful village with listed buildings such as Archbishop's Palace | Village character |
| Tops | Village character | Village character |
| Tops | New builds seem to be tasteful and carefully considered. | Village character |
| Tops | Balanced village with charming centre | Village character |
| Tops | A lovely historic village | Village character |
| Tops | The retention of historic properties and appearance of High St | Village character |
| Tops | High St (aesthetically) | Village character |
| Tops | The look and feel of the village is good - this must be maintained and enhanced in | Village character |
| Tops | Great location | Village character |
| Tops | Lots of history | Village character |
| Tops | Sense of a historical English village in a beautiful setting | Village character |
| Tops | Character of village centre | Village character |
| Tops | Pleasant village environment | Village character |
| Tops | Village community not an urban environment | Village character |
| Tops | Community/village feel | Village character |
| Tops | People stand up for what they want and are friendly | Village character |
| Tops | A nice small village - Leave it alone! We don't want to join up with Ashford or | Village character |
| Tops | Character of village (needs to be protected) | Village character |
| Tops | Pleasant location at present, relatively quiet and calm | Village character |
| Tops | Controlled development | Village character |
| Tops | At the moment it's still a lovely village and a great community | Village character |
| Tops | It's still a true village | Village character |
| Tops | Rural village with amenities | Village character |
| Tops | Great community of a reasonable, sustainable size | Village character |
| Tops | Like the village as it is now. Not to be turned into another dead village | Village character |

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|--------|---|-------------------|
| Tops | Keeping things that make Charing the place it is | Village character |
| Tops | The Archbishop's Palace | Village character |
| Pants | Bland housing estates | Village character |
| Pants | Too much executive housing | Village character |
| Pants | Infill development in gardens | Village character |
| Pants | Too much garden-grabbing development | Village character |
| Pants | When will Charing Village become Charing Town and where will the mega | Village character |
| Pants | No more development | Village character |
| Pants | Uncertainty of new development | Village character |
| Pants | Overlarge housing development proposal | Village character |
| Pants | Why are we turning this village into a disaster like Ashford? | Village character |
| Pants | Disregard of planning agreement - developer greed | Village character |
| Pants | Developments should be in keeping with the village environment not ugly and | Village character |
| Pants | Palace still not restored after 15 years | Village character |
| Pants | State of the palace | Village character |
| Pants | Lack of overall plan | Village character |
| Pants | Is Charing vulnerable to developer representations to Ashford Borough Council? | Village character |
| Pants | Planning - some can, some can't | Village character |
| Pants | Failure to follow up planning refusals | Village character |
| Dreams | Keep village character | Village character |
| Dreams | Conservation area maintained | Village character |
| Dreams | Responsible village - not a suburb of Ashford | Village character |
| Dreams | Limited housing development and lots of green spaces | Village character |
| Dreams | To be left alone | Village character |
| Dreams | Remain a community, not a dormitory | Village character |
| Dreams | More shops, not houses in High St | Village character |
| Dreams | Balance development to assist village facilities but not too much so we turn into a | Village character |
| Dreams | Keep village compact | Village character |
| Dreams | For Charing to be a thriving village (not town) | Village character |
| Dreams | Retain Charing as a village | Village character |
| Dreams | Infill instead of vast housing estates and keeping green spaces | Village character |
| Dreams | To keep the village as it is rather than expand | Village character |

| | | |
|--------|--|-------------------|
| Dreams | To keep Charing a village and not another town | Village character |
| Dreams | Protect village way of life | Village character |
| Dreams | Stay as it is | Village character |
| Dreams | To keep the village as a village rather than a town | Village character |
| Dreams | Why can't we stay as a village? | Village character |
| Dreams | To remain a village | Village character |
| Dreams | Stay a village | Village character |
| Dreams | We need a village community to continue | Village character |
| Dreams | Still be a village | Village character |
| Dreams | Help to keep Charing as a village | Village character |
| Dreams | Keep Charing a close community | Village character |
| Dreams | Surrounding countryside keeping the village as a separate area | Village character |
| Dreams | Remain a small community for people who want to live in one | Village character |
| Dreams | A safe village community for my family to grow up in. | Village character |
| Dreams | Development of housing on smaller in-fill pieces of land rather than massive | Village character |
| Dreams | Maintain the rural village feel with green fields and managed traffic | Village character |
| Dreams | More imaginative planning | Village character |
| Dreams | A tranquil unspoilt village away from too much big players | Village character |
| Dreams | Keep housing to a level that can be served by facilities | Village character |
| Dreams | Pleasant village of character with homes and amenities for all ages | Village character |
| Dreams | Development of village with better shops, restaurants and careful measured | Village character |
| Dreams | A village that has not lost its character with clear boundaries which does not | Village character |
| Dreams | Good to have some development but not too regimented/estate quality | Village character |
| Dreams | Remain the village community | Village character |
| Dreams | Expansion in housing matched by increased amenities | Village character |
| Dreams | Not a dormitory village | Village character |
| Dreams | Charing to maintain a small village feel with spectacular views of the surrounding | Village character |
| Dreams | Planning must be controlled to allow Charing to be a village. I would like to see | Village character |
| Dreams | To retain the character of Charing as it was when I arrived here 28 years ago | Village character |
| Dreams | To stay as a village and not be over-built | Village character |
| Dreams | Quieter but thriving village | Village character |
| Dreams | Redevelopment of the Palace | Village character |

| | | |
|--------|---|-------------------|
| Dreams | Completion of Archbishop's Palace project | Village character |
| Dreams | Development of Archbishop's Palace | Village character |
| Dreams | Dismiss top-down approach. We are local and should control - not bureaucrats | Village character |
| Dreams | Old palace to be restored as an attraction before it's too late | Village character |
| Dreams | Archbishop's Palace | Village character |
| Dreams | More tourists bringing money into the community - opening up the Palace, doing | Village character |
| Dreams | The Palace restored as a community hub and visitor centre | Village character |
| Dreams | Social hub, ie Palace site | Village character |
| Dreams | Restored Palace | Village character |
| Dreams | Restored Archbishop's Palace with restaurant or similar facility | Village character |
| Dreams | Refurbishment of the Palace, hopefully with restaurant | Village character |
| Dreams | Restoration of the Archbishop's Palace for community hub | Village character |
| Dreams | Maintain character while expanding village | Village character |
| Dreams | A vibrant village - lots happening during the day and evening | Village character |
| Dreams | The village retains its unique character | Village character |
| Dreams | Feeling of village community to return | Village character |
| Dreams | I would like Charing to retain it village identitiy not turn, like Hawkinge near | Village character |
| Dreams | Tiny area of historic buildings, acres of housing estate buildings, no individuality, | Village character |
| Dreams | Overall strategic plan | Village character |
| Dreams | Tasteful and respectful development - no more orange bricks | Village character |
| Dreams | Retain rural village feel | Village character |
| Dreams | Village life with central, pedestrian community, services, businesses, public | Village character |
| Dreams | An undivided village of Charing with a narrowed A20 with more obvious | Village character |
| Dreams | Retain community in small area by keeping developments small | Village character |
| Dreams | To create a safe enjoyable village envirnment for my children to grow up in | Village character |
| Dreams | Maintain a community spirit - small hamlet in the countryside | Village character |

| | | |
|-------|---|---------------------------------|
| Tops | Quaint village feel | Landscape, views & green spaces |
| Tops | Lots of green spaces | Landscape, views & green spaces |
| Tops | Lovely countryside around Charing, green land | Landscape, views & green spaces |
| Tops | Community living, rural life, green spaces | Landscape, views & green spaces |
| Tops | Setting and views | Landscape, views & green spaces |
| Tops | Charing Heath and Sand quarries | Landscape, views & green spaces |
| Tops | countryside views | Landscape, views & green spaces |
| Tops | Lovely countryside | Landscape, views & green spaces |
| Tops | Good green spaces | Landscape, views & green spaces |
| Tops | Meadow | Landscape, views & green spaces |
| Tops | Surrounding green environment | Landscape, views & green spaces |
| Tops | The countryside, walks and views | Landscape, views & green spaces |
| Tops | Bats and dormice on Pluckley Road! Yay! | Landscape, views & green spaces |
| Tops | Countryside, views, local walks | Landscape, views & green spaces |
| Tops | Live village centre, views and green spaces | Landscape, views & green spaces |
| Tops | Views of Downs | Landscape, views & green spaces |
| Tops | Good green spaces | Landscape, views & green spaces |
| Tops | The lovely countryside surrounding the village | Landscape, views & green spaces |
| Tops | Gorgeous countryside | Landscape, views & green spaces |
| Tops | Palace. AONB, railway, walks, m'way access | Landscape, views & green spaces |
| Tops | Meadow as village green and Alderbeds, baordwalk through woods and playing field area | Landscape, views & green spaces |
| Tops | Beautiful place with sense of community | Landscape, views & green spaces |
| Tops | A village surrounded by countryside | Landscape, views & green spaces |
| Tops | Countryside | Landscape, views & green spaces |
| Tops | Lovely countryside | Landscape, views & green spaces |
| Tops | Views of Downs | Landscape, views & green spaces |
| Tops | Countryside | Landscape, views & green spaces |
| Tops | Recreation ground | Landscape, views & green spaces |
| Tops | Recreation area | Landscape, views & green spaces |
| Tops | Countryside | Landscape, views & green spaces |
| Pants | Some pavements need weeding | Landscape, views & green spaces |
| Pants | Charing is very untidy | Landscape, views & green spaces |

| | | |
|--------|---|---------------------------------|
| Pants | Protecting existing views that matter to local people | Landscape, views & green spaces |
| Pants | Losing too much green space | Landscape, views & green spaces |
| Pants | Road maintenance and maintenance of verges and hedgerows | Landscape, views & green spaces |
| Pants | Byway (Pilgrims Way) for walkers only - historic path being eroded | Landscape, views & green spaces |
| Pants | Public footpaths need attention | Landscape, views & green spaces |
| Pants | Dog fouling | Landscape, views & green spaces |
| Pants | Initial image when entering - long grass | Landscape, views & green spaces |
| Pants | Losing too many green-field sites to building | Landscape, views & green spaces |
| Pants | Quarries | Landscape, views & green spaces |
| Dreams | Environment centre | Landscape, views & green spaces |
| Dreams | Views kept | Landscape, views & green spaces |
| Dreams | More protection for wildlife environment | Landscape, views & green spaces |
| Dreams | View from the Palace to the North Downs be classified as an AONB (ref Historic England) | Landscape, views & green spaces |
| Dreams | Preserve the wild places for wildlife | Landscape, views & green spaces |
| Dreams | Retention of local views and sense of community belonging | Landscape, views & green spaces |
| Dreams | I'd like there to still be nice views that haven't been filled and replaced with modern housing | Landscape, views & green spaces |
| Dreams | Retention of views of North Downs | Landscape, views & green spaces |
| Dreams | Get rid of Bretts | Landscape, views & green spaces |
| Dreams | Better environmental control | Landscape, views & green spaces |
| Dreams | Healthy, prosperous community with preservation of green spaces | Landscape, views & green spaces |

| | | |
|------|--|----------------------|
| Tops | Friendly community | Community facilities |
| Tops | Sense of community | Community facilities |
| Tops | Good community spirit | Community facilities |
| Tops | Community spirit | Community facilities |
| Tops | Good community spirit | Community facilities |
| Tops | The community spirit and life in Charing village | Community facilities |
| Tops | community spirit | Community facilities |
| Tops | Community spirit | Community facilities |
| Tops | Sense of community | Community facilities |
| Tops | Active friendly community | Community facilities |
| Tops | Community spirit | Community facilities |
| Tops | Friendliness of villagers | Community facilities |
| Tops | Works as a community | Community facilities |
| Tops | Village community | Community facilities |
| Tops | Friendly, co-operative | Community facilities |
| Tops | Really good sense of community - lots of events, friendly people | Community facilities |
| Tops | Good sense of community | Community facilities |
| Tops | Village community spirit | Community facilities |
| Tops | Community of the village | Community facilities |
| Tops | Close community | Community facilities |
| Tops | Friendly, sociable village environment in High St | Community facilities |
| Tops | Community cohesion | Community facilities |
| Tops | Village community | Community facilities |
| Tops | Close community | Community facilities |
| Tops | Community | Community facilities |
| Tops | Friendly village community | Community facilities |
| Tops | Community spirit | Community facilities |
| Tops | Good community | Community facilities |
| Tops | Lovely, friendly, historic village with real character | Community facilities |
| Tops | Sense of community: the fete, show of people tonight, people really care | Community facilities |
| Tops | Pleasant, friendly village | Community facilities |
| Tops | Community friendliness, linked to size | Community facilities |

| | | |
|------|---|----------------------|
| Tops | Close village, small town | Community facilities |
| Tops | The community | Community facilities |
| Tops | Strong village identity | Community facilities |
| Tops | Close community | Community facilities |
| Tops | Community | Community facilities |
| Tops | Community spirit | Community facilities |
| Tops | Sense of community | Community facilities |
| Tops | Sense of community | Community facilities |
| Tops | Community spirit | Community facilities |
| Tops | Community spirit | Community facilities |
| Tops | Friendly community - tea shop and gift shop are different | Community facilities |
| Tops | Good community spirit, good clubs, good High Street facilities | Community facilities |
| Tops | Good local community and communications | Community facilities |
| Tops | Safe | Community facilities |
| Tops | Low crime rate | Community facilities |
| Tops | Good societies to join | Community facilities |
| Tops | Christmas lights | Community facilities |
| Tops | Christmas fair and lights | Community facilities |
| Tops | Summer fair | Community facilities |
| Tops | Clubs etc | Community facilities |
| Tops | Sports facilities - tennis | Community facilities |
| Tops | Local societies - gardening | Community facilities |
| Tops | Thriving clubs and societies | Community facilities |
| Tops | Some people work hard to arrange events, ie in barn | Community facilities |
| Tops | Sporting facilities, clubs | Community facilities |
| Tops | Lots of community activities (coffee morning events, pavillion etc) | Community facilities |
| Tops | Community groups and events | Community facilities |
| Tops | Vibrant playing field activities | Community facilities |
| Tops | School and church | Community facilities |
| Tops | Good Parish Council | Community facilities |
| Tops | Playing field facilities | Community facilities |
| Tops | Library | Community facilities |

| | | |
|-------|---|----------------------|
| Tops | Local library and post office | Community facilities |
| Tops | Sports pavillion | Community facilities |
| Tops | Good sized school | Community facilities |
| Tops | School | Community facilities |
| Tops | Good surgery | Community facilities |
| Tops | Surgery | Community facilities |
| Tops | Community facilities, e.g. kids playground, tennis and sports grounds, access to AONB | Community facilities |
| Tops | Improvement in Primary School | Community facilities |
| Tops | Sports facilities - tennis club, scouts, new pavillion | Community facilities |
| Tops | Excellent surgery | Community facilities |
| Tops | Excellent primary school and playground | Community facilities |
| Tops | Fire station | Community facilities |
| Tops | Amenities exisiting already | Community facilities |
| Tops | Playing fields | Community facilities |
| Tops | Pavillion | Community facilities |
| Tops | Surgery | Community facilities |
| Tops | Nursery Care4kids | Community facilities |
| Pants | Lack of social facilities | Community facilities |
| Pants | More dog waste bins needed and old ones replaced | Community facilities |
| Pants | More litter bins needed | Community facilities |
| Pants | The medical facility needs to be expanded if we increase in size. This must be addressed. | Community facilities |
| Pants | Parish Church as a general community resource | Community facilities |
| Pants | Many residents in new executive houses move to live in the village but do not make use of | Community facilities |
| Pants | Doctor's surgery getting overloaded | Community facilities |
| Pants | Surgery | Community facilities |
| Pants | Surgery already difficult to get appointments | Community facilities |
| Pants | Busy doctors, shops and roads | Community facilities |
| Pants | A good local meeting social point | Community facilities |
| Pants | More houses means a larger doctors and school | Community facilities |
| Pants | No toddler/pre-school facility in Charing that isn't a private enterprise | Community facilities |
| Pants | Pym House - old people's accomodation is not being used effectively | Community facilities |
| Pants | More places for people to meet socially | Community facilities |

| | | |
|--------|--|----------------------|
| Pants | Surgery overload | Community facilities |
| Pants | The sports pavillion has been built but does not do enough to involve the village | Community facilities |
| Pants | Under-utilised Parish Hall | Community facilities |
| Pants | Communication | Community facilities |
| Pants | School struggles | Community facilities |
| Pants | School needs improving | Community facilities |
| Dreams | Retain community spirit | Community facilities |
| Dreams | Keep the village atmosphere | Community facilities |
| Dreams | Maintenance of community spirit | Community facilities |
| Dreams | A happy united village | Community facilities |
| Dreams | Keep a community building and develop links with the church | Community facilities |
| Dreams | A village that is proud of its heritage and friendliness, free from exploitation by 'big | Community facilities |
| Dreams | Warm community with excellent communications for home workers | Community facilities |
| Dreams | Police station | Community facilities |
| Dreams | Archbishop's Palace to be used by community | Community facilities |
| Dreams | We need people who will take part in village activitites. | Community facilities |
| Dreams | Encourage more arts and music | Community facilities |
| Dreams | Enough for local teenagers to do | Community facilities |
| Dreams | More things for children/accessible sports | Community facilities |
| Dreams | Infrastructure - doctors, school etc | Community facilities |
| Dreams | If village grows, bigger school and surgery. | Community facilities |
| Dreams | New village hall | Community facilities |
| Dreams | Modern village hall | Community facilities |
| Dreams | Community hub | Community facilities |
| Dreams | A new primary school as the present on will be too small | Community facilities |
| Dreams | Community hub | Community facilities |
| Dreams | A dental practice in the village | Community facilities |
| Dreams | More facilities for children and young people | Community facilities |
| Dreams | A larger parish hall fit for purpose | Community facilities |
| Dreams | Health club and gym | Community facilities |
| Dreams | More amenities near village centre | Community facilities |
| Dreams | Swimming pool back at The Green | Community facilities |

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|--------|---|----------------------|
| Dreams | Community hub which ensures sense of community retained | Community facilities |
| Dreams | Room for all pupils at local school | Community facilities |
| Dreams | Archbishop's Palace as a community hub | Community facilities |
| Dreams | Better community groups | Community facilities |
| Dreams | More positive cohesion between old centre and new 'outer' housing and village activities | Community facilities |
| Dreams | A well-laid-out, safe environment serving residents needs and housing, medical, schooling and | Community facilities |
| Dreams | Adult outdoor gym type equipment needed in playgrounds to improve the health of older | Community facilities |
| Dreams | Facilities, eg surgery, school, shops to make Charing a working village | Community facilities |
| Dreams | A larger Parish Hall | Community facilities |

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|-------|---|------------------------------|
| Tops | Railway station | Traffic, transport & parking |
| Tops | Excellent position in Kent for access to London, Ashford etc | Traffic, transport & parking |
| Tops | Easy to walk everywhere, not drive | Traffic, transport & parking |
| Tops | Road, bus, train links | Traffic, transport & parking |
| Tops | Good transport links - rail, road, bus | Traffic, transport & parking |
| Tops | Station | Traffic, transport & parking |
| Tops | Railway station | Traffic, transport & parking |
| Tops | Rail link | Traffic, transport & parking |
| Tops | Railway and bus routes and A20 to Ashford | Traffic, transport & parking |
| Tops | Transport (rail and road) is excellent and the local people welcoming - we have just moved into the village | Traffic, transport & parking |
| Tops | Presentation of village High Street without traffic restrictions | Traffic, transport & parking |
| Tops | Transport east to west | Traffic, transport & parking |
| Tops | Transport - rail and car | Traffic, transport & parking |
| Pants | Restricted parking in the high street | Traffic, transport & parking |
| Pants | Concern re parking and pressure in NHS facility, i.e. infrastructure | Traffic, transport & parking |
| Pants | Parking | Traffic, transport & parking |
| Pants | Parking | Traffic, transport & parking |
| Pants | Parking | Traffic, transport & parking |
| Pants | Parking for visitors and locals when visiting the village centre | Traffic, transport & parking |
| Pants | Loss of pub | Traffic, transport & parking |
| Pants | Lack of parking | Traffic, transport & parking |
| Pants | Parking in High Street | Traffic, transport & parking |
| Pants | Lack of village parking | Traffic, transport & parking |
| Pants | Parking in village | Traffic, transport & parking |
| Pants | Insufficient parking | Traffic, transport & parking |
| Pants | Parking | Traffic, transport & parking |
| Pants | Parking in village | Traffic, transport & parking |
| Pants | Sort out the infrastructure | Traffic, transport & parking |
| Pants | Customer parking for the 4 shops left in Charing | Traffic, transport & parking |
| Pants | Parking | Traffic, transport & parking |
| Pants | Parking in centre (near church) needs more | Traffic, transport & parking |
| Pants | Parking | Traffic, transport & parking |

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|-------|--|------------------------------|
| Pants | Parking | Traffic, transport & parking |
| Pants | Parking | Traffic, transport & parking |
| Pants | Parking | Traffic, transport & parking |
| Pants | Parking capacity at surgery | Traffic, transport & parking |
| Pants | Need adequate parking to foster the trade in the High St shops | Traffic, transport & parking |
| Pants | Parking | Traffic, transport & parking |
| Pants | Village parking | Traffic, transport & parking |
| Pants | Parking - businesses and residents | Traffic, transport & parking |
| Pants | Educating car drivers - parking is an appalling problem in the village | Traffic, transport & parking |
| Pants | Parking | Traffic, transport & parking |
| Pants | Traffic and pedestrian safety | Traffic, transport & parking |
| Pants | Volume of traffic through the High Street (increasing due to sat nav) | Traffic, transport & parking |
| Pants | Traffic on Station Road and Pluckley Road | Traffic, transport & parking |
| Pants | Excessive and heavy lorry traffic in Pluckley and Station Road | Traffic, transport & parking |
| Pants | Stop heavy traffic along Station/Pluckley Road and High Street | Traffic, transport & parking |
| Pants | High St needs calming | Traffic, transport & parking |
| Pants | Very heavy traffic and exceptionally large lorries constantly using Pluckley Road/Station Road causing | Traffic, transport & parking |
| Pants | Speed and volume of traffic on Pluckley Road | Traffic, transport & parking |
| Pants | Traffic/parking | Traffic, transport & parking |
| Pants | Access for passing motorists to shops/sites etc | Traffic, transport & parking |
| Pants | Traffic | Traffic, transport & parking |
| Pants | Resolve traffic pressure on Pluckley Road/Station Road | Traffic, transport & parking |
| Pants | Roads need improving, especially High Street and Pluckley Road | Traffic, transport & parking |
| Pants | Too much traffic - particularly lorries on small roads. Very dangerous especially for pedestrians. | Traffic, transport & parking |
| Pants | Traffic in High Street/parking | Traffic, transport & parking |
| Pants | Traffic on Pluckley Road | Traffic, transport & parking |
| Pants | Parking and speeding in the High Street | Traffic, transport & parking |
| Pants | Too much large-scale traffic for Pluckley Road | Traffic, transport & parking |
| Pants | Traffic flow | Traffic, transport & parking |
| Pants | Traffic speed and noise | Traffic, transport & parking |
| Pants | Parking and traffic | Traffic, transport & parking |
| Pants | The sound of the traffic and the motorbikes in the summer | Traffic, transport & parking |

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|-------|--|------------------------------|
| Pants | Village cut in half by A20 | Traffic, transport & parking |
| Pants | Lots of traffic on Pluckley Road and A20 | Traffic, transport & parking |
| Pants | The 8.01 train to Ashford is the worst thing ever | Traffic, transport & parking |
| Pants | Large lorry parking eg overnight up to 12 hours in the layby on the A20 (opposite entrance to Poppy Fields) | Traffic, transport & parking |
| Pants | Parking along High St | Traffic, transport & parking |
| Pants | Speeding cars through village | Traffic, transport & parking |
| Pants | Traffic and accidents at junctions | Traffic, transport & parking |
| Pants | Speed of cars through lanes and village | Traffic, transport & parking |
| Pants | HGVs parking | Traffic, transport & parking |
| Pants | Traffic and parking | Traffic, transport & parking |
| Pants | Station Road | Traffic, transport & parking |
| Pants | Too much traffic, especially lorries, on Pluckley Road and too many accidents at the A20 crossroads | Traffic, transport & parking |
| Pants | Traffic, speeding and mobile phones, particularly driving on pavement | Traffic, transport & parking |
| Pants | Heavy traffic (not farming) speeding on the Pluckley Road | Traffic, transport & parking |
| Pants | A20 especially junction with High St/Station Rd | Traffic, transport & parking |
| Pants | Too many lorries driving at high speed along Pluckley Road | Traffic, transport & parking |
| Pants | Roads | Traffic, transport & parking |
| Pants | People speeding | Traffic, transport & parking |
| Pants | High St congestion | Traffic, transport & parking |
| Pants | Too much traffic | Traffic, transport & parking |
| Pants | Traffic congestion and speeding | Traffic, transport & parking |
| Pants | Traffic in Pluckley Road | Traffic, transport & parking |
| Pants | Traffic in Pluckley Road | Traffic, transport & parking |
| Pants | Traffic circulation | Traffic, transport & parking |
| Pants | Traffic will be too heavy and parking in Charing is difficult | Traffic, transport & parking |
| Pants | High St parking - make one way | Traffic, transport & parking |
| Pants | Parking has always been bad in the village and it is made worse by rail travellers parking in the village. We do | Traffic, transport & parking |
| Pants | Local roads capacity | Traffic, transport & parking |
| Pants | Traffic junction A20/Pluckley Road | Traffic, transport & parking |
| Pants | Speeding through village - 40mph limit not observed | Traffic, transport & parking |
| Pants | Traffic issues - parking and heavy vehicles | Traffic, transport & parking |
| Pants | Speeding through village by rat run drivers | Traffic, transport & parking |

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|-------|--|------------------------------|
| Pants | Pluckely Road traffic | Traffic, transport & parking |
| Pants | Charing Hill - vehicle speed | Traffic, transport & parking |
| Pants | Roads - speed, congestion. Road furniture untidy, verges unkept. Parking | Traffic, transport & parking |
| Pants | Crossroads | Traffic, transport & parking |
| Pants | High St parking, speeding | Traffic, transport & parking |
| Pants | Traffic | Traffic, transport & parking |
| Pants | Roads (Pluckley A20) | Traffic, transport & parking |
| Pants | Volume and speed of traffic throughout and particularly lorries in Pluckley Rd | Traffic, transport & parking |
| Pants | Traffic flow along Pluckley Road, Station Road and control of large lorries | Traffic, transport & parking |
| Pants | Traffic noise | Traffic, transport & parking |
| Pants | Roads dreadful | Traffic, transport & parking |
| Pants | Traffic - speed, parking not very good | Traffic, transport & parking |
| Pants | Local traffic | Traffic, transport & parking |
| Pants | Poor road surfaces and drainage | Traffic, transport & parking |
| Pants | No speed limits although we do have boundary signs on incoming roads | Traffic, transport & parking |
| Pants | Fast cars and no control - dangerous in the dark | Traffic, transport & parking |
| Pants | Poor bus service | Traffic, transport & parking |
| Pants | Lack of transport for young people | Traffic, transport & parking |
| Pants | Lack of public transport | Traffic, transport & parking |
| Pants | Traffic problem - shortage of parking, pavements and roads, speeding traffic in residential areas | Traffic, transport & parking |
| Pants | Traffic flow and control crossing/A20 | Traffic, transport & parking |
| Pants | Lack of public transport in or through the village to nearby villages and towns, not just one-in-one-out daily | Traffic, transport & parking |
| Pants | Lack of pavements | Traffic, transport & parking |
| Pants | Speeding vehicles on major roads | Traffic, transport & parking |
| Pants | Public transport north to south | Traffic, transport & parking |
| Pants | Ineffective traffic control to reduce speeding/incidents on A20 through Charing | Traffic, transport & parking |
| Pants | Traffic - no speed restrictions | Traffic, transport & parking |
| Pants | Rat run down Tile Lodge Road | Traffic, transport & parking |
| Pants | Parking must be a bit difficult for customers of the shops | Traffic, transport & parking |
| Pants | Effect of operation stack on the A20 | Traffic, transport & parking |
| Pants | No effective speed limit in Charing heath (no pavements, no street lighting) | Traffic, transport & parking |
| Pants | Prominence of A20 splits village in 2 | Traffic, transport & parking |

| | | |
|---------|---|------------------------------|
| Pants | Double decker bus on A20 - needs slowing down | Traffic, transport & parking |
| Pants | Junction at bottom of High St with A20 and Station Road | Traffic, transport & parking |
| Pants | X10 Bus service, transport, more rail services | Traffic, transport & parking |
| Pants | Public transport | Traffic, transport & parking |
| Pants | A20 prominence as a divider of the village | Traffic, transport & parking |
| Pan+A14 | M20 noise caused by concrete | Traffic, transport & parking |
| Dreams | Fewer lorries | Traffic, transport & parking |
| Dreams | Pedestrian-based environment | Traffic, transport & parking |
| Dreams | Better rural transport | Traffic, transport & parking |
| Dreams | Diversion of Pluckley Road to terminate at roundabout | Traffic, transport & parking |
| Dreams | Managed traffic | Traffic, transport & parking |
| Dreams | One-way system | Traffic, transport & parking |
| Dreams | A20 car park between roundabout and crossroads with access to a good pub and rest of village | Traffic, transport & parking |
| Dreams | Big traffic on bigger roads away from village | Traffic, transport & parking |
| Dreams | The traffic sorted out in High St | Traffic, transport & parking |
| Dreams | Reinstate the bus service to Canterbury | Traffic, transport & parking |
| Dreams | Speed limit extended beyond Yew Tree Park and pavements improved | Traffic, transport & parking |
| Dreams | Restrict motorbikes from North Down Way and make safe for walkers | Traffic, transport & parking |
| Dreams | Police the parking in the village | Traffic, transport & parking |
| Dreams | Speeding through the village High Street even though there is a by pass so how about speed bumps? | Traffic, transport & parking |
| Dreams | Better control of traffic congestion in the High Street (including parking) | Traffic, transport & parking |
| Dreams | Cycle paths, one way system, alfresco eating area (bottom half of High St) | Traffic, transport & parking |
| Dreams | Station still open | Traffic, transport & parking |
| Dreams | More frequent train to and from Ashford | Traffic, transport & parking |
| Dreams | Pedestrianised High St | Traffic, transport & parking |
| Dreams | Resurface M20 concrete | Traffic, transport & parking |
| Dreams | Resurface the M20 as was promised more than 20 years ago - very noisy! | Traffic, transport & parking |
| Dreams | Resurface the M20 to reduce noise pollution | Traffic, transport & parking |
| Dreams | Increase rail services | Traffic, transport & parking |

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|--------|---|---------|
| Pants | Not enough small affordable houses - too many executive houses using Charing as a dormitory | Housing |
| Pants | Affordable bungalows | Housing |
| Pants | Insufficient bungalows - too many executive houses | Housing |
| Pants | Too many large houses being built - nothing for young or elderly | Housing |
| Pants | Not enough small housing development, just large developers | Housing |
| Pants | Not enough local housing for local people | Housing |
| Pants | Lack of affordable housing | Housing |
| Pants | No housing provision for young families | Housing |
| Dreams | Encourage young people (affordable housing) and houses suitable for downsizing. No more executive homes. | Housing |
| Dreams | Encourage housing for young people and for older people to downsize | Housing |
| Dreams | More bungalows at an affordable price and better housing demographic | Housing |
| Dreams | Affordable homes | Housing |
| Dreams | More affordable homes | Housing |
| Dreams | More affordable housing | Housing |
| Dreams | Future planning. We have lots of lovely old houses. What we need is affordable housing so that we have a future for our younger | Housing |
| Dreams | Vibrant and thriving village offering truly affordable housing for young families and elderly | Housing |
| Dreams | Affordable housing including flats, town houses and buglaows | Housing |
| Dreams | Houses for the children of the villagers so they don't move a long way away. No houses for Londoners or for people who rent | Housing |
| Dreams | Any housing development should include low-cost housing for young people | Housing |
| Dreams | Houses that are appropriate for local people not super wealthy or commuters using HS1 | Housing |
| Dreams | More smaller dwellings for elderly people | Housing |
| Dreams | To enable the children of our village to have the choice to rent or buy homes in Charing | Housing |
| Dreams | A wider demographic mix | Housing |
| Dreams | Housing which includes social housing | Housing |
| Dreams | Controlled and sustainable growth (in line with 2011 census figures) at no more than 10% for every 5 years | Housing |
| Dreams | Vibrant community with a more balanced , mixed-age community. | Housing |
| Dreams | Balance of housing leading to good cross-section of ages in village | Housing |
| Dreams | Greater affordable housing | Housing |
| Dreams | More starter homes and business development units | Housing |
| Dreams | Only quality new homes - not high density | Housing |
| Dreams | Meet housing needs without destroying village feel - no mega building in one area | Housing |
| Dreams | Small, organic development | Housing |

| | | |
|--------|---|---------|
| Dreams | Less housing | Housing |
| Dreams | More houses for first time buyers and more affordable homes to rent | Housing |
| Dreams | Just have in-fill houses | Housing |
| Dreams | Mixed community - age, housing needs | Housing |
| Dreams | No big developments | Housing |

| Theme | Comment | Category |
|-------|---|----------------------|
| Tops | Good High St - variety of shops | Business and economy |
| Tops | Service by local businesses | Business and economy |
| Tops | Shops | Business and economy |
| Tops | Good shops (but diminishing) | Business and economy |
| Tops | Shops and charm of High Street | Business and economy |
| Tops | Good shops in village | Business and economy |
| Tops | Good shops and businesses | Business and economy |
| Tops | The Grocery stores are coping well with current level of population. Increased levels may give us | Business and economy |
| Tops | Viable community - good shops (but threatened by pub site) | Business |
| Tops | Excellent local facilities taking size of population | Business |
| Tops | Useful High Street retailers and professionals | Business |
| Tops | Superb village grocers and shops | Business and economy |
| Tops | The 2 shops - Vi's and Sheila's | Business and economy |
| Tops | Village atmosphere and good local shops | Business |
| Tops | Surgery and pharmacy | Business and economy |
| Tops | Post office and other retail outlets | Business and economy |
| Tops | Good range of shops | Business and economy |
| Tops | Local shops | Business and economy |
| Tops | Village shops | Business and economy |
| Tops | High St, local shops, post office | Business and economy |
| Tops | Good shopping | Business and economy |
| Tops | Keep shops as shops | Business and economy |
| Tops | Shops | Business and economy |
| Tops | Tea room | Business and economy |
| Tops | Shops | Business and economy |
| Tops | Village shops | Business and economy |
| Tops | Community, small businesses | Business and economy |
| Tops | Availability of useful shops and Post Office | Business |
| Tops | Support for opening the pub | Business and economy |
| Tops | Charing surgery, library, butchers, Rosebud, Pilgrims Way | Business and economy |
| Tops | Community spirit, eg new business Red Lion | Business and economy |

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|-------|--|----------------------|
| Pants | Shop fronts are run down | Business and economy |
| Pants | No pubs | Business and economy |
| Pants | No pub | Business and economy |
| Pants | No pub (have to drive to pubs or restaurants) | Business |
| Pants | Local shops | Business and economy |
| Pants | Lack of social amenities (pub etc) | Business and economy |
| Pants | Shop and business closures | Business and economy |
| Pants | Lack of pub/restaurant/hotel | Business and economy |
| Pants | No pub or B+B | Business and economy |
| Pants | Parking | Business and economy |
| Pants | No pub in village | Business and economy |
| Pants | Attracting business | Business and economy |
| Pants | No pub/restaurant | Business and economy |
| Pants | Reinvigorate Charing commercially (too many empty shops/no parking/lack of employment) | Business |
| Pants | No pub | Business and economy |
| Pants | Village businesses closing | Business and economy |
| Pants | Shops struggling - people not using local shops | Business |
| Pants | No pub within walking distance | Business and economy |
| Pants | High St shops in danger if residents don't use them | Business |
| Pants | No pub | Business and economy |
| Pants | Reducing facilities - demise of the High St | Business |
| Pants | High St dying - businesses closing | Business and economy |
| Pants | Pub is miles away | Business and economy |
| Pants | Absence of pub and threat of Costa! | Business and economy |
| Pants | No pub or restaurant in heart of village | Business |
| Pants | Lack of pub/restaurant in village | Business and economy |
| Pants | No pub/central hub | Business and economy |
| Pants | Lack of pub | Business and economy |
| Pants | Lack of public house | Business and economy |
| Pants | Loss of shops | Business and economy |
| Pants | Shops closing and being converted to private housing | Business |
| Pants | Closed pubs and shops | Business and economy |

| | | |
|--------|--|----------------------|
| Pants | Continuing loss of retail/shops to residential | Business |
| Pants | No pub in Charing village | Business and economy |
| Pants | Lack of public houses and fitness community | Business |
| Pants | Too few good restaurants | Business and economy |
| Pants | Closure of pubs | Business and economy |
| Pants | No pub or restaurant | Business and economy |
| Pants | No pub in the village centre | Business and economy |
| Pants | Loss of pub | Business and economy |
| Pants | Risk loss of post office | Business and economy |
| Pants | Loss of local businesses | Business and economy |
| Pants | No pub or restaurant to socialise or meet new people/community | Business |
| Pants | Lack of pub/restaurant in village | Business and economy |
| Pants | Lack of pub | Business and economy |
| Pants | Businesses closing down | Business and economy |
| Pants | Lack of diversity in High St shops | Business and economy |
| Pants | No pub or other adult meeting place | Business and economy |
| Pants | Dead High St | Business and economy |
| Pants | Development and future of shops/commercial premises disappointing. The High St should be a | Business |
| Pants | No pub | Business and economy |
| Pants | No pub | Business and economy |
| Pants | Not enough retail and restaurants in the High St | Business |
| Pants | Loss of village pub (Oak) | Business and economy |
| Pants | Failure of High St as a shopping area | Business and economy |
| Pants | Apparent demise of High St business | Business and economy |
| Pants | Lack of shops | Business and economy |
| Pants | Broadband speed | Business and economy |
| Pants | Lack of a pub or restaurant | Business and economy |
| Pants | No pub | Business and economy |
| Pants | Over-development of quarry | Business and economy |
| Pants | Employment opportunities - workshops, business units | Business and economy |
| Pants | No Post Office/shop | Business and economy |
| Dreams | That it remains a living, working village | Business |

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|--------|---|----------------------|
| Dreams | Permanent option to buy fruit and veg, ie green grocers | Business |
| Dreams | Village pub and keep High St facilities | Business and economy |
| Dreams | Pub/restaurant in village | Business and economy |
| Dreams | Thriving shops/businesses | Business and economy |
| Dreams | Thriving High St | Business and economy |
| Dreams | A well-run pub | Business and economy |
| Dreams | Increase shops and businesses | Business and economy |
| Dreams | More shops and not too many new builds. | Business |
| Dreams | Local employment, thriving and diverse High St | Business |
| Dreams | A thriving High St | Business and economy |
| Dreams | Working High St for business | Business and economy |
| Dreams | A village centre and shops | Business and economy |
| Dreams | High St with shops etc, with access | Business and economy |
| Dreams | Sustainable businesses | Business and economy |
| Dreams | High St needs revitalising with more shops, restaurants | Business |
| Dreams | Vibrant, independent community, rich in facilities and infrastructure | Business |
| Dreams | A flourishing High St which is almost self-sufficient in terms of shops, amenities etc but with excellent | Business |
| Dreams | A pub and restaurant in the village | Business and economy |
| Dreams | A pub | Business and economy |
| Dreams | Good restaurants and health club/gym | Business |
| Dreams | A flourishing High Street | Business and economy |
| Dreams | A thriving village community with local businesses attracting people to stay around and be proud of | Business |
| Dreams | More shops/businesses in the High Street | Business |
| Dreams | More shops | Business and economy |
| Dreams | Thriving High Street | Business and economy |
| Dreams | Thriving pub and restaurants | Business and economy |
| Dreams | More small businesses in village centre to create employment | Business |
| Dreams | We certainly do not want a Costa or any other coffee! | Business |
| Dreams | Quiet village High St with local shops and facilities | Business |
| Dreams | Rejuvenation of local business without becoming urban sprawl | Business |
| Dreams | A sustainable pretty village that can support shop, pub | Business |
| Dreams | Urge the application for the Bookmakers Arms to be accepted. Village needs this facility | Business |

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|--------|--|----------------------|
| Dreams | More business stability | Business and economy |
| Dreams | Pub to reopen | Business and economy |
| Dreams | Would like to see pub and restaurants in village centre | Business |
| Dreams | More High St activity, eg Costa | Business and economy |
| Dreams | Vibrant village centre around the High St and Palace | Business and economy |
| Dreams | Royal Oak to be reinstated as something useful before it becomes a total wreck | Business |
| Dreams | Pub | Business |
| Dreams | Attract more shops/businesses to the centre | Business |
| Dreams | A village asset such as a community shop - with Post Office/food/coffee etc | Business |