



Charing Neighbourhood Plan

Evidence Book 6

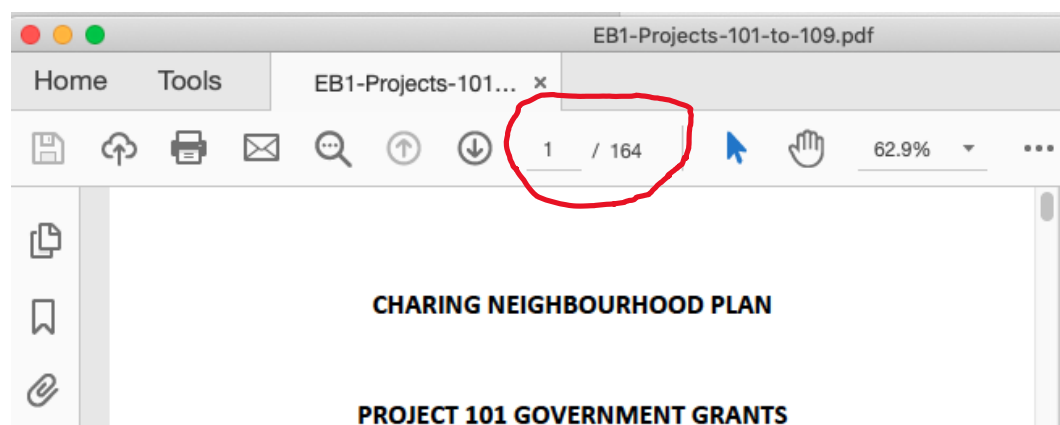
Projects 137 - 144

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 :

Internet Explorer,

Safari,

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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 137 Findings from the Workshops held in November 2016 and in particular the SWOT Analysis

Enclosed in this section are:

1. Agenda (Facilitator and scribe's 'crib sheet)
2. Facilitators
3. Detailed SWOT Analysis

Charing Neighbourhood Plan Workshops November 2016 – Facilitator and scribe’s ‘crib sheet’

Time	Duration	Activity	Additional information (resources)
9.30	30 mins	Sign in (JE)	Everyone asked to register (sign in sheet and biros) on arrival
10.00/19.00	5 mins	Welcome and introductions (HB)	Agenda on Powerpoint
10.05	15 mins	Presentation on key findings so far (JB)	Powerpoint presentation (JB to bring laptop etc)
10.20	5 mins	Explain carousel and timings (JB) and that everyone will get a chance to visit each table/swot sheet. Allocate themes to tables. 1 minute to swop places.	Go back to agenda on Powerpoint. Themes printed up onto card. Each table provided with marker pens and SWOT sheets.
10.25	20 mins	First session <ul style="list-style-type: none"> • Strengths (S) • Weaknesses (W) • Opportunities (O) • Threats (T) 	As previously described, ‘table facilitator’ to briefly re-cap the task and if necessary use the prompt question – ‘Considering this theme – ‘What are the challenges facing Charing now and in the future?’ Scribe to write down bullet points in appropriate quadrants. With five minute to go make sure you have a couple of ‘comments/issues’ in each quadrant.
10.45	30 mins	Second to 7 th session 5 mins each – adding (if anything to add), agreeing ‘most important’ with ✓✓ ‘2 nd most important’ ✓ (option disagreeing with x)	At change-over whistle (firmly but politely) ask people to please move on to the next table (clockwise). When whole group has arrived at the table, facilitator to briefly re-cap on the previous discussion and then ask the group for each quadrant: <ol style="list-style-type: none"> 1. ‘In your opinion is anything missing?’ 2. ‘Which comment/issue is the most important’ = ✓✓ 3. ‘And 2nd most important = ✓ 4. Optionally/if time or inclination Any disagrees = x
11.15	20 mins	Tea break – Site assessments/preferences (HB)	Everyone issued with dots to express site preferences based on current site proposals and also for employment use.
11.35	21 mins	Feedback on top 4 issues/observations from each theme (3 mins per theme)	A spokesperson (facilitator or scribe) from each table holding up their SWOT to briefly feedback on the issue/comment from each quadrant that had the most ticks. Any (briefly)

Time	Duration	Activity	Additional information (resources)
			observations.
12.00	10 mins	Question and answers (HB and JB)	
12.10	10 mins	Next steps (see timeline/presentation) – questionnaire in January (HB and JB).	Time line on wall and also on Powerpoint.
12.15/21.15	Close	Thank everyone for their participation (HB)	

	3/11/16 - am		3/11/16 - pm		05/11/16		07/11/16
REFRESHMENTS	Casey Collyer		Pamela Gillard		Linda Law		Sarah Jenner
					Judy Say		Tina Winterbottom
HOUSING							
FACILITATOR	Jim Bent		Nick Blunt		Sarah Jenner		Nick Blunt
SCRIBE			Alison Rogers				
TRAFFIC AND TRANSPORT							
FACILITATOR	Andy Sheppard		Andy Sheppard		Douglas Gibb		Jan White
SCRIBE	Casey Collyer						Tina Winterbottom
ORBIT							
FACILITATOR	Hugh Billot		Tylden Reed		Tylden Reed		Tylden Reed
SCRIBE							
BUSINESS							
FACILITATOR	Jane Emblem		Simon Lake		Jane Emblem		Simon Lake
SCRIBE			Jane Emblem				Jane Emblem
COMMUNITY FACILITIES							
FACILITATOR	Keith Adams		Dennis Fryer		Dennis Fryer		Jill Leyland
SCRIBE			Pamela Gillard		Judy Say		
VIEWS AND GREEN SPACES							
FACILITATOR	Chris Prinn		Keith Adams		Chris Prinn		Dave Bennett
SCRIBE			Chris Prinn				Chris Prinn
VILLAGE CHARACTER							
FACILITATOR	David Mortlock		David Mortlock		Jackie Large		Dennis Fryer
SCRIBE	Marianne Mortlock		Marianne Mortlock		Andrew Large		

Hugh Billot

From: David Mortlock
Sent: Monday, December 5, 2016 7:20 PM
To: 'Lake, Simon'; 'Jane Emblem'; 'Hugh Billot'
Subject: Charing Parish Plan - SWOT Analysis
Attachments: Charing NP ALL Workshops SWOT analysis FINAL SUMMARY.docx
Flag Status: Flagged

Dear Simon, Hugh and Jane

Please find attached the SWOT analysis, summarised from all the workshops.

We have highlighted in red the issues considered by participants to be most important (anything with 5 or more ticks) and in blue those issues with 4 ticks down to two ticks. Those with one tick or no ticks have been left in black.

The number of ticks shown against each issue are shown in brackets after each one. If there have been any crosses against an issue then these are given in brackets with a minus sign. So an issue that had 9 ticks and 2 crosses would be shown as (9) (-2). There are only a few issues that have crosses against them, so for the most part there is just the number of ticks shown in brackets.

In carrying out the analysis, as far as possible, we have tried to group similar points under the same heading.

Happy reading

Best regards

David & Marianne

Charing Parish Plan Workshops 3rd-7th November 2016 - SWOT analysis

All Workshops in November 2016	Strengths	Weaknesses	Opportunities	Threats
Orbit revised proposals	<ul style="list-style-type: none"> • Enables Downsizing (13) • Helps keeps village family units together (5) • Charing residents prioritised in perpetuity (3) • People may be able to afford part share (3) • Bollards to prevent Moat being used as cut through (3) • Walkable to the High Street (2) • Access off A20 (2) • Can downsize from full ownership to shared ownership (2) • Fulfils social need (more needed) (2) • Two storeys an improvement (1) • Providing small housing (1) • Free up larger houses (1) • Provide much needed accommodation in the village • Better to market housing/bog-standard estate • One communal room • Keep businesses going 	<ul style="list-style-type: none"> • Insufficient parking and puts further pressure on parking in village (22) • No rentals (8) • Wrong kind of provision – too much over 55s (3) • Ugly (X) (3) • Build on flood land (2) • Facilities non-existent (2) • Housing planned of little use in solving mobility (re housing) in the villages – downsizing (2) • Could change the demographic of the village (2) • Could need more places (1) • Reduced site amenities (1) (-1) • No live-in/on-call assistance • Quite a walk from the village centre/High St and also the surgery • Limited planning gain/contributions • If on an 'exception' site, is it still needed/desirable? • Overly complicated tenure • Not enough bungalows • In future, could cause delay 	<ul style="list-style-type: none"> • Downsizers free up housing for families(8) • Increase trading possibilities for shops and other local businesses (8) • Potential for young singles and young couples to get on ladder, staying in area (3) • To services Orbit by local business giving are: ETC ?(2) • Easier to stay in village (2) • Good for school and surgery if enlarged (2) • New plans – improvement of site (1) • To remove traffic from going through The Moat. (1) • Social services/doctor's home visits – cut time and booking for elderly (1) • To have better parking facilities for visitors and neighbouring areas/businesses • Contribute to pedestrian safety • Keeping residents who will 	<ul style="list-style-type: none"> • More pressure on local amenities – Social Services, Doctor's surgery, school (9)(-2) • Insufficient parking may increase parking congestion in village (8) • Site is Liable to flooding and raising its level is of concern. (3) • Water purity of the Alderbed stream (2) • Height of roofs (2) • Access to Moat causing traffic problems (2) • No vehicle access for the moat (1) • Lack of social housing (1) • Is it really an 'exception' anymore?

All Workshops in November 2016	Strengths	Weaknesses	Opportunities	Threats
	<ul style="list-style-type: none"> • Live independently 	<p>in moving elderly</p> <ul style="list-style-type: none"> • Need the same housing for first-time buyers/renters, young people • If not sheltered housing then may not have exceptional status and risks doubling from 55 to 106 properties over the next 15 years 	<p>use village facilities/new residents/integrated into community</p> <ul style="list-style-type: none"> • Position and access to Dover/London • Carefully planned • Businesses could take goods to site • While Orbit is here, question about first-time buyer homes for locals (social housing) 	
<p>Sustaining successful businesses in and around The High Street</p>	<ul style="list-style-type: none"> • Good variety of local shops giving a good service, convenient and on bus route (35) • Post Office (25) • Attractive high street with Character (10) • Free parking (3) • Good transport/road links (3) • Independent High Street (2) • Amenities, pharmacy, School Road (2) • Cottage industries (2) • Bus supports community events (1) 	<ul style="list-style-type: none"> • Lack of parking (including disabled) and access to it (38) • No pub/Community hub (20) • Poor broadband / Internet (9) • Lack of customers/footfall (8) • Lack of variety of business (4) • A20 divides village (4) • Lack of integration of new residents into village (3) • Charges in Station car park lead to parking elsewhere (2) • Residents parking permits (2) • Business rates high (2) • Dangerous roads/footpaths (1) • Poor local advertising by businesses (1) 	<ul style="list-style-type: none"> • Exploit current facilities (e.g. Pilgrims Way/History) with more publicity, brown signs (18) • New pub/formal restaurant (14) • Archbishop's Palace as a tourist draw/community facility (9) • Business Park – use grants, affordable business units at low rents near A20, small start-up businesses (8)(-2) • Pop-up stalls (5) • Local business park (3) 	<ul style="list-style-type: none"> • High street chain (e.g. Costa, mini tesco)– would spoil the character of the village (18) • Residential use of premises (10) • It is easy to go to main towns e.g. Ashford/ Maidstone (10) • Commuters use parking (5) • A20 traffic at Station Road is increasing – could cause accidents (5) • Internet shopping (5) • People drive through (signage) (4) • Business rates (4) • Residents abuse High St parking

All Workshops in November 2016	Strengths	Weaknesses	Opportunities	Threats
	<ul style="list-style-type: none"> • Appearance attracts tourists • Sports pavilion and clubs • Newspaper/milk delivery • Walking is good exercise • Good facilities • Competition is good • Service businesses • Compact • Milk/paper delivery • Pharmacy • Excellent playing field • All 	<ul style="list-style-type: none"> • Poor parking signage • Physical limitations of space in High Street • Employees using up parking • Access across A20 • More expensive (perceived to be) • Sorting office gone • Lack of available premises • Replication of business • New people don't know what's here • People won't walk • No buses from outlying villages to station • No start-up facilities • Congestion 	<ul style="list-style-type: none"> • New free car park – (e.g. Morrisons) (3) • Wider range of businesses (3) • Small hotel (3) • Make children park and land behind for parking for High Street (2) • Look at a variety of business, not just tourism (2) • Attract new business (2) • Incentivise developers to make things better (2) • Business support network (2) • Indoor/outdoor market (2) • Eco-enterprise – pub, heating, sustainability, working community backed (2) • Small business grants for business in Charing Heath (2) • Buy/rent land for cheap car park – [?] to Parish Council, condition of development (1) • Revive Market Place (1) 	<ul style="list-style-type: none"> (3) • Lack of local support (3) • Inadequate footfall (3) • Lack of networking (3) • High Street congestion (2) • Too many holiday/2nd/commuter homes (2) • Loss of Post Office (2) • Dangerous traffic (2) • A20 at Tile Lodge Road (1) • Decentralisation of shops loses business in High Street (1) • Business employees abuse High St parking • Unsustainability • Competition between businesses

All Workshops in November 2016	Strengths	Weaknesses	Opportunities	Threats
			<ul style="list-style-type: none"> • Showcase businesses (1) • Serviced office (1) • Encourage business employees to park further away • Small bus – park off A20 • Split pub into pub and business (good parking) • Archbishop Palace (rent room) • Map of businesses • Use existing facilities (sports pavilion car park) • Cubs, scouts • Re-establish pub • Incorporate shops into new planning applications • Concessions on bus rates grants • Welcome pack • Youth? Pizza/fish and chip van • Costa would bring <u>new</u> customers • More variety • Better farmer's market on Saturdays • Making use of current units (farming?) 	

All Workshops in November 2016	Strengths	Weaknesses	Opportunities	Threats
			<ul style="list-style-type: none"> • Use the closed gym for business 	
Traffic, transport and parking	<ul style="list-style-type: none"> • Bus/train services (22) • Ease of access to other places (London, the coast and continent) (7) • Railway station – good links and late trains (vs buses) (4) • Crossing on A20 (2) • Good road links/Motorway – Canterbury, Maidstone, Ashford etc. (2) • Speed warning sign on A20 • Main road in village • Daytime bus timetable is good) • Village image/views very good, nice character 	<ul style="list-style-type: none"> • Shortage of parking (e.g. in village centre), abuse of parking and poor enforcement (17) • Inappropriate traffic/road width for large vehicles (Station Rd/ Pluckley Rd and High Street) (12) • High St/Station Road A20 intersection – road layout dangerous (11) • Inappropriate use of surgery/general parking facilities (4) • Speed of traffic too high through High St and on village roads e.g. Charing Heath 60 mph (4) • School parking (3) • Lack of and poor pedestrian facilities (2) • Pedestrian safety particularly on roads without 	<ul style="list-style-type: none"> • 20 mph speed limit and road bumps in village centre like many London boroughs (8) • A20 crossroads – full traffic lights to improve safety (7) • Pluckley Road – reclassify or cease use as lorry route (4) • Land to be used for short-term parking (scope to improve) e.g. station, back of Oak (4) • One-way system around Charing village centre (4) • Station parking underused (3) • Increase parking facilities in village centre with access to A20 (3) • Access to sports pavilion v Orbit development (2) 	<ul style="list-style-type: none"> • Increased housing brings more traffic (often not provide for) (10) • Expansion of village increasing traffic and accidents (5) • Speed of traffic/pedestrian and cyclists (A20, Pluckley Rd, Charing Hill) (4) • Difficulty of bus coming through the village (4) • Loss of station/bus service (2) • Lorries should be re-routed (2) • High cost of parking in railway car park results in overflow elsewhere (2) • Parking on Downs Way is causing a hazard near junction (1) • Traffic through the village has increased in volume and speed

All Workshops in November 2016	Strengths	Weaknesses	Opportunities	Threats
		<p>pavements – speed! (2)</p> <ul style="list-style-type: none"> • Traffic speed limits and enforcement (2) • M20 noise (2) • Bus routing through High St is inappropriate (2) • Operation Stack (2) • Lack of one-way system (1) • Lorry access to sports pavilion and parking on route to it • Not enough pedestrian crossing facilities – Poppy Fields A20 • A20 splits village • Lack of heavy traffic management through minor roads • Poor signage for parking • Uncontrolled lorry parking • Limited bus route, eg Charing Hill • No local taxi firm so expensive to call out from Ashford • Central road markings up/down Charing Hill need to 	<ul style="list-style-type: none"> • Smaller bus (instead of double decker) through village (2) • Resurfacing M20 to reduce road noise (1) • Residents permits or marked or timed bays (1) • Expand speed limit to further out, eg Pluckley and Charing Hill (1) • No local taxi company in village (1) • A bypass for Pluckley Road (1) • Potential to improve A20/Station Road junction • Review accident black spots • Provide disabled parking • Parking permits for residents • Parking time limits (e.g. commuters) • Speed cameras on A20 • Speed calming measures • Signs to parking • Village ‘gate’ on entrance 	<ul style="list-style-type: none"> – lower speed limit (1) • London commuter trains – slow journey vs high speed (1) • A20 junction in to Tile Lodge Road – accident risk (1) (-1) • Future developments need to have a transport plan (roads) • Speed limit through Charing Heath is too high • increase in HGV traffic through the village • Operation stack effect on A20 • Serious accident in School Road • Child safety

All Workshops in November 2016	Strengths	Weaknesses	Opportunities	Threats
		<p>be clearer</p> <ul style="list-style-type: none"> • No public transport in some areas • Set up of timings at traffic lights • Yellow lines outside health unit – parking for hall • Quality of road surface • North/south transit links • Inadequate rural buses - Charing Heath to Ashford and Charing Heath to Charing • No bus service to Canterbury • Train timetable connection to high speed is not frequent enough • Pot holes in pavement 	<p>to village and signage</p> <ul style="list-style-type: none"> • Footbridge across A20 • Pedestrianise village centre • Sound barriers on M20 to reduce road noise • New M20 junction at The Pinnock • Timetabling issue to tie in with local trains to Ashford to get high speed timings • Bus to Canterbury • Greater awareness of Wealden Wheels • Extension of community bus (compaid) • Future development to fund parking and roads • Poppy Fields traffic lights for pedestrians and other additional crossings 	

All Workshops in November 2016	Strengths	Weaknesses	Opportunities	Threats
Maintaining and/or improving the village character	<ul style="list-style-type: none"> • Location in relation to outstanding historic beauty (e.g. Pilgrims Way) helped by transport links for villagers and tourists (15) • Historic mix of buildings, conservation area, Archbishop Palace, church (10) • Attractive High Street – well-stocked shops (8) • Visible green spaces and sports field (6) • Independent village – businesses e.g. Rosebud v Costa (3) • Christmas lights/celebrations, roundabout lighting and planting (3) • Village societies (2) • Newly-reopened pub in Charing Heath(2) • New houses in character design statement (1) • Local wildlife (1) • Access to countryside for 	<ul style="list-style-type: none"> • Limited parking and traffic problems (e.g. High St) (24) • Lack of village pub/accommodation and High St restaurant (16) • Sustainability of local shops and pub, restaurant facility within village/hotel type (10) • Village split by A20 (4) • Speed limit – 60mph in village lanes (3) • Nothing constructive for teenagers to do (3) • Design statement not fully followed by ABC (2) • Signposting/publicity (1) • Insufficient older children societies • No enforcement re size of vehicles • Limited regeneration of population (population is ageing) • No actual village centre in Charing Heath • No real public transport in Charing Heath 	<ul style="list-style-type: none"> • Make more of the history of the village – history trail exploiting village, Pilgrims Way and village footfall (Heritage book and boards) (22) • Restoration/Development of Archbishop Palace to improve facilities (10) • Affordable and social housing as young people move from families. (7) • Small housing infill (5) • Solving parking and traffic to improve village character (5) • Village planting (2) • Signage to village centre (2) • Website improvement and updating regularly promoting and publicity (2) • Small accommodation for local business (1) • Encourage local shopping (1) • Reinstatement of pub (1) 	<ul style="list-style-type: none"> • Large-scale housing development (10) • Threat to existing businesses from major High St chain (10) • Lack of appropriate parking (8) • Gypsy encampments in Charing Heath (7) • Peripheral development spoiling green spaces (7) • Poor village lighting (3) (-1) • Inappropriate style and scale of development (2) • Housing infill within the conservation area (1) • Loss of more shops (1) • Wildlife disappearing because of development (e.g. Roman snails) (1) • No pub, restaurant • Pub shutting again in Charing Heath • Pub – change of use • Proximity to HS1 • Lack of employment opportunities

All Workshops in November 2016	Strengths	Weaknesses	Opportunities	Threats
	<ul style="list-style-type: none"> walking (1) • Station (1) • Separate self-contained community (1) • Community events (1) • Number of public footpaths in Charing Heath area • New housing mix could improve community facilities, density and character of housing • School • Church • Children's clubs (Scouts) • Community gatherings and village events • Sports clubs • Library CHARING HEATH • Pleasant place to live – views • Village hall as a facility • Local people tend to stay for a long time • Some very good-looking buildings e.g. Thatched Cottages 	<ul style="list-style-type: none"> • Bus service depleted • Heritage not exploited • Lack of visible village policing 	<ul style="list-style-type: none"> • Promote social interaction (1) • Cycle route (1) • Community shop on Red Lion site and other small businesses (1) • Impose speed limit (20-30 mph) in Charing Heath (1) • Library to have history of village • Maximise use of Pym House (correct use) • Maximise use of facilities (e.g. Parish Hall) • Promotion of local/home businesses CHARING HEATH • Promote Memorial Hall • Convert obsolete farm buildings – possibly mini-businesses • Use of quarry on completion of extraction • Possibly put in means of slowing down at The Lodge cottages in Charing Heath 	<ul style="list-style-type: none"> • Increase in traffic • Church attendance support • Uneven pavements CHARING HEATH • Increasing degree of quarrying • Local mini/home businesses may not survive, e.g. pick your own, due to anti-social behaviour

All Workshops in November 2016	Strengths	Weaknesses	Opportunities	Threats
	<ul style="list-style-type: none"> • No pavements/street lights in Charing Heath? 			
Community facilities	<ul style="list-style-type: none"> • Range of facilities – we have surgery and station, shop, library, school, sports pavilion (15) • Railway station/Transport Links (14) • Doctor's surgery and pharmacy together (7) • Playing fields, pavilion, tennis court, play areas, skate park (5) • Pub (Red Lion) in Charing Heath (5) • Existing shops (4) • Halls (Memorial/Church Barn/Parish Hall) (4) • Café/Coffee Shop (3) • Churches (3) • Post Office (2) • Walks (2) • Bus route (1) 	<ul style="list-style-type: none"> • Poor communication/ publicity of events – website needs more updating (12) • Lack of pub in Charing (9) • Crossing the A20 (6) • Poor broadband (5) • Lack of visible policing (5) • Surgery is too small – not enough doctors – it takes 6 weeks to get an appointment (5) (-1) • Have to drive to have a meal/drink (3) • Lack of parking – difficulty parking Surgery/Parish Hall and station parking charges force people to park elsewhere (4) • Poor bus service (3) • Diminishing variety of shops (2) 	<ul style="list-style-type: none"> • Small pub/hotel/ restaurant re- opened in the village (improves socialising) (8) • Make better use of website – publicise events, make it interactive, register for alerts (7) • More people could bring about an opportunity to build another school (senior school) or improve existing one (7) • Food and drink facility open (e.g. pub, wine bar) (6) • School – increased population could result in better funding (5) • New housing especially for young people at low 	<ul style="list-style-type: none"> • Overdevelopment - too much new housing or wrong type of housing (15) • Pressure on facilities due to development –e.g. Surgery will not be able to cope with more people (11) • Potential loss of pub (7) • Station – number of trains being reduced (6) • Supermarket (3) • Loss of shops (3) • Impact of lack of parking on shops (3) • No pub (2) • Losing small village feel (2) • The Moat used as a rat run to the Pavilion (2) • 'Change of use' planning e.g. 'The Oak' becoming residential (2)

All Workshops in November 2016	Strengths	Weaknesses	Opportunities	Threats
	<ul style="list-style-type: none"> • Wealden Wheels • Neighbourhood Watch • School – good links with church • Scouts • Location of facilities • Location for access – Dover etc • Refuse collection good • Public footpaths • Lots of green space • G7 bonfire • Existing small businesses • Many societies • Petrol station/garage • Dixon's delivery service • Vet surgery • The Heath by the pub at Charing Heath 	<ul style="list-style-type: none"> • Lack of small appropriate businesses in Charing Heath (2) • Things don't get used (1) • School – perceived as being weak (1) • Lack of swimming pool/green (1) • Limited opening hours at library (1) (-1) • Bus route (Charing Hill?) out of/in to area (-1) • Location of bus stop • Lack of variety of meeting/channels • No disabled access to London trains • Village footpath – encouraged shared space in Station Rd (KCC) • No dentist • No hotel or B and B • Standards in local school – people shipping their children? • Footpath entering the village and public transport 	<ul style="list-style-type: none"> cost (4) • Potential for small businesses, e.g. school building (3) • To improve/increase Halls and use (e.g. Parish Hall) (2) • Community car park – planning gain (2) • Opportunity to provide business facilities in Charing Heath (2) • Some form of public transport is sustainable for Charing Heath (2) • Promote what we have better (2) • Create a village directory (2) • Will help us get more use of Pavilion (2) • Community meetings/socials • Dentist with Doctor's • Improve circulation of Parish Magazine – email, booklet • Other channels of 	<ul style="list-style-type: none"> • Bus services (1) • Impact of new developments on environment/Orbit (1) • Further extension of sand quarry in Charing Heath (1) • Increased traffic congestion • Lack of privacy due to height of development • Country footpath not being maintained • Footpaths being re-routed • Ageing facilities – no longer viable • Micropub (great but ...) threat to larger pub offering food/ accommodation (-1)

All Workshops in November 2016	Strengths	Weaknesses	Opportunities	Threats
		<ul style="list-style-type: none"> • Loss of village 'Welcome Pack' • Loss of ironmonger • Old scout hut <p>CHARING HEATH</p> <ul style="list-style-type: none"> • A bit sleepy/dormitory • Lack of football goal in playground • Lack of outdoor gym • No village shop 	<p>communication</p> <ul style="list-style-type: none"> • Capture new ideas/impetus • Increase capacity of Doctor's • More noticeboards • Orbital facilities – e.g. playground • Archbishops Palace • Section 106 [??] housing • New Scout hut • Children's play area south of A20 <p>CHARING HEATH</p> <ul style="list-style-type: none"> • Make Heath and village green • Potential sand quarried limit building 	

All Workshops in November 2016	Strengths	Weaknesses	Opportunities	Threats
Landscape, views and green spaces	<ul style="list-style-type: none"> • Pilgrims Way, views of Downs and farmland (20) • Green spaces within village e.g. Clewards Meadow (14) • AONB / good footpath network for walking (13) • Parks and gardens, play areas Charing/Charing Heath (8) • Sports fields, Charing/Charing Heath and their benefits e.g. enhances community spirit (7) • Historic attraction and Pilgrims Way (6) • Arthur Baker Field and Pavilion (5) • Rural communities (4) • Close proximity to Bull Heath (2) • Alder bed (2) • Pretty village (1) • Our location (1) • High St Medieval buildings (1) • Archaeological site • Public rights of way • Historic Archbishop Palace/ Alder Bed/Clewards Field • Cycle routes 	<ul style="list-style-type: none"> • Unattractive developments (8) • Maintenance of footpaths (7) • M20 noise (7) • Access to green spaces across Charing Hill and major roads (6) • Beacon Hill Quarry – no future planning (5) • ABC lack of planning policy (5) • No/limited access to footpaths for disabled/prams/dogs etc. (5) • Litter (5) • Signs outdated (4) • Approach to village/views could be improved/ planting (4) • Need to cross A20 (40mph) to get to play areas (4) • Lack of lighting on village paths (4) (-1) • Overgrown hedgerows and verges need to be maintained (3) • No access to old quarries (2) • Brown tourist signs (1) • Pedestrian access to village (1) • Uncontrolled lorry parking 	<ul style="list-style-type: none"> • ABC opportunities for planning – pressure to produce a policy (9) • Restrict access for vehicles for Pilgrims Way/Donkey lane (9) • Archbishops Palace (9) • Protect open spaces within village (8) • Return Worked out Quarries to nature and wildlife (7) • Open access to redundant quarries and future sites (5) • More litter bins/collectors (5) • Plants and shrubs on access roads / roundabout to improve entrance to village (4) • Availability of overnight accommodation for tourists and walkers (4) • Make better use of race course (3) • Village in bloom (3) • Increase access to green space for health and wellbeing (2) 	<ul style="list-style-type: none"> • Development (14) • Traveller sites (11) • 4x4 and motorbikes, Landrovers using Pilgrim's Way/Donkey Lane (10) • Use of quarries for landfill / housing (e.g. Beacon Quarry) (7) • Pluckley Road a truck route (6) • Erosion of views by development (5) • Loss of open spaces to housing (5) • Development of agricultural land (5) • Maintenance of footpaths after quarries close (5) • New quarry or expansion /further development (4) • Loss of green spaces on verges when development takes place (2) • Loss of trees and views (2) • Quarries have no future plan for worked out quarries (1) • Loss of trees due to development (1) • Overexploitation of small

All Workshops in November 2016	Strengths	Weaknesses	Opportunities	Threats
	<ul style="list-style-type: none"> • Aqua for our drinking water/use • Race course • Pub Field in Charing Heath 	(1) <ul style="list-style-type: none"> • Lack of awareness of Charing • Church yard trees need maintenance • View from A20 towards Egerton • Lack of play areas on new developments • Dog fouling • Quarries detrimental to views • Some footpaths on outskirts of village (-1) 	<ul style="list-style-type: none"> • Protect green space between Lenham and Ashford (2) • Retain views AONB (2) • Better signage/publicity (2) • Develop quarries for nature reserve/learning centre (1) • Commercial development in redundant quarries (1) • Views from palace farm should be preserved (1) • Designated Permanent Green Spaces with NP (1) • Tourism (1) • Tree protection orders – opportunity to protect views from housing development (1) • Pedestrian crossing A20 near Poppy Fields – funded by the development? (1) • Identify and protect green spaces (1) • Landscaping quarries • Improve website • Green space to south of A20 	building sites (1) <ul style="list-style-type: none"> • M20 overload Operation Stack (1) • Joining up with Lenham and Ashford (1) • Housing on good agricultural land (1)(-1) • Bourne Quarry • Out-of-scale development • Industrial sites • Protect agricultural land

All Workshops in November 2016	Strengths	Weaknesses	Opportunities	Threats
Plans for new housing development	<ul style="list-style-type: none"> • Social housing for local people (14) • Bungalows welcomed (8) • Some housing OK if it is affordable (6) • Small developments for first-time buyers (4) • Small development can facilitate communities (4) • Existing housing stock has character and history (4) • Potential for some housing/commercial development (3) • 106 acceptable number of new housing units – OK for local infrastructure, road, rail etc (2) • High housing costs attracts more people who wish to be in Charing (1) • Influence type of housing • Lovely village, well-supported by residents, encourages the right type of development 	<ul style="list-style-type: none"> • Infrastructure can't cope with more housing (24) • Currently not enough small/affordable homes (5) • Large development could lead to failure to integrate - smaller developments better (4) • Wrong type of housing (too big, too expensive) (4) • Access/accident black spots (4) • Large estates are not wanted (3) • Don't take account of local knowledge, especially drainage (2) • Lack of integrated plan (2) • Elderly population out of touch with needs of younger generation (2) • High housing costs (1) • Not enough homes for over 55s, ie for rent (1) • No facilities for disabled local people to downsize if necessary (1) • Too [?] compare to existing number • Current public transport limits 	<ul style="list-style-type: none"> • Re balance to housing need (13) • Small developments, rather than big estates (8) • Build for first-time buyers (7) • Set design policy – build attractive, affordable housing – quality (7) • More parking outside village centre (6) • Design policy for 'downsizers' – good size, bungalows, quality (5) • Village confine (envelope) provides an opportunity to preserve character/views (4) • Build bungalows (4) • Could be good for business (3) • Right type of development would enlarge/support the village centre (2) • Control the rate of growth – village can grow 'organically' (2) • Change demography (2) 	<ul style="list-style-type: none"> • No more large estates (12) • Too much housing destroys village character (10) • Less attractive village character e.g. through development / poor design (7) • Loss of wildlife/countryside (5) • More travellers sites if not dealt with (5) • Become a commuter town (4) • Too much development a threat to the infrastructure e.g. roads, GP (4) • Too many executive houses (3) • Charing becomes suburb of Ashford (2) • Green spaces – loss – AONB (2) • Can't cope with extra traffic (2) • Loss of green spaces (2) • Pluckley Road development would be dangerous – traffic safety and not assimilate into the village (2) • People forced to leave village for smaller retirement homes (1) • Charing Hill – too dangerous – speed/markings/3-lane road

All Workshops in November 2016	Strengths	Weaknesses	Opportunities	Threats
		<p>appeal of village</p> <ul style="list-style-type: none"> • Not enough variety on tenure in current housing 	<ul style="list-style-type: none"> • Chance to define size/type of new homes to reflect the village character (1) • Downsizing to smaller homes (for older residents in large homes (1) • Increase footfall and activities in the village centre (1) • Improved safety for pedestrians (1) • More housing in Charing Heath would support local businesses • Define development limits • Solar panels, rainwater collection • Possible sites available subject to landowner making available (Charing Heath) 	<p>(1)</p> <ul style="list-style-type: none"> • Expensive parking at station causes congestion (1) • Potential amount of housing if all concentrated in Charing (1) • Impact on services if overdeveloped • Yew Tree development could lead to loss of land/wildlife/green space • Destroy views • Too much housing for south east (put in the north) • Land owner profiteering • Threat to drinking water supply • Housing numbers (worst case) not why we moved to Charing. Will move away. • Don't want to exceed allocation

CHARING NEIGHBOURHOOD PLAN

PROJECT 138 CPC/SC Position statement regarding the first draft ABC Local Plan

The report includes:

- A written position statement
- Exhibit 1 SWOT Analysis regarding plans for new housing
- Exhibit 2 Household count by number of bedrooms
- Exhibit 3 Parish housing survey
- Potential sites for development and their popularity
- A SWOT review on amended Orbit plan

CHARING NEIGHBOURHOOD PLAN: INTERIM POSITION STATEMENT; CPC NP COMMITTEE/CPC/SC

INTRODUCTION

During September Charing launched its neighbourhood plan with a series of four public meetings held over 22, 24, 26 September. Nearly 350 residents (15%) of the adult population attended. At this event, as well as finding out about the neighbourhood plan and Ashford's Local Plan, residents were also asked what was 'tops' or working well in Charing, what was 'pants' or needed improving and their 'dreams' or visions for the future. This was then followed by a series of community workshops held on 3, 5 and 7 November. Again over 100 residents took part over the four events. The aim of these events was to further engage with residents on the key emerging themes using SWOT analysis, and also to gauge public support or otherwise for proposed and other possible housing and business sites. To follow is a short summary of residents' views.

RESULTS OF PUBLIC MEETINGS IN SEPTEMBER

Tops were:

- Community spirit (55 people)
- Facilities and services (51)
- Attractive environment (50)

Pants were:

- Traffic and speeding (82) especially on the Station/Pluckley Road
- Loss of pub (34)
- Parking (32)

Dreams or visions were:

- Retain village character (61)
- Improve retail and reopen the pub (41)
- Affordable housing/better housing mix (22)

WORKSHOPS IN NOVEMBER – SWOT ANALYSIS – HOUSING DEVELOPMENTS

1. Residents felt that too much housing development will destroy the village character. However, some residents thought the parish might be prepared to take more than the draft Local Plan housing allocations under certain conditions. [see Exhibit 1]
2. It was proposed and widely accepted that the total number of new units of housing over the next 15 years should not exceed 10% of existing housing stock. This would bring the number of new housing units into the range 106 to 130 (including Orbit's proposed 51 units). Included in that number a further 10 to 15 new units to meet local need in Charing Heath to breathe new life into the settlement. Further we would not wish to have more than 45 (+/- 10%) new dwellings built every five years. Ideally 50% of new houses should be built on small sites of less than 10 houses. Again it was proposed that up to 50% of all new houses should fall within the category of affordable in order to rebalance the housing stock and to enable first time buyers to get on the housing ladder and downsizers to remain in the parish
3. To assist with a re-balancing of housing type where any cluster of houses exceeds 10 per site, there should be no more than 15% in the category of 'executive' (4/5 bedroom detached) and there should be a heavy concentration on two and three bed units [see Exhibit 2]
4. A simple housing survey supports a greater number of new houses than the number stipulated in the draft Local Plan but with a major emphasis on two and three bedroom properties [see Exhibit 3]

SITE ALLOCATIONS

1. The housing survey suggests the most suitable sites for multiple developments would be (1) CHAR 1 plus extension (2) Wilkinson Close extension and (3) land to the west of Morrisons Yard. In addition some 29 other small scale sites have been suggested for consideration for development [see Exhibit 4]
2. Northdowns Garage site was considered to be too far out of the village but was considered to be an option for business development which Charing desperately needs
3. Wheler land was not supported for housing development especially the southern fields due to an expected increase in traffic on Pluckley Road which is already congested; both sites are designated Zone 4 Sites of Special Interest in the Environment Agency's Groundwater protection Map supplying

drinking water to Charing and Ashford ABC's Local Plan Policy ENV8 states schemes that reduce water quality or quantity will not be permitted. Further residents clearly do not want any more large estates.

- 4 Call for sites recommended to deal with the smaller site suggestions

ORBIT PROPOSALS [see Exhibit 5]

1. It is not clear that the amended proposal meets exception site criteria (as specified in policy TRS5) as (a) local needs requirements are not clearly evidenced and (b) the proposal does not guarantee housing for local people in perpetuity
2. It is believed that the change away from extra care living to sheltered accommodation may lead to a significantly reduced take-up and question the type of revised proposal
3. Another major concern which could significantly reduce take-up is the absence of rental properties
4. Residents of Charing are concerned that the shortage of visitor parking would lead to added parking congestion around the village (see 'Pants') which may reduce local shop trade, visitors in general and create hazardous driving conditions.
5. It is recommended that a new local needs housing survey is undertaken by an independent body such as ACRK to clarify and confirm the need for the proposed shared-ownership sheltered care facility (Pym House has reduced its capacity from 31 units to 24)

This developing plan and its proposals assume the failure of Carter Jonas and Gladman to obtain planning permission for the fields owned by the Wheler Trust.

CHARING NEIGHBOURHOOD PLAN WORKSHOPS

SWOT ANALYSIS – PLANS FOR NEW HOUSING DEVELOPMENT

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Bungalows welcomed (8) • Small developments for: first time buyers; facilitate communities (8) • Some housing OK if affordable (6) • Some housing for local people (4) • Existing housing stock has character and history (4) • Potential for some housing/commercial development (3) 	<ul style="list-style-type: none"> • Lack of infrastructure to cope with more houses (24) • Large estates could lead to failure to integrate/not wanted (7) • Not enough small affordable houses (5) • Large expensive property not needed (4) • Access/accident blackspots (4)
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Rebalance housing need/build homes for first time buyers (18) • Set design policy for 'downsizers' by having bungalows/build bungalows (8) • Develop small sites rather than large sites (7) • More parking outside village (6) • Set design policy for attractive affordable housing (5) • Village confines provides an opportunity to preserve character/views (4) • Could be good for business (3) 	<ul style="list-style-type: none"> • Too much housing destroys the village character (13) • No more large estates (12) • Loss of wildlife/countryside (5) • More traveller sites if not dealt with (5) • Too much development is a threat to the infrastructure, e.g. roads, doctors (4) • Become a commuter town (4) • Too many executive houses (3)

This analysis has been summarised from all observations and takes account of views where the influence value attracted at least three ticks

The first and second preferences, in each quadrant, are taken as the key summary of parishioners wishes.

[illegible]

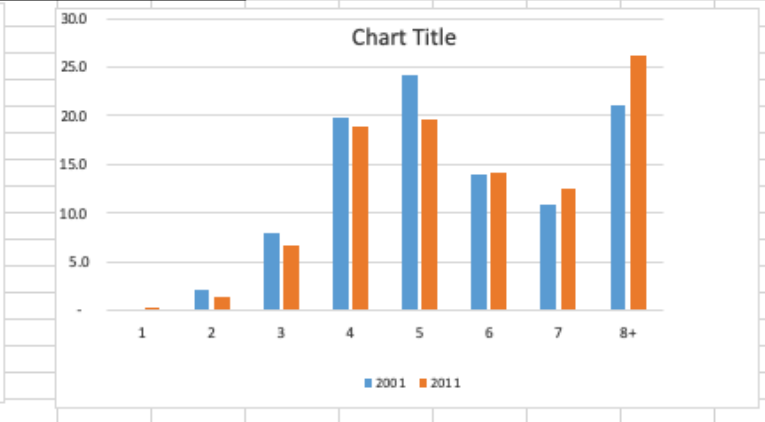
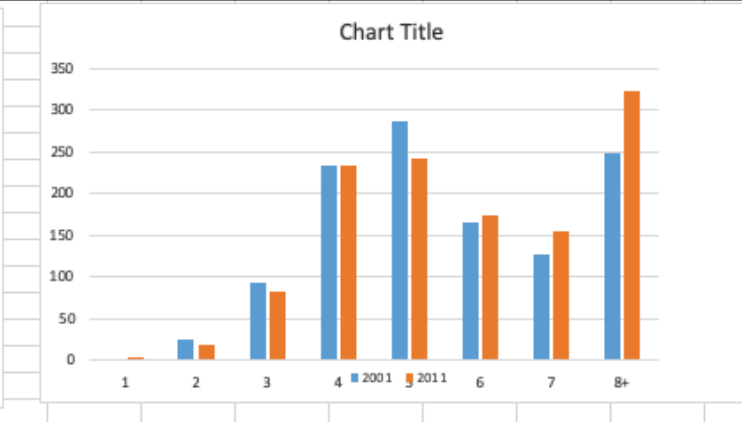
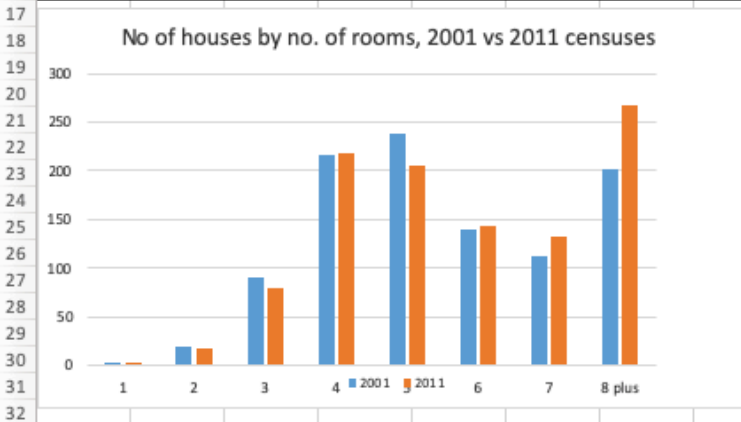
* Hamstreet is partly in Orlestone and partly in Warehorne parishes

		Charing parish	Wye & Hinxhill	Orlestone & Warehorne *	Lenham	Average ex Charing	Charing ward
27							
28							
29	Total households, no.	1,228	1,055	745	1,424		1,071
30							
31	% of households with						
32	0 bedrooms	0.2	0.0	0.0	0.1	0.1	0.2
33	1 bedroom	8.9	12.8	6.7	5.5	8.2	9.9
34	2 bedrooms	30.3	28.0	29.1	20.3	24.8	32.9
35	3 bedrooms	30.7	36.5	40.1	51.0	43.7	28.9
36	4 bedrooms	20.3	15.5	16.6	16.4	16.2	19.1
37	5 plus bedrooms	9.7	7.3	7.4	6.6	7.0	9.0
38							
39	2 or 3 bedrooms	61.0	64.5	69.3	71.3	68.6	61.8
40	4 plus bedrooms	30.0	22.7	24.0	23.0	23.2	28.1

Housing mix in Charing and comparable parishes
% of total households

	A	B	C	D	E	F	G	H
1	Comparison of houses by number of bedrooms: Charing vs comparable settlements							
2	Source: 2011 census data							
3								
4		Charing parish	Wye & Hinxhill	Orlestone & Warehorne*	Lenham	Average ex Charing	Charing ward	Ashford borough
5	Total households, number	1,228	1,055	745	1,424		1,071	47,787
6	% of households with							
7	0 bedrooms	0.2	0.0	0.0	0.1	0.1	0.2	0.1
8	1 bedroom	8.9	12.8	6.7	5.5	8.2	9.9	7.5
9	2 bedrooms	30.3	28.0	29.1	20.3	24.8	32.9	25.0
10	3 bedrooms	30.7	36.5	40.1	51.0	43.7	28.9	43.0
11	4 bedrooms	20.3	15.5	16.6	16.4	16.2	19.1	18.0
12	5 plus bedrooms	9.7	7.3	7.4	6.6	7.0	9.0	6.4
13	Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
14	<i>Of which:</i>							
15	2 or 3 bedrooms	61.0	64.5	69.3	71.3	68.6	61.8	67.9
16	4 plus bedrooms	30.0	22.7	24.0	23.0	23.2	28.1	24.4
17								
18	* Two parishes covering Hamstreet							
19								
20	Comparison of houses by number of bedrooms: Charing vs other "tier 2" settlements and Lenham							
21	Source: 2011 census data							
22		Charing parish	Wye & Hinxhill	Orlestone & Warehorne*	Lenham	Average ex Charing	Ashford borough	
23	Total households, number	1,228	1,055	745	1,424		47,787	
24	% of households with							
25	2 or 3 bedrooms	61.0	64.5	69.3	71.3	68.6	67.9	
26	4 plus bedrooms	30.0	22.7	24.0	23.0	23.2	24.4	
27	* Two parishes covering Hamstreet							
28								

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
1																								
2	No. rooms per occupied household Charing ward																							
3	2001 vs 2011 census																							
4																								
5		2001	2011	Diff						2011		2001	2011			2001	2011							
6	1	3	4	1					0	4	1	0	4	4	1	-	0.3							
7	2	19	18	-1					25	18	2	25	18	-7	2	2.1	1.5							
8	3	91	80	-11					94	82	3	94	82	-12	3	7.9	6.7							
9	4	217	219	0					234	233	4	234	233	-1	4	19.8	19.0							
10	5	239	206	-33					287	242	5	287	242	-45	5	24.3	19.7							
11	6	140	144	4					166	173	6	166	173	7	6	14.0	14.1							
12	7	112	133	21					128	154	7	128	154	26	7	10.8	12.5							
13	8 plus	201	267	66					249	126	8+	249	322	73	8+	21.0	26.2							
14										196			1183	1228	45									
16																								



	A	B	C	D	E	F	G	H	I	J	K
1	Number of Bedrooms (QS411EW)										
2					Charing	Ashford	South East	England	Ashford percentage	Ch plus plus	%
3					Parish	Non-Metropolitan District	Region	Country			
4	All Household Spaces With At Least One Usual Resident	Count	Household Spaces	Mar-11	1228	47787	3555463	22063368		1295	
5	No Bedrooms	Count	Household Spaces	Mar-11	2	69	8531	54938	0.1	2	0.2
6	1 Bedroom	Count	Household Spaces	Mar-11	109	3595	413761	2593893	7.5	109	8.4
7	2 Bedrooms	Count	Household Spaces	Mar-11	372	11924	932994	6145083	25.0	379	29.3
8	3 Bedrooms	Count	Household Spaces	Mar-11	377	20532	1383662	9088213	43.0	395	30.5
9	4 Bedrooms	Count	Household Spaces	Mar-11	249	8615	603887	3166531	18.0	268	20.7
10	5 or More Bedrooms	Count	Household Spaces	Mar-11	119	3052	212628	1014710	6.4	136	10.5
11											
12	Number of Bedrooms, 2011 (QS411EW), Mar11	LastUpdated	30-Jan-13								
13	Number of Bedrooms, 2011 (QS411EW), Mar11	Source	Office for National Statistics				Houses by No of bedrooms: Values derived for all these categories by aggregating data supplied using the Neighbourhood Statistics Geography Hierarchy				
14	Number of Bedrooms (QS411EW)	National Statistics									
15	All Household Spaces With At Least One Usual Resident	Count	Household Spaces	Mar-11	Charing	Parish					
16	No Bedrooms	Count	Household Spaces	Mar-11	Charing	Parish					
17	1 Bedroom	Count	Household Spaces	Mar-11	Charing	Parish					
18	2 Bedrooms	Count	Household Spaces	Mar-11	Charing	Parish	This material is Crown Copyright. You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence, visit www.nationalarchives.gov.uk/doc/open-government-licence Information Policy Team, The National Archives, Kew, London TW9 4DU, or email: psi@nationalarchives.gsi.gov.uk . When reproducing this material, the source should be acknowledged.				
19	3 Bedrooms	Count	Household Spaces	Mar-11	Charing	Parish					
20	4 Bedrooms	Count	Household Spaces	Mar-11	Charing	Parish					
21	5 or More Bedrooms	Count	Household Spaces	Mar-11	Charing	Parish					
22											
23											
24											
25											
26											

EX 2

	Charing parish	Wye & Hinxhill	Orlestone & Warehorne*	Lenham	Average ex Charing	Charing ward	Ashford borough
Total households, number	1,228	1,055	745	1,424		1,071	47,787
% of households with							
0 bedrooms	0.2	0.0	0.0	0.1	0.1	0.2	0.1
1 bedroom	8.9	12.8	6.7	5.5	8.2	9.9	7.5
2 bedrooms	30.3	28.0	29.1	20.3	24.8	32.9	25.0
3 bedrooms	30.7	36.5	40.1	51.0	43.7	28.9	43.0
4 bedrooms	20.3	15.5	16.6	16.4	16.2	19.1	18.0
5 plus bedrooms	9.7	7.3	7.4	6.6	7.0	9.0	6.4
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
<i>Of which:</i>							
2 or 3 bedrooms	61.0	64.5	69.3	71.3	68.6	61.8	67.9
4 plus bedrooms	30.0	22.7	24.0	23.0	23.2	28.1	24.4

2011 + Poppyfields
& Blackberry

1,295

0.2

8.4

29.3

30.5

20.7

10.5

Housing Survey Exhibit 3

NO OF RESPONSES												
TYPE	5 BED HSE	4 BED HSE	3 BED HSE	2 BED HSE	3 BED BUN	2 BED BUN	2 BED FLT	1 BED FLT	S/O	OTHERS		
96-100												
91-95	House type analysis											
86-90	2 bed	150										
81-85	3 bed	71										
76-80	Shared own	39										
71-75	1 bed	26										
66-70	4 bed	16										
61-65	5 bed	5										
56-60	Other	12										
51-55												
46-50												
41-45												
36-40												
31-35												
26-30												
21-25												
16-20												
11-15												
6-10												
0-5												
NO OF UNITS	55-59	60-64	65-69	70-74	75-79	80-84	85-89	90-94	95-99	100-104	105-109	110
							</					

Dotocracy - Potential Development Sites

Results

Identified Sites		Approx Capacity (if known)	Green Dots	Red Dots	Yellow Dots	Notes
A	Charing Motors Site	20	19	11	26	3 Blue dots included as green
B	Wheler Foundation - Site 1		11	58	0	
C	Wheler foundation - Site 2		2	78	0	
D	Char 1	35	46	6	0	2 Blue dots included as green
E	Char 1 Extension		29	3	0	
F	Wilkinson Close Extension		39	0	1	
G	Burleigh Road - Allotments		12	7	0	
H	Corner of Bowl Road		18	13	6	
I	Land Opposite Bowl Road		21	6	0	
J	Paddock Adjacent to Morrisons Yard		32	16	2	9 blue dots included as green
K	Morrisons Yard		23	1	31	
Total			252	199	66	

Potential Additional Sites		Blue Dots	Yellow Dots	Red Dots	Notes
i	Land Adjacent to Charing School	4	2	0	
ii	Play Area to rear of The Oak	1	3	0	
iii	The Charing Gym Site	4	10	0	
iv	Abottoir site	4	4		One Blue dot in field to SW
v	Strip of land NW of pluckley rd	2	0	0	
vi	Land South of pilgrims way	3	0	0	Two in one field one in another
vii	Land Adj. to Weald Ct. Charing Hill	1	0	0	
viii	Land to rear of mote park	5	0	0	
ix	Land SE of Wilkinson Close on A20	4	0	0	
x	East Lyne - (A20)	1	0	0	
xi	Land West of TheSwan	0	9	0	
xii	Extg Business units East of the Swan	0	5	0	
xiii	The Oak	0	2	0	
xiv	Land to rear of 77-91 The Hill	0	0	1	
xv	Land West of 'The Forge (CH)	9	0	0	
xvi	The Heath (CH)	2	0	6	One green dot included as Blue
xvii	Land East of Dargate (CH)	2	0	0	
xviii	Land West of Blossoms Park (CH)	2	0	0	
xix	Barn on Church Hill (CH)	0	8	0	
xx	Paddocks North of Egerton Rd (CH)	0	0	6	
xxi	The Red Lion (CH)	0	3	0	
xxii	Land East of Spring Field, Heath Rd (CH)	1	0	0	
xxiii	Land East of Highmead, Heath Rd (CH)	1	0	0	
xxiv	Land West of Swan Street (CH)	2	0	0	One dot added in absentia
xxv	Land East of Wind Hill (CH)	1	0	0	
xxvi	Land to the rear of Fairview (CH)	1	0	0	
xxvii	Burleigh Farm (CH)	1	0	0	
xxviii	The Rec (CH)	0	0	1	
xxix	Land to the East of Swan Street	1	0	0	One dot added in absentia
Total		52	46	14	

Total dots Placed

629

CHARING NEIGHBOURHOOD PLAN – ORBIT PROPOSALS

ORBIT HAVE AMENDED ITS PROPOSAL FROM EXTRA CARE TO SHELTERED ACCOMMODATION IN CHARING

ORBIT NEW PROPOSAL IS FOR A 'INDEPENDENT LIVING COMPLEX' THE COMPLEX WILL PROVIDE:

- 46 FLATS AND 5 BUNGALOWS
- ALL FOR PURCHASE ON SHARED OWNERSHIP (minimum 77%, maximum 99%)
- MINIMUM AGE OF PURCHASER IS 55
- PERIOD OF LEASE IS 125 YEARS
- SERVICE CHARGE PER UNIT TO COVER MAINTENANCE AND COMMUNAL RUNNING COSTS
- AMENITIES (wheel chair access, buggy store, residents lounge, activity room, support phone)
- OPEN TO RESIDENTS OF (1) CHARING (2) OTHER VILLAGES IN CLUSTER (3) ASHFORD (4) KENT (5) ANYWHERE IN UK

OBSERVATIONS AND CONCERNS

ORBIT HAS NOT YET PROVIDED RESPONSES TO A RANGE OF ISSUES RAISED BY THE COMMUNITY

- Orbit has not yet responded to CPC on issues it was unable to deal with properly when meeting CPC on 10-09-16 such as: what would happen in the event of the death of an owner with regard to passing on to relatives; lack of parking for visitors when parking in Charing is already difficult and local need assessment for their plan.
- Other concerns among residents remain outstanding
- Concern on capability of surgery and pharmacy to meet needs of this proposed development without weakening ability to service existing residents

SWOT analysis from workshops held between 3 and 7th November 2016 – Orbit proposals

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none">• Downsizing (10)• Charing residents priority in perpetuity (3)• Keeps village family units together (3)• Bollards to prevent Moat being used as a cut through (3)	<ul style="list-style-type: none">• Insufficient parking/village parking congestion (17)• No rentals (6)• Wrong kind of provision, too much over 55s (3)• Ugly (3)
OPPORTUNITIES	THREATS
<ul style="list-style-type: none">• Trading possibilities/local traders (8)• Downsizers free up housing for families (8)• Potential for young singles & young couples to get on ladder, staying in area (3)	<ul style="list-style-type: none">• More pressure on surgery/local amenities (7)

This analysis has been summarised from all observations made at the workshops and takes account of views where the influence value attracted at least three ticks

The first and second preference, in each quadrant, is taken as the key summary of parishioners wishes.

CHARING NEIGHBOURHOOD PLAN

PROJECT 139 COUNCILLORS VIEWS ON CHARING FUTURE

These views were achieved by anonymous questionnaires, analysed and circulated by Hugh Billot to CPC. Included here are:

1. Blank questionnaire
2. Summary results

VISION OF CHARING 2032

THIS QUESTIONNAIRE IS BEING MADE AVAILABLE FOR COMPLETION TO CHARING PARISH COUNCILLORS AND OFFICERS.

This questionnaire is designed to extract ideas and thoughts about how you believe Charing (including Charing Heath and Westwell Leacon) should look in 2032. Please feel completely uninhibited in making responses under the headings given and do add anything else you wish to at the end. You may respond anonymously if you so wish. To do that please put your completed questionnaire in Dawne' letterbox otherwise please email to Hugh Billot preferably by 10th June.

HOUSING

SHOPS AND SERVICES IN CHARING VILLAGE

BUSINESSES

TRANSPORT (RAIL/BUS)

HEALTH/MEDICAL FACILITIES

EDUCATIONAL FACILITIES

THE PALACE (TOTAL SITE)

PROTECTION OF HERITAGE

GREEN SPACES (INCLUDING VIEWS OF THE COUNTRYSIDE)

PLAY AREAS (INCLUDING OUTSIDE SPORTING FACILITIES)

BURIAL GROUNDS

RELIGIOUS CENTRES

TRAFFIC

ANY OTHER VIEWS/IDEAS PLEASE ADD BELOW

ADDITIONALLY WOULD YOU PLEASE ANSWER THE FOLLOWING QUESTIONS

[1] WHAT DO YOU CONSIDER TO BE THE MAJOR ISSUES/CHALLENGES THE PARISH WILL FACE OVER THE NEXT 15 YEARS?

[2a] WHAT DO YOU THINK ATTRACTS PEOPLE TO VISIT CHARING AS IT IS TODAY?

[2b] WHAT OTHER ATTRACTIONS WOULD YOU LIKE TO SEE ESTABLISHED OVER THE NEXT 15 YEARS THAT WOULD ATTRACT GREATER NUMBERS TO VISIT CHARING?

COUNCILLOR VIEWS OF CHARING 2032

SUBJECT	VIEWS
HOUSING	<p>POSITIVES</p> <p>More affordable homes</p> <p>Infilling as opposed to estates</p> <p>Clusters off the A20 preferred</p> <p>More starter homes</p> <p>More smaller sized dwellings</p> <p>Multiple dwelling build only off A20</p> <p>New dwellings design in character</p> <p>Less development than in past</p>
SHOPS/SERVICES	<p>Essential to keep village centre alive</p> <p>Resist future change of use</p> <p>Encourage shops/services to grow</p> <p>Research/encourage new shops</p> <p>Need a pub/restaurant</p>
BUSINESS	<p>Encouragement to business & new</p> <p>New types of shops suggested</p> <p>New development at the Palace</p> <p>Pub (gastro) needed in village</p>
TRANSPORT	<p>Preserve bus and train services</p> <p>Improve frequency of bus/train services</p> <p>New bus services</p>
HEALTH/MEDICAL	<p>Introduce NHS dentist at surgery</p> <p>Promote further health activities</p> <p>Introduce optician at surgery</p> <p>More doctors needed</p>
EDUCATION	<p>The shakra centre needs more promotion</p> <p>Added encouragement to primary school</p> <p>Increase school standards to draw people in</p> <p>Extend school facilities for public use</p> <p>Promote after school clubs</p>
THE PALACE	<p>Restored Palace by 2032 as visitor attraction</p> <p>Restored plus business and housing</p> <p>Many suggestions for hub/shops/business/dwellings</p> <p>Refurbish to house museum</p>
HERITAGE PROTECTION	<p>Preserve for future generations</p>
GREEN SPACES	<p>Vital to maintain as much green space as possible</p> <p>Maintain Clewards protection status</p> <p>Minimise housing development on green spaces</p> <p>Views are a vital part of the village character</p> <p>Only green space development off A20</p> <p>Identify walking routes on green spaces</p> <p>AONB preservation/extension</p>
PLAY AREAS	<p>Maintain/increase play areas</p> <p>Possible use of school grounds</p> <p>Provision of outside gyms</p> <p>Improvements at Charing Heath</p>
BURIAL GROUNDS	<p>Would like an adventure playground</p> <p>New ground for parishioners only</p> <p>Consider a natural burial ground</p> <p>Potential site at Westwell Leacon</p>

RELIGIOUS CENTRES
TRAFFIC

Retain churches also historically important
Ban HGVs on Station/Pluckley Road

MAJOR ISSUES, NEXT 15 YRS

Overdevelopment
Too many executive homes
Too many traveller pitches in Charing Heath
Traffic congestion
Inadequate parking
Loss of village shops
Imaginative use of the Palace
Support for farmers to keep countryside alive
Maintenance of foot paths
Funding to refurbish the Palace
Threat of large housing estates
Keeping active High Street
Attack by predatory land developers
More traffic on Pluckley Road
Retaining the train station
Lack of a business centre
Unwelcome planning
The right type of development
The spread of housing from Ashford to Charing
The spread of housing out of Charing

ATTRACTION TO CHARING

Charm of The High Street
Friendly atmosphere of the village
Multi channel routes for walkers and cyclists
Quaint village with history
Proximity to Pilgrims Way
In middle of tourist area
Destination shops, e.g. post office
Historic church
Historic buildings/homes
Access to the Downs

NEW ATTRACTIONS

Restitution of the Royal Oak
Micro pub
Development of speciality product e.g. Cartmel
Visitor Centre (possibly in the Palace)
Restoration of Palace with small history centre
King Arthur's court attraction
Restaurants at Palace site
More activity on racecourse
Micro brewery/restaurant (possibly in Palace)
Rambler/walker information centre
Night classes
Gastro pub
Café open on Sunday

NEGATIVES

Too many executive houses, limit in future
No more estates comprising more than 25 dwellings
Predatory developers unwelcome
No development west of Pluckley Road
No development west of the A20 roundabout
Reduce ABC rented dwellings to avoid social issues

Parking is a problem and may discourage visitors
Internet shopping may lead to less shops

Don't know enough about existing business
Limited opening hours on Sunday
Slow broadband is a hindrance

Paid parking at station causes congestion in streets
Bus services inadequate especially at Charing Heath

Difficulty in getting appointments
No doctor service at weekends
No extra care facilities or nursing home

No adult education facilities
No night classes

Avoid inappropriate building in conservation area
Some development on green spaces but not estates

Insufficient use, need to promote use
Standard not as good as neighbouring villages
Poppyfields funds not yet spent on improvements

New ground needed in future

Under use puts them at risk

Poor parking

Speed restrictions inadequate on A20 and in CH

No safe crossing point at Pilgrims Way/A252

Pluckley Road is a bottleneck, traffic/HGVs

Charing Hill requires speed restrictions

Efforts needed to reduce traffic flow on Pluckley Rd

CHARING NEIGHBOURHOOD PLAN

PROJECT 140 VEHICLE ORIGINATION STUDY

This section includes:

- The Final Report – Vehicle Origination Study
- Letter of authorisation for volunteers collecting data
- Raw data analysis by location, date and time

CHARING NEIGHBOURHOOD PLAN: VEHICLE ORIGINATION STUDY

PROJECT NO. 140

1 INTRODUCTION

Various studies over the years have remarked on parking difficulties but to date no positive action has taken place to improve matters. As a result Charing is experiencing serious parking problems. It has three general purpose car parks, namely

1. ABC Station Road
2. Market Place
3. Brenchley (Mews) Car park

These offer free parking and while detailed parking surveys showed at the time some underutilisation there were other times when the car parks are full.

Additionally there is considerable street parking some of which is illegal and leads to unsafe situations for both drivers of vehicles and pedestrians

In addition there are two other car parks, namely

1. The train station. Charges are made to park at the station and as a result it has a low occupancy rate as train users park in the streets and other free parking areas. This adds to parking difficulties throughout the village.
2. The surgery. Studies confirm that the surgery car park is often full which results in queuing throughout the car park which is unsafe for both vehicle drivers and pedestrians.

In addition to these parking areas, two roads, namely the High Street and School Road are regularly used as car parks, both legally and illegally.

As a result studies were undertaken to determine where people parking in Charing had come from.

2 Methodology

Volunteers were sought to stand at key points and ask people parking their vehicle where they started their journey. They were given a letter of authorisation from Cllr Billot should they be asked to explain themselves (see Appendix 1).

A short simple data sheet was designed which gave the name of the volunteer, date of study, location, observation time and pertinent comments.

Observations were undertaken in the five parking locations mentioned above and in the High Street and Station Road (the two roads where most parking takes place and nearest to shops and the school).

A summary of data collection sheets is shown in Appendix 2

Full data analysis is attached in Appendix 3

3 Main Findings

Over the study period 248 drivers parking in Charing were asked where they started their journey. Only one refused to provide that information.

Charing is a busy place for car users. People come from considerable distances to visit Charing and for a variety of reasons.

Village residents only accounted for 20% of parking. The other 80% of people parking came from 47 other locations with 13% starting their journey in Ashford; 34% from villages within 5 kilometres from Charing; 23% from villages between 5 and 10 kilometres away from

Charing; 3% from locations between 10 and 15 kilometres away and 6% from locations over 15 kilometres from Charing.

The busiest car park by far is the surgery

TABLE 1 VEHICLES PARKING IN CHARING – POINT OF ORIGIN

Point of origin	Surgery	Market Place	School Road	High Street	Station	ABC Station Rd park	Brenchley Car Park	All locations
Charing	18	4	3	20	2	2	0	49
Ashford	18	5	3	3	3	0	1	33
0-5 Km	26	17	2	17	16	4	3	85
5-10 Km	34	3	1	7	10	2		57
10-15 Km	4	0	1	1	2	0		8
15+ KM	4	2	3	5	2	0		16
Total	104	31	13	53	35	8	4	248

Although this point of origin study was based on a small sample including 25 periods of observation it was considered typical. Interestingly at the surgery it was found during the observation periods that cars were entering the surgery car park at the rate of nearly one car every minute and on a number of occasions the car park was full with queueing cars and an unsafe situation for pedestrians and vehicle drivers.

Of all the locations the surgery is the busiest and will present great challenges if it plans to expand its patient numbers beyond 10,000.

While Charing demographics show a significant ageing population the use of vehicles to visit the surgery or shop is likely to increase. Without further parking this is likely to cause even greater traffic congestion and put greater safety risks on both pedestrians and vehicle drivers.

TABLE 2 CHARING NEIGHBOURHOOD PLAN CAR PARKING
ORINATION STUDY

PARKED AT	SURGER Y	MARKET	SCHOOL	HIGH	STATION	ABC Sta.	BRENCHLE Y	ALL LOCATION S
ORINATION	NUMBE R	PLAC E NUMBE R	ROAD NUMBE R	STREET NUMBE R	NUMBE R	RD PARK NUMBE R	PARK NUMBER	NUMBER
CHARING	18	4	3	20	2	2		49
ASHFORD	18	5	3	3	3		1	33
PLUCKLEY	10	1			4		1	16
HOTHFIELD	10			2				12
CHARING HILL	8	5		4	1	1		19
LITTLE CHART	5	3			3			11
CHARING HEATH	5	2		2	5	1		15
EGERTON	4	1	1	1	4			11
GREAT CHART	3							3
BETHERSDEN	2							2
STALISFIELD	2			1				3
LENHAM	2	1		3				6
TENTERDEN	2							2
CHALLOCK	2	2			3	1		8
SMARDEN	2			1				3
LYMPE	1							1
HIGH HALDEN	1							1
FAVERSHAM	1		1					2
KINGSNORTH	1							1
ALDINGTON	1							1
KENNINGTON	1	1	1					3
CHILHAM	1			1				2
MOLASH	1				1			2
WYE	1							1
THROWLEY	1							1
WESTWELL	1	1	1					3
LENHAM HEATH		1				1		2
RYE		1		1				2
CHARING RURAL		1		1				2
CANTERBURY		1						1
FAVERSHAM ROAD		1		1				2
MAIDSTONE			1					1
DARTFORD			1					1
STELLING MINNIS			1	1				2

CRAWLEY								
TUTT HILL				2	2			4
BOWL ROAD				1				1
LONDON				2				2
WESTWELL LEACON				4	1			5
FOLKESTONE				1				1
HARRIETSHAM				1			1	2
OLD WIVES LEAS					1			1
BIDDENDEN					1			1
BOUGHTON -U- BLEAN					1			1
SANDYHURST LANE					1			1
ORCHARD HEIGHTS					1	1		2
TENTERDEN					1			1
CHARTHAM							1	1
DECLINED TO SAY						1		1
TOTAL	104	31	13	53	35	8	4	248

People regularly visit Charing for many reasons and this study as well as the car parking studies suggest additional parking is required in the village.

HUGH 17-03-18



Clerk to the Council:

Mrs Dawne Austen
6 Haffenden Meadow
Charing, Ashford, Kent
TN27 0JR

Tel: 01233 713599
cpclerk@charingkent.org

19th January 2018

TO WHOM IT MAY CONCERN

Charing Parish Council is undertaking a number of surveys to determine parking capacity in the village. As part of this activity we are interested to learn where people parking in Charing commenced their journey.

Mr Colin Lowe and Mrs Janet Lowe are authorised to assist with this project.

Councillor Hugh Billot

2	DATE	25-01-18	29-01-18	22-02-18	20-02-18	21-02-18	19-01-18	22-01-18
3	TIME	0545 - 1030 HOURS	0540 - 1240	0530-1025	1200-1215	1200-1215	1400-1430	1100-1130
4	PARKING LOCATION	STATION	STATION	STATION	ABC STATION RD	ABC STATION RD	ABC STATION RD	ABC STATION RD
5	PLACE OF ORIGINATION	OLD WIVES LEAS	CHALLOCK	OLD WIVES LEAS	LENHAM HEATH	CHARING HEATH	CHALLOCK	TOP CHARING HILL
6		WESTWELL LEACON	OLD WIVES LEAS	PLUCKLEY	ORCHARD HEIGHTS	CHARING		
7		CHARING	ASHFORD	LITTLE CHART		CHARING		
8		PLUCKLEY	PLUCKLEY	EGERTON				
9		LITTLE CHART	PLUCKLEY	ORCHARD HEIGHTS				
10		ASHFORD	LITTLE CHART	CHARING HEATH				
11		TUTT HILL	ASHFORD	CHARING HEATH				
12		CHARING HEATH	CHARING HEATH	TOP CHARING HILL				
13		CHALLOCK	TUTT HILL	TENTERDEN				
14		EGERTON	CHALLOCK	CHARING HEATH				
15		EGERTON	EGERTON					
16		BIDDENDEN	BOUGHTON-UNDER-BLEAN					
17		CHARING	SANDYHURST LANE					
18		MOLASH	REFUSED TO SAY					
19		14	14	10	2	3	1	1
20	QUALITATIVE COMMENTS	Covenient	Convenient	Easier & cheaper than	Both going to sugery	Easier than surgery		To go to pharmacy
21	OF INTEREST	Easier parking than	Easier & cheaper than	Ashford station		car park		3 with no space to park
22		Ashford station	Asford station	More convenient &				20+ left the surgery
23		Easier & cheaper		cheaper than Headcorn				
24		than Faversham sta.						
25								

1	CHARING CAR PARKING ORIGINATION STUDY					(WHERE THE JOURNEY WAS STARTED)	
2	DATE	22-01-18	23-01-18	02/07/2018	02/08/2018	02/09/2018	
3	TIME	1430-1530	1445-1530	1615-1645	1015-1100	1330-1415	
4	PARKING LOCATION	HIGH STREET	HIGH STREET	HIGH STREET	HIGH STREET	HIGH STREET	
5	PLACE OF ORIGINATION	EGERTON	CHARING HILL	WESTWELL LEACON	CHARING	CHARING	
6		ACTON FARM	LENHAM	CHARING	SMARDEN	TUTT HILL	
7		CHARING	TUTT HILL	CHARING		FOLKESTONE	
8		CRAWLEY	BOWL ROAD	CHARING		HARRIETSHAM	
9		CHARING	HOTHFIELD	WESTWELL LEACON		ASHFORD	
10		RYE	CHARING HILL	CHARING		CHARING	
11		CHARING	LONDON	CHARING		CHARING HEATH	
12		CHARING	ASHFORD	CHARING		ASHFORD	
13		HOTHFIELD	CHILHAM	CHARING		LONDON	
14		CHARING	LENHAM	CHARING			
15			CHARING HILL	CHARING			
16			LENHAM	CHARING HEATH			
17			STALISFIELD	WESTWELL LEACON			
18				FAVERSHAM RD			
19				CHARING			
20				CHARING HILL			
21				WESTWELL LEACON			
22				CHARING A20			
23				CHARING			
24		10	13	19	2	9	
25	QUALITATIVE COMMENTS	Stopping on way		Residents	Shopping		
26	OF INTEREST	home		Stop shop keepers			
27		Resident		parking in 1 hour spots			
28		Shopping					

1	CHARING CAR PARK ORIGATION STUDY (WHERE THE JOURNEY WAS STARTED)						
2	DATE	22-01-18	02/05/2018	02/05/2018	02/06/2018	21-02-18	23-02-18
3	TIME	0918-0943	0945-0955	1500-1530	1010-1030	1520-1553	1102-1121
4	PARKING LOCATION	SURGERY	SURGERY	SURGERY	SURGERY	SURGERY	SURGERY
5	PLACE OF ORIGATION	CHARING	LITTLE CHART	CHARING HILL	CHARING	SMARDEN	ASHFORD
6		BETHERSDEN	ASHFORD	ASHFORD	GREAT CHART	CHARING	HOTHFIELD
7		CHARING	HOTHFIELD	ASHFORD	CHARING HEATH	ASHFORD	CHARING HILL
8		CHARING	CHARING HEATH	HIGH HALDEN	KENNINGTON	PLUCKLEY	HOTHFIELD
9		BETHERSDEN	HOTHFIELD	HOTHFIELD	PLUCKLEY	CHARING HEATH	CHARING HILL
10		LITTLE CHART	LITTLE CHART	ASHFORD	CHARING HILL	WESTWELL	STALISFIELD
11		CHARING	CHARING	LITTLE CHART	PLUCKLEY	PLUCKLEY	CHARING HILL
12		ASHFORD	CHARING	ASHFORD	CHARING HILL	LITTLE CHART	EGERTON
13		ASHFORD		TENTERDEN	EGERTON	ASHFORD	ASHFORD
14		CHARING		EGERTON	CHILHAM	EGERTON	CHARING HEATH
15		GREAT CHART		ASHFORD	HOTHFIELD	HOTHFIELD	CHARING
16		ASHFORD		ASHFORD	THROWLEY	PLUCKLEY	CHARING
17		STALISFIELD		CHARING HILL	PLUCKLEY	CHARING	MOLASH
18		GREAT CHART		FAVERSHAM	TENTERDEN	CHARING	CHARING
19		CHARING		KINGSNORTH		CHARING HEATH	HOTHFIELD
20		LYMPE		ASHFORD		CHALLOCK	SMARDEN
21		PLUCKLEY		LENHAM		WYE	HOTHFIELD
22		LENHAM		CHARING HILL		ASHFORD	PLUCKLEY
23		ASHFORD		CHARING		PLUCKLEY	PLUCKLEY
24				ASHFORD		HOTHFIELD	
25				ALDINGTON		CHARING	
26				CHARING		CHALLOCK	
27		19	8	22	14	22	19
28	QUALITATIVE COMMENTS					So many parking	So many couldn't
29	OF INTEREST					couldn't catch	catch them all
30						them all	
31	ENTRY RATE, NO. OF CARS						
32	PER MINUTE	0.76	0.8	0.73	0.7	0.67	1
33							

1	CHARING CAR PARK ORIGATION STUDY (WHERE THE JOURNEY WAS STARTED)							
2	DATE	29-01-18	02/08/2018	03/09/2018	03/10/2018	22-02-18	23-02-18	03/10/2018
3	TIME	1112-1120	1030-1115	1015-1120	1150-1242	1030-1058	1330-1400	1115-1140
4	PARKING LOCATION	MARKET PLACE	MARKET PLACE	MARKET PLACE	MARKET PLACE	SCHOOL ROAD	SCHOOL ROAD	BRENCHLEY PARK
5	PLACE OF ORIGATION	CHARING	WESTWELL	CHALLOCK	ASHFORD	KENNINGTON	ASHFORD	ASHFORD
6		LENHAM HEATH	CHARING HEATH	ASHFORD	ASHFORD	CHARING	ASHFORD	PLUCKLEY
7		CHALLOCK	FAVERSHAM ROAD	LIVES IN MKT PLACE	ASHFORD	CHARING	FAVERSHAM	HARRIETSHAM
8		RYE	EGERTON		CHARING HILL	WESTWELL	STELLING MINNIS	CHARTHAM
9		KENNINGTON	CHARING		LENHAM	ASHFORD		
10		LITTLE CHART	CHARING HEATH			EGERTON		
11		ACTON FARM	CHARING			MAIDSTONE		
12		ASHFORD	LITTLE CHART			DARTFORD		
13		CHARING HILL	PLUCKLEY			CHARING		
14		CHARING HILL	LITTLE CHART					
15		CANTERBURY	CHARING HILL					
16			CHARING HILL					
17		11	12	3	5	9	4	4
18	QUALITATIVE COMMENTS	Shopping	Station car park too	Café & dog walk	Mainly shopping		Visit hairdresser	Café/shopping
19	OF INTEREST	Café	expensive					
20			Church meeting					
21								
22								

NEIGHBOURHOOD PLAN

PROJECT 141 NEW COMMUNITY HALL

Documents include

- Preliminary specification
- Need for a new Community Hall and additional parking
- Discussion and progress report 04-01-18
- Proposed Flagship Programme
- Legal issues
- Correspondence with Locate in Kent
- Correspondence with ABC regarding new community hall at Repton Park

NEW VILLAGE HALL - SKETCH CONCEPT



Proposed (2-Storey) Village Hall:

Gross External Footprint: 353.8m²

Gross Internal Areas:
Ground Floor: 326.0m²
First Floor: 313.9m²
Total: 639.9m²

Parking Requirement based on Kent and Medway Vehicle Parking Standards (2006):

- 4no. x Spaces _ B1: Business
(Circa. 80m² x 1 Space per 20m²)
- 26no. x Spaces _ D2: Assembly & Leisure
(Circa. 560m² x 1 Space per 22m²)
- 1no. x Spaces _ Disabled Parking Spaces
(2 other spaces to not be designated but of sufficient space).

31no. x Spaces _ Total

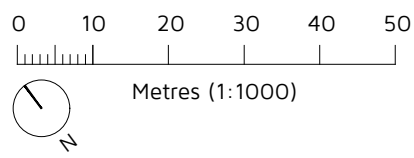


Proposed Village Hall Layout
1:200 @ A3





Illustrative Proposed Site Layout Plan
1:1000 @ A3



Site Area: 1.89 Ha

DRAFT PRE-APP SKETCH / WORK IN PROGRESS - SUBJECT TO TREE SURVEY AND OTHER THIRD PARTY REPORTS

Draft Pre-application Sketch 01
48 Unit Scheme (25 dph):

Draft Summary Schedule (subject to third party surveys and consultation response)

6 x 1-Bedroom Maisonettes @ 51 sqm
(Plots 5, 6, 12, 13, 14 & 15)

6 x 2-Bedroom Maisonettes @ 67 sqm
(Plots 3, 4, 23, 24, 43 & 44)

12 x 2-Bedroom Houses @ 74 - 76 sqm
(Plots 8 - 10, 17, 22, 25, 27 - 29, 42, 48 & 49)

19 x 3-Bedroom Houses @ 86 - 138 sqm
(Plots 1, 2, 7, 11, 16, 18 - 21, 26, 30 - 34, 40, 41, 45 & 46)

5 x 4-Bedroom Houses @ 128 -134 sqm
(Plots 35 - 39)

Indicative dwelling blocks adhere to the National Space Standard which supersedes the guidance contained in the Ashford Residential Space and Layout SPD 2011. All other requirements (outdoor garden space etc.) adhere to the standards set out in the Council's SPD.

Residential Parking

1 bed flats - 1 x space
2 bed flats/house - 2 x spaces

3 bed houses - 2 x spaces
4+ bed houses - 2 x spaces (3 spaces under emerging policy)
0.2 Visitor (16 spaces)
1 Visitor space per tandem parking arrangement.

The above is in accordance with the Residential Parking SPD 2010 'Rural' with due regard paid to emerging policy TRA3 of Local Plan 2030.

Community Hall Parking

*In accordance with KMSP SPG4 Vehicle Parking Standards (July 2006) / Land Use Class B1:
Business (1 space per 20m²) Land Use Class D2:

Rev: Reason: Date:

Assembly & Leisure (1 space per 22m²)

43no x Spaces based on:

31no. x Required Spaces
12no. x Additional Spaces

Client: R. A. COMMERCIAL

Project: LAND AT PARSONS MEAD, CHARING, KENT, TN27 0JJ

Title: SITE LOCATION PLAN

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CHARING – THE NEED FOR A NEW COMMUNITY HALL AND ADDITIONAL CAR PARKING IN THE VILLAGE CENTRE

1 BACKGROUND

The population of Charing parish was 2,766 at the time of the 2011 census. By 31st March 2018 it is estimated to have reached around 2,965 (based on the increase in housing and allowing 2.4 people per dwelling). Forecast housing completions suggest that the population will have grown by further 1,100 between now and 31/3/2030, i.e. by around 1,300 in total during the plan period of 2011 to 2030. This is growth of around one third between now and 2030 and of 47% over the plan period. While there will be limited growth in Charing Heath, the bulk of the increase will occur in or adjoining the village of Charing where the increase in population will be well over 40% between now and 2030 (and over 50% during the plan period). See the table at Annex A for details.

The lion's share of this future growth will come from allocations in Ashford's Local Plan with a particularly substantial contribution from the "Land West of Poppyfields" (S55) site allocation.

It is of clear importance that a growing population does not create a community welfare deficit for both existing and new residents. Our evidence collecting programme over the last two years has identified some real issues it will be absolutely necessary to tackle to avoid such a deficit. Among these are:

- More parking to help residents and tourists park to access Charing village
- More employment opportunities
- Improved facilities (social and recreational) to suit all ages
- A larger community centre which in addition to meeting social, community sporting and recreational facilities can also meet some ancillary health care needs (given constraints on potential expansion of the GP surgery).

Community Hall

Charing has two buildings (the Parish Hall and the Church Barn) which provide “community hall” facilities (plus a small meeting room in the Methodist Church) as well as the playing fields pavilion. The Barn and the Pavilion are not large and have no accompanying offices or meeting rooms. The Barn has no parking.

The Parish Hall is larger but the main hall is still limited to 120 people. There are no additional meeting rooms on the ground floor and only one upstairs with a small office behind it. There is a small kitchen and very limited storage (in fact the small office is already used for storage). At times public meetings already attract more than 120 people making it difficult to accommodate everyone. With the growth in population what is just an occasional problem will become more frequent.

The Parish Hall has no parking but even so we cannot always accommodate booking requests particularly for weekday evenings. Again this problem will become more acute with additional population.

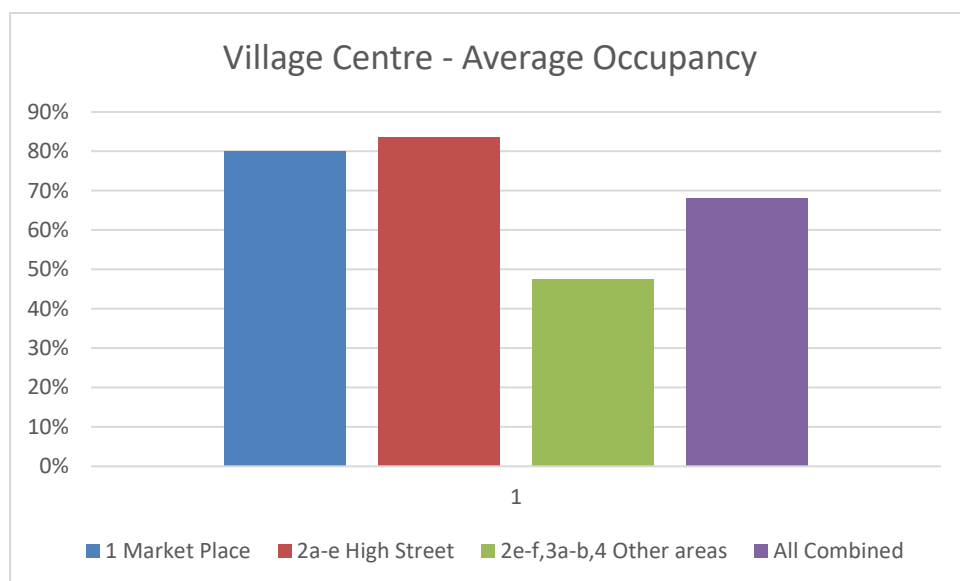
Despite the use of three marquees, there was not sufficient room in the Church Barn area to accommodate all who wanted to attend the annual “Magical Evening” event on November 30th.

Our parish clerk works primarily from home and already uses part of her home to store documents. This arrangement will clearly be no longer feasible with a larger village particularly if, as seems likely, we will need to employ some part time assistance for her as a result of parish growth.

There will therefore be a clear need for a larger hall with the range of meeting rooms appropriate for the larger village and proper office accommodation. Therefore a contribution to a new larger community hall is both necessary and directly related. S106 money at the normal rate for such a building should therefore contribute to this although funding will also come from receipts from the possible sale of the existing parish hall (this has to be subject to referendum), available grants and through the Parish Council taking out a loan.

Car parking

Car parking can already be difficult at times in the village centre. Surveys carried out (see Annex B) as part of the research for the Neighbourhood Plan confirmed that parking at the centre of the village is close to or at capacity at times and sometimes over capacity due to parking on yellow lines or by corners. The following chart summarises the situation.



As can be seen the Market Place and the main part of the High Street were effectively at capacity given the need for some allowance for temporary spaces for churn and for the fact that on street parking without marked bays is not always efficient. The fringes of the centre normally still have some space. However the number of spaces in this area are limited (39). Growth from planning permissions already granted will eat up some of them. Further at the time the survey was taken one of the two general stores was closed following the death of one of the owners. It has recently (November) re-opened and will generate its own share of parking need.

The nearest point of "Land South of the Swan" is 600 metres from the Village Centre, the centre around 800 and the furthest a little over a kilometre if a pedestrian route through Poppyfields or via the cut through by Pleasant Place is assumed. Neither the Pleasant Place cut through nor a route through Poppyfields are currently certain. If they are not available the nearest houses would be 850 metres from the village centre and all the others correspondingly further. Walking via PROW AW35 is almost a kilometre for the houses closest

to it and much further for much of the site. Many people will not be prepared to walk these distances particularly if they have to carry heavy shopping, the weather is bad or they want to shop on the way to or from elsewhere.

The propensity of residents to walk or drive can be assessed from two surveys of residents (detailed information available on request):

- a. An informal survey of Pluckley Road residents found that out of 35 households surveyed, 21 would drive to the village once per week or more. 7 would drive occasionally. Those living more than 700 metres from the centre would tend to drive rather than walk unless walking a dog. The nearest point on Pluckley Road to the village centre is approximately 540 metres and the furthest 1.1 kilometres so this is comparable to Land South of the Swan assuming a route via Pleasant Place or Poppyfields proves feasible.
- b. A recent survey was carried out of Poppy Fields residents, the latest major housing development in Charing, with 26 respondents. Poppyfields is closer to the village centre than the application site and residents walk rather more often than driving. But over 90 percent of respondents drove at times to the village.

Thus provision of car parking spaces in the village centre is therefore **necessary and directly related**.

While household practice will vary widely it seems reasonable to assume that on average households would visit the village centre at least twice a week parking for one hour. Over a week 135 households would thus generate 270 hours of parking between 9am to 5pm Monday to Saturday. If evenly spread this would require 6.75 parking spaces (270/40) but as they will not be evenly spread a contribution of 9 parking spaces would seem appropriate. (Note that this is for parking for visits to the village centre not for visits to the new community hall.)

NEW COMMUNITY FACILITY PROGRAMME

To meet a number of community needs including a larger community hall with additional facilities and additional car parking a proposed community facility programme is planned, with the land owners' agreement, to be established on

the site of Parsons Mead (see map). The site is available and achievable and close to the village centre. The proposed facility will comprise a village hall for public meetings and social and recreational events, six business units to create new employment opportunities and additional rooms to provide additional health services to residents, opportunities for all ages to enhance knowledge and skills via an educational unit, society meeting rooms and a parish clerk's office.



2.1 A NEW CAR PARK

In addition to car parking for those visiting the Hall it will also provide over flow parking for those visiting the high street to shop. The entrance to the car park will be just a few metres from the light-controlled pedestrian crossing across the A20 the other side of which is a few steps from the bottom of the High Street.

It is 280 metres from the village centre and just 140 metres from the nearest shop.

A number of discussions have been held with landowners. In exchange for developing the rest of the site for housing they are willing to provide land for the new community facility and for car parking. An indicative prospectus for the whole development and further details will be available shortly.

An alternative site for car parking facilities would be the Piquets Play Ground behind the High Street with the play equipment on it being moved to the area behind it. The area behind is currently owned by KCC but agreement in principle has been reached for the Parish Council to have a long lease on it. However while feasible there are constraints which show that it would be more expensive to achieve than the proposed Parsons Mead development. The latter therefore is now our first choice.

Charing Parish Council

17/12/2018

Annex A

Charing Population growth			
	Dwellings	Population	
2011 census	1,298	2,766	
Additions to 31/3/2018	83	199	
Current (31/3/18) situation	1,381	2,965	
Additions 2018 to 2030			Notes
	Dwellings	Population	
Orbit age restricted	51	70	Single and Two person units only
"Char 1"	55	121	Mainly small dwellings so assume 2.2 per dwelling
Northdowns	20	48	
Land south of Swan	135	324	
Rest of Land W of Poppyfields	80	192	
Parsons Mead	36	79	Mainly small dwellings so assume 2.2 per dwelling
Crofters	9	14	One and two person starter homes
Yewtree	23	30	Park homes so single or double occupancy
Windfall PP granted	62	149	65 granted, assume slight shortfall
Current applications, say	10	24	
Future windfall, say	35	84	
Total additions	516	1,135	
2.4 persons per dwelling are assumed except where specified			

Annex B

CHARING VILLAGE PARKING SURVEY

Extract covering village centre

EXECUTIVE SUMMARY

1. As part of the process for the completion of the Charing Neighbourhood Plan (CNP), parking usage has been assessed to review the current situation and consider the village's future parking needs.
2. A parking survey was undertaken in three areas of the village: Village South in the vicinity of Charing train station; Village Centre in the area of the High Street and Village West in the vicinity of the local school.
3. There is a total of 215 available parking spaces in the three areas surveyed at any given time of which 96 are in car parks or off-street designated parking and the remaining 119 are on-street.
4. Streets in the village are narrow. Legitimate on-street parking generally reduces the traffic flow to one direction and creates congestion. In the High Street legal parking areas switch from one side of the road to the other creating a chicane for the traffic to negotiate.

Methodology

5. The village was divided into three areas for the purposes of the parking survey, The three areas were:
Parking Survey 116A – Village South - Charing train station, Hither Field and Surgery Close
Parking Survey 116B – Village Centre - Market Place, High Street and Old Ashford Road/Moat
Parking Survey 116C – Village West - School Road, Brenchley Mews car park and Downs Way
6. In order to facilitate analysis of the results, each survey area was divided into zones. The survey team estimated the number of vehicles that can park safely and legally in each zone.
7. A survey was conducted in each area on two weekdays and at least one Saturday (one survey covered two Saturdays) in the period September-November 2017. On survey days the team counted the number of vehicles parked in each zone and recorded the last 3 digits of the registration numbers at four points in time i.e. between:
07:00 and 08:00 hours
11:00 and 12:00 hours
15:00 and 16:00 hours
19:00 and 20:00 hours
Recording part of the vehicle registration enabled the team to gauge how frequently particular vehicles parked in the village and, therefore, whether they were likely to belong to people

visiting or living in the village.

8. The team also noted vehicles parked illegally or obstructively and recorded special circumstances likely to affect parking.
9. The results data is presented at the end of this Appendix.

GENERAL OBSERVATIONS

10. Streets in the village are narrow such that even legal street parking generally reduces traffic flow to one lane. Where parking switches from one side of the street to the other, as in the High Street, it creates chicanes for traffic to negotiate. Large agricultural vehicles, Ashford Borough Council waste collection vehicles, large delivery vehicles and a double decker bus service run through the village. Pavements are narrow and sometimes non-existent. They are particularly narrow on School Road at the junction with the High Street.
11. Most areas of the village centre were found to be at The expected increase in the number of dwellings is certain to lead to an increase in demand for parking in the village within 5 to 10 years. Therefore what is now a just about tolerable situation is likely to deteriorate substantially unless additional parking is provided.

PARKING SURVEY 116B – VILLAGE CENTRE



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Fig1.3

Special circumstances

12. The work to install the village Christmas lights had begun on Friday and was completed on Saturday 25 November. At 7am on that Saturday the area outside Wheler House (Zone 2b) was coned off and a cherry picker was parked next to the coned area. There is a noticeable effect on parking in that area at that time but the numbers are small. At 11am on the same day, the High Street, between the junction with the Old Ashford Road and the A20 (Zone 2e), was closed. Some cars that had been there at 7am were still there at 11am but no new cars had arrived.
13. At the time of the survey the shop at the bottom of the High Street (Charing Stores) was closed following the death of one of the owners. It has recently (November 2018) re-opened with a

new tenant so parking at the bottom of the High Street should become more popular with additional clientele attracted.

Results

Village Centre Zones 2a and 2c
High Street viewed north from the junction with the Old Ashford Road

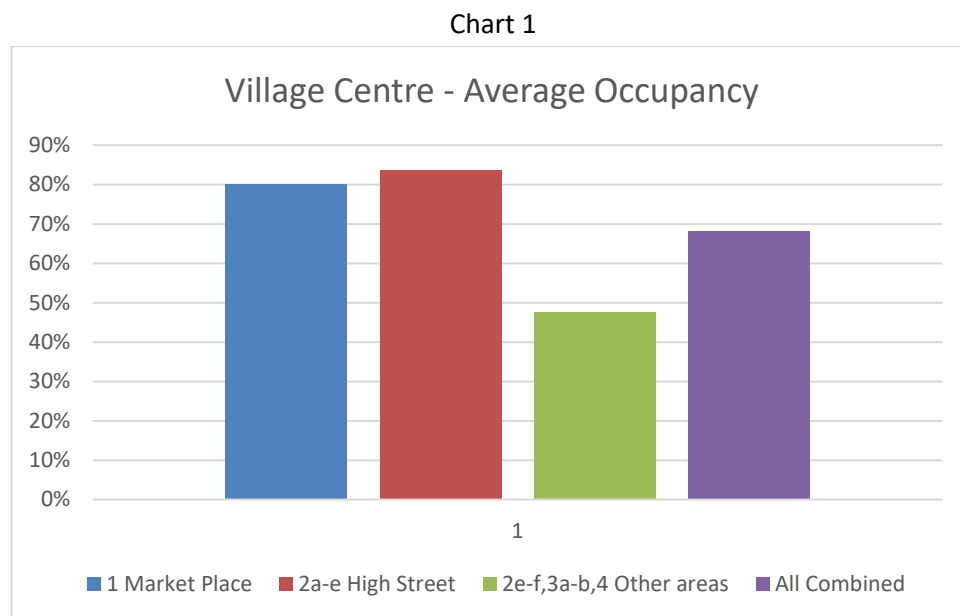


14. Vehicle Count and Occupancy

Total parking capacity in the four zones in the Village Centre area is 97¹ at any given time. The total number of vehicles recorded during the sixteen observations is 1,058 (see Fig. 3.2), the greatest number being 78 between 11:00 and 12:00 hours on Saturday 18 November. The area

¹ **Post survey note:** I query whether there are three spaces on the North side of Old Ashford Road. Parking on both sides of this road would unduly restrict traffic and hamper visibility for cars exiting from The Moat. As the detailed table shows it appears that most drivers agree since only one car was parked during the survey.

closest to the shops in the High Street (Zones 2a, 2b and 2c) is frequently at full capacity and sometimes beyond with cars parking illegally. There is some surplus capacity at the extremes of the village i.e. the 3 spaces on the east side of the High Street south of the junction with the Old Ashford Road (Zone 2e), the west side of the High Street north of the former Kings Head (Zone 2g) and the part of the Old Ashford Road closest to the A20 and the Moat (Zones 3a-b and 4). Chart 1 below shows that the highest occupancy rates occur in the core of the High Street (Zones 2a-e) while parking areas at the extremes of the village (Zones 2f-g in the north and 3a-b, 4 in the south) are less popular.



15. Illegal and Obstructive Parking

The east side of the High Street adjacent to the shops (Zones 2a-c) saw 17 of the 22 incidents of illegal/obstructive parking in this area (see Fig.6.1). Of these, 12 incidents related to the restricted parking area, the short stretch of road with a single yellow line in Zone 2b between the road leading to the Market Square and the Old School House and opposite the junction of the High Street and School Road. No doubt this is because, often, this is the only available space close to the village shop, Post Office and butchers. It should be noted that the number 10X bus which operates between Ashford and Maidstone, runs through the village, using the Old Ashford Road, High Street and School Road. Since these roads are narrow, there is often congestion and unsafe situations arise when the bus is forced to drive between the parked vehicles and the pavement, particularly in the High Street and when making the turn into and out of School Road. This problem is exacerbated by illegal parking in Zone 2b.

Detailed results for Village Centre

Fig.2.3-116B Village Centre

Village Centre - Parking Zones			
Zone	Description	Type	Capacity
1	The Market Place Designated Off-Street Parking	Free car park	26
2a	High St - Outside Post Office (1 hour no return, Mon -Sat 8am-6pm)	Free limited time	3
2b	High St - Upper East side to Kings Head	Free street	6
2c	High St - Mid East side to Old Ashford Road	Free street	10
2d	High St - Lower West to A20	Free street	10
2e	High St - Lower East to A20	Free street	3
2f	High St - Upper East, Kings Head to Pett Lane	Free street	4
2g	High St - Upper West, Kings Head to Pett Lane	Free street	9
3a	Old Ashford Road - South side to A20	Free street	20
3b	Old Ashford Road - North side to Moat	Free street	3
4	The Moat - visible from Old Ashford Road	Free street	3
Total			97

Vehicle Count and Occupancy

The tables below show the number of vehicles parked in each area and zone first as a simple count and then as a percentage of the capacity of that zone.

For example: Fig. 3.1- 116A shows that only 3 vehicles were parked in the station car park (Zone 1) at 7am on Friday 27 September, which meant that only 9% of available spaces were occupied.

Key to colour coding of occupancy data

Green = Less than 50% occupancy

Amber = 50% to 99% occupancy

Pink = 100% or greater occupancy

Village Centre – Vehicle Count												
Zone	Market Place	High Street (A20 to Kings Head)					High Street North		Old Ashford Road		Moat	
Capacity	1	2a	2b	2c	2d	2e	2f	2g	3a	3b	4	All
Fri 17/11	79	9	24	34	32	6	11	15	47	1	2	260
07:00	18	3	8	9	7	1	0	6	11	0	0	63
11:00	25	3	6	10	6	1	4	4	11	0	1	71
15:00	22	2	6	7	9	2	3	2	14	1	1	69
19:00	14	1	4	8	10	2	4	3	11	0	0	57
Sat 18/11	80	8	26	40	30	2	15	17	41	0	6	265
07:00	16	2	6	10	7	1	4	4	10	0	0	60
11:00	28	2	8	12	7	1	3	3	11	0	3	78
15:00	18	2	5	8	8	0	4	5	9	0	2	61
19:00	18	2	7	10	8	0	4	5	11	0	1	66
Mon 20/11	77	7	25	38	35	9	15	13	44	0	4	267
07:00	20	2	6	8	8	1	4	5	10	0	0	64
11:00	25	1	6	11	10	3	5	2	15	0	2	80
15:00	16	2	7	10	8	2	3	2	10	0	1	61
19:00	16	2	6	9	9	3	3	4	9	0	1	62
Sat 25/11	97	8	22	39	30	4	10	22	32	0	2	266
07:00	21	1	4	10	8	2	2	5	6	0	0	59
11:00	29	2	6	12	6	1	3	5	9	0	1	74
15:00	25	3	6	8	8	0	3	6	11	0	1	71
19:00	22	2	6	9	8	1	2	6	6	0	0	62
Grand Total	333	32	97	151	127	21	51	67	164	1	14	1058

Village Centre Occupancy												
Zone	Market Place	High Street (A20 to Kings Head)					High Street North		Old Ashford Road		Moat	All
	1	2a	2b	2c	2d	2e	2f	2g	3a	3b	4	
	Capacity	3	6	10	10	3	4	9	20	3	3	
Fri 17/11/17	76%	75%	100%	85%	80%	50%	69%	42%	59%	8%	17%	67%
07:00	69%	100%	133%	90%	70%	33%	0%	67%	55%	0%	0%	65%
11:00	96%	100%	100%	100%	60%	33%	100%	44%	55%	0%	33%	73%
15:00	85%	67%	100%	70%	90%	67%	75%	22%	70%	17%	33%	71%
19:00	54%	33%	67%	80%	100%	67%	100%	33%	55%	0%	0%	59%
Sat 18/11/17	77%	67%	108%	100%	75%	17%	94%	47%	51%	0%	50%	68%
07:00	62%	67%	100%	100%	70%	33%	100%	44%	50%	0%	0%	62%
11:00	108%	67%	133%	120%	70%	33%	75%	33%	55%	0%	100%	80%
15:00	69%	67%	83%	80%	80%	0%	100%	56%	45%	0%	67%	63%
19:00	69%	67%	117%	100%	80%	0%	100%	56%	55%	0%	33%	68%
Mon 20/11/17	74%	58%	104%	95%	88%	75%	94%	36%	55%	0%	33%	69%
07:00	77%	67%	100%	80%	80%	33%	100%	56%	50%	0%	0%	66%
11:00	96%	33%	100%	110%	100%	100%	125%	22%	75%	0%	67%	82%
15:00	62%	67%	117%	100%	80%	67%	75%	22%	50%	0%	33%	63%
19:00	62%	67%	100%	90%	90%	100%	75%	44%	45%	0%	33%	64%
Sat 25/11/17	93%	67%	92%	98%	75%	33%	63%	61%	40%	0%	17%	69%
07:00	81%	33%	67%	100%	80%	67%	50%	56%	30%	0%	0%	61%
11:00	112%	67%	100%	120%	60%	33%	75%	56%	45%	0%	33%	76%
15:00	96%	100%	100%	80%	80%	0%	75%	67%	55%	0%	33%	73%
19:00	85%	67%	100%	90%	80%	33%	50%	67%	30%	0%	0%	64%
Grand Total	80%	67%	101%	94%	79%	44%	80%	47%	51%	2%	29%	68%

CHARING FUTURE VISION – A NEW COMMUNITY HALL FOR ALL TO ENJOY JUST A FEW MINUTES FROM THE CENTRE OF CHARING VILLAGE AND PROVIDING



- A large room for public meetings and events
- Small meeting rooms for local societies
- A complimentary health centre providing services such as podiatry, eye sight tests, cookery advice for people with special dietary requirements
- A games/coding centre for younger (but not necessarily) residents
- An education and training facility for the benefit of all
- Integrated commercial business units with the prospects of creating around 20 new jobs
- A new car park of 50 places for users, high street shoppers and tourists

This proposed facility has the support of Charing Parish Council, the Neighbourhood Plan Steering Committee together with strong community support gained at the exhibitions last November

WHY DO WE NEED THIS?

It responds to parishioner expectations gathered during the neighbourhood plan process and it is needed otherwise parishioners are likely to experience a welfare deficit in the future basically because the Ashford Borough Council Local Plan, 2011 to 2030

- Envisages over 600 new houses in Charing parish, 50% more than a major independent consultancy says are needed
- Housing growth in Charing is estimated at 51.9% (whereas Ashford is 30.5%)
- Population growth in Charing village is estimated at 60% (whereas it is 23.7% in Ashford)
- The Ashford Local Plan creates no extra jobs for Charing village which has lost 56.7% of its jobs over the last 5 years
- The Ashford Local Plan creates no new parking yet it is estimated that the number of cars in the parish will increase by 49.4% by 2030 when there will be in the order of 1,704,384 car movements by residents excluding visitors and through traffic

CHARING NEIGHBOURHOOD PLAN 2011 TO 2030

PROPOSED FLAGSHIP PROGRAMME – NEW COMMUNITY CENTRE
WITH INTEGRATED BUSINESS UNITS AND A NEW CAR PARK, ALL
DESIGNED TO MEET THE GROWING NEEDS OF THE PARISH

1 BACKGROUND

The population in Charing grew by 2.7% or 77 people during the census period 2001 to 2011 to reach 2,766. ~~By 31st March 2018, it~~ is estimated that population had grown by around 200 to 2,965 (based on the increase in housing and allowing 2.4 people per dwelling). With this and forecast housing completions between now and 31st March 2021 it is estimated that population growth in the ~~next current~~ census period 2011 to 2021 is likely to be around ~~2625%~~ or ~~720700~~ people. It is further estimated that population will grow by a further ~~480600~~ people in the period 2021 to ~~2030-2030~~. ~~[ill based on 300 more houses 2011 to 2012 and 200 more 2011 to 2030 and 2.4 people per house].~~ These estimates suggest population growth in the parish during the plan period of ~~4347%~~ or around ~~12001,300~~ people (the increase in the village of Charing is estimated at over 50%). Population growth ~~the main~~ in the UK has been the result of significant net migration over the last ~~decade decade plus increased~~ longevity and trends towards smaller households. There has been an internal migratory system resulting in significant numbers of families moving to the south east and also away from London to the rest of the south east. As a result villages, as well as urban areas, are under pressure to expand in order to meet Local Authority housing targets and which shows no sign of meaningful abatement over the next five years. This has created an internal migratory system resulting in significant numbers of families moving away from urban to rural areas with the result that villages are under pressure to

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~~expand into the countryside in order to meet Local Authority housing targets.~~

While it is not possible to stop this tide of development it is of strategic importance to our neighbourhood plan that a growing population does not create a community welfare deficit for both existing and new residents. Our evidence collecting programme over the last two years has identified some real needs absolutely necessary to avoid such a deficit. These include:

- Improved health care
- Lower speed limits on roads
- More parking to help residents and tourists park to access Charing village
- More employment opportunities
- Smaller houses to suit downsizers and first time buyers
- Protection of green spaces and the countryside
- Improved facilities (social and recreational) to suit all ages
- A new community centre meeting as many of the outlined needs as possible
- Actions to prevent further high street decline
- Maintain the character of the place and protect the environment

The parish is in an attractive location and includes a conservation area and an area of outstanding natural beauty. Springs give rise to a tributary to the Great Stour River and to sources of sound drinking water for residents not just in Charing but miles around.

Our response to these issues has become strategic objectives of our neighbourhood plan and in particular its 'flagship programme'.

2 FLAGSHIP PROGRAMME

The proposed flagship programme will meet many of parishioners needs and is planned, with the land owners agreement, to be established on the site of Parsons Mead, ~~and it~~ will comprise a village hall for public meetings and social and recreational events, six business units to create new employment opportunities and additional rooms to provide additional health services to residents, opportunities for all ages to enhance knowledge and skills via an educational unit, society meeting rooms and ~~a~~ an administrative office for use by the parish clerk office and others managing events.

This flagship proposal is aligned to the strategic objectives of the emerging Local Plan as specified in Policy SP1.

[PAUL PICTURES OF PROPOSED NEW HALL, FLOOR LAYOUTS ETC]

The new facility will provide the following:

2.1 A NEW CAR PARK

For many years existing car parks have been unable to cope for much of the time and it is not unusual to see vehicles unlawfully parked or parked in situations that create hazardous circumstances for both motorists and pedestrians. The new car park will be able to accommodate over 40 vehicles at any one time. Typical users of the car park will be: people attending events at the community centre and ~~liveing~~ beyond comfortable walking distance; staff employed in the business units and people visiting those business units; the parish clerk who will have an office in this new community hall; those visiting the high street to shop who are unable to park elsewhere (it is just a few minutes' walk to the shops); tourists and other visitors.

2.2 A NEW COMMUNITY HALL

This will meet a lot of needs going forward.

It will have a public hall which may offer social and recreational/sport activity including:

- Public/village meetings
- Recreational/sport activities including: dance; yoga, pilates, tai chi, keep fit
- Social events including: card games, birthday parties, meet and communicate, wedding receptions, anniversary occasions, theatre productions, film club, singing, indoor markets
- Society meetings (there are many societies in Charing)


Community Health Centre

The community health and wellbeing centre may include: eye sight testing; podiatry, social interaction for mental wellbeing, cookery classes for special dietary requirements; therapeutic interactions, complementary therapies

Education and training

The centre will have a dedicated education and training facility which will (a) meet needs of residents (b) earn revenue as an excellent training facility.

Local educational needs could comprise: effective use of PCs, laptops and ~~IPADs~~ IPADs, University of the Third Age or similar activities for those retired (Charing has a strong retired population), ~~and levels of computer literacy are not high~~, effective use of the Internet, coding for teenagers, essential skills for school leavers including constructing CVs and interviewing techniques.



Training will be undertaken in a professionally equipped training room which will be let out to employer's organisations for away day training and to independent trainers. Fees will support running costs.

Administrative and Parish Clerk's Office

The parish clerk currently works from home. This often presents difficulties in terms of communication with parishioners especially face to face meetings; meetings with contractors and completion of everyday business. Further councillors have to do much of their work in their homes. A fully functioning office will generate efficiency improvements, manage the community centre and very importantly will enable the clerk to maintain closer ties with the community.

Parish archives

Past data collection activities have not lead to proper archive storage and documents have been lost over the years. Proper storage will lead to efficiencies and will enable the parish council to have evidence available when pursuing important issues of community value.

Parish Council Chamber

The current meeting room for council meetings is of a poor standard. It has inadequate heating for evening meetings, limited room for public attendance and no technical features whatsoever (no Internet connection, no TV monitors, video equipment or projectors). The proposed new council chamber will overcome these defects and lead to more efficient council meetings.

2.3 Business units integral to new community centre

Employment in the village has declined over the last five years despite while millions of new jobs have been created across the

country. While high street retail is forecast to decline further (although we have plans to prevent that) we have put employment creation at the centre of our neighbourhood plan. The proposal at this time is for:

- 4 two person office units
- 2 four person office units
- One of the two person offices will be let to start-up companies at a reduced rental
- One of the four person offices may be let out as shared space (in the community questionnaire 72 people who currently work from home expressed interest in using office space if it became available)
- Key agencies such as Locate in Kent and the Economic Development Department of Ashford Borough Council would be asked to help us fill these offices

3 Community support

This Flagship Programme was highlighted at a public exhibition held over the period 16th to 19th November 2018 so parishioners could show their support or opposition.

An idea for a policy (C2) for a new community centre, improved sports facilities and integrated business units was visibly supported by 33 parishioners with only two showing opposition

A few comments were made mainly concerning adding to the programmes that could take place. There was only one suggestion that this centre should be built elsewhere and that specified the playing fields.

A project was put forward at the exhibition for the new Multi-Functional Community Centre seeking to involve a range of interest

in the community to work to make this a successful project. This attracted support by 88 parishioners with 22 showing opposition. Opposition mainly came from strong supporters of refurbishing the Archbishop's Palace for use as a community hub and the feeling expressed was that if this new community centre progressed it may be detrimental to the refurbishment of the Palace. A number of people living at the eastern end of Burleigh Road expressed opposition. Concerns were also expressed about safe access to the A20.

Overall this project gathered good support.

4 THE NEED

The village has a number of 'halls' but none have the facilities needed to meet adequately current and future needs. The Barn, the Methodist Church and the Parish Hall have poor facilities and no parking. The Sports Pavilion is not designed to hold major public meetings as it was designed as a major sports facility. It would be impossible to use the primary school hall in school hours and there is no parking. The Parish Clerk already has to turn down requests for use of the parish hall due to restraints and health and safety. Despite the use of three marquees, there was not sufficient room in the Church Barn area to accommodate all who wanted to attend the annual "Magical Evening" event on 30th November. Lack of car parking is the biggest deterrent in greater use. Thus these constraints plus the current and growing needs of the community demand a new facility.

5 THE SITE

Formatted: Superscript

Although the site is not earmarked in the emerging Local Plan it has been put forward in the NEIGHBOURHOOD PLAN as an alternative site.

The Parsons Mead location is a 1.5 hectare greenfield site bordered by A20 to the north east (fronted by intermittent trees). A footpath with a number of important trees with TPOs runs along the north west boundary. The site is enclosed by houses in gardens to the north west and south west with a depot sited to the south east with tree and hedge screening. Site slopes gently upwards from the A20. A few large ~~trees~~ trees with TPOs are located on site – almost entirely along one edge. It is an omission site. The site is generally not visible in the wider landscape. Some tree ~~felling~~ felling (not of important trees) may be required to secure safe access to the A20. The site is shown in the picture below.



[PAUL MAYBE THIS MAP SHOULD COVER A SLIGHTLY LARGER AREA TO SHOW HOW EASY IT IS TO ACCESS THE HIGH STREET – WHAT DO YOU THINK?]



Development on this raised greenfield site would have limited impact on views from the KDAONB from which it is screened by intervening planting and development fronting A20. The site is likely to be visible from the approach to the village from Ashford direction. The impact of development would depend on the scale and density of development proposed and mitigation measures provided. Development would need to be low density to give opportunities for significant planting through the site together with a significant reinforcement of the south eastern boundary.

Concerning safe access the site would need to be linked to Parsons Mead. The site has been promoted by the landowner.

The site is 383 metres to village centre; 620 metres to the primary school; 134 metres to the railway station; 423 metres to the nearest bus stop and 380 metres to the nearest play area (Piquets).

The site has been promoted by the landowner and a number of meetings have been held with CPC. The site is close to village facilities. The site is approximately 280 metres from the village centre; 460 metres from the primary school; 180 metres from the train station; 170 metres from the nearest equipped play area and 150 metres from the nearest bus stop.

This greenfield site abuts development and adjoins the A20 to the north. The site is within walking distance of the village centre, railway station and other key facilities. Access is available to the A20 and a bus stop. The site is within the Charing Conservation Area and is bordered by important trees to the north and north west. The design would need to respect the character of this part of the conservation area and retain the important trees. The site is available and achievable and would be suitable for housing development, the new community centre with business units and a new car park subject to:

- Safe access to the A20
- Achieving design sensitive to the conservation area context
- Protection of specified trees
- Scale, type and density

The owner of Parsons Mead wishes to expand the site by including land next to Burleigh Bungalow. This greenfield site, with small storage building, rises to the south west and is approximately 0.5 hectares in size. Access is along a narrow track behind Parsons Mead. Abuts Parsons Mead and road depot to north east and railway with well treed boundary to the south west. Abuts market garden to the south east with fence/gappy hedge. The site is shown below

This greenfield site abuts development to the north east, north west and the railway line to the south west. The site is within walking distance of the village centre, railway station and other key facilities. Vehicular access is currently restricted to a narrow track and private road though there may be an opportunity to combine with the development of adjoining site at Parsons Mead. The site is available and achievable and would be suitable for housing development subject to:

- Achieving a suitable access
- Scale, type and density
- South East boundary reinforcement and tree planting.

The site has easy access to the light controlled crossing of the A20 thus providing safe crossing.

Further and despite extensive searches we have been unable to find another location which would provide all of the requirements needed.

[PAUL WOULD IT BE BEST TO PUT THESE TWO SITES TOGETHER AS I HAVE TAKEN THEM FROM TWO SEPARATE SITE ASSESSMENTS?]

6 NEW HOUSING AT PARSONS MEAD

The landowners and Land Agent have confirmed that they are full supporters of the new community centre and will make a significant contribution towards its development. This contribution will come from the proposed construction of 42 dwellings (6 one bedroom, 12 two bedroom, 19 three bedroom and 5 four bedroom). The house price average will be around 70% of the average prevailing house price in Charing.

These are the type of houses that parishioners have been requesting during the two years of collecting evidence for our Neighbourhood Plan and will meet both downsizers and first time buyer needs.

[Owen you may want to add more in this section]

[PAUL SITE LAYOUT AND INFORMATION ON HOUSES]

7 COSTS OF THE NEW CENTRE

An indicative cost at this time lies in the range £1.75 to £2.25 million

NEW COMMUNITY CENTRE – DISCUSSION AND PROGRESS REPORT

There have been various discussions in the past about a new parish hall including offices for the clerk and good parking for users. The latest was when Jill and I reported back towards the end of last year after a series of meetings with ABC. In fact ABC asked us to change the title from a new parish hall to a new community centre and in principle thought our four key needs for the parish sounded very sensible. To recap these are:

1. A new car park for those using the village
2. A playground south of the A20
3. A new community centre (at the time we thought Wheeler north to be the best location which seemed to find favour with ABC)
4. A paved cycle path between Charing and Charing Heath

From my recollection these needs were agreed by council.

ABC suggested that we should incorporate the new community centre including specification, design and costs of construction into the NP and that is what is being done.

Anita, Dawne and I have had a meeting (following on from Anita and I having brief discussions) and have started to work on the design specification.

We have explored a specification and drawings for a new Sports and Social Club produced by architects Lee Evans. This specification was retrieved from Cllr. Gerry Clarkson. It was innovative in as much as it incorporated two flats to produce revenue and one for a steward/maintenance person. An alternative discussed at the meeting would be not to have flats but six small business units, which could be great revenue earners to ensure ongoing costs are met. Creating employment is a key part of our NP but nothing concrete has come from CPC or ABC and the way we are travelling I don't see any new employment so this alternative has some appeal. Anita and Dawne are currently working on amplifying the specification. The basic model is as below.

Identification	Requirement	Detailed needs
1	Sports Hall	Suitable for badminton, theatre productions, wedding reception and public meetings
2	Social area	
3	Training/meeting room 1	Suitable to accommodate 20 people
4	Training/meeting room 2	Suitable to accommodate 20 people
5	Storage room	Chairs, tables, equipment
6	Clerk's Office	
7	Kitchen	Large enough to cater for large functions
8	Toilets	
9	Flat 1	3 rooms (kitchen/living, bathroom, bedroom)
10	Flat 2	4 rooms (kitchen/living, bathroom, 2 bedrooms)
11	6 managed business units	4 by 2 person offices and 2 by 4 person offices

(alternative to 9 & 10)		
12	Car parking	50 to 60 cars

I have asked Nick if he would recommend architects that we may talk to and obtain an estimate of fees.

I have had a discussion with Simon Harris of ABC who is the project manager for the new Repton Park Community Centre and he has been very helpful, will arrange a visit and is prepared to help us with advice and inside track. The most important thing he told me was to get the specification, design and costs done as quickly as possible so we have a bargaining chip with major new developers. He went on to say that acting soon gives maximum leverage and developers are likely to be more supportive if they recognise they have to give.

Also if we can get this done this month we can get stuck in to ABC for more backing.

I have also had discussions with Paul Wookey CEO of Locate in Kent and he has some really good ideas which we can capitalise on going forward and I have asked him to do some work (no cost) to help us along.

I requested that CPC make a decision to allow say up to £2500 for architect's fees at the meeting next Tuesday for a number of reasons. Firstly it requires the CPC to make a decision whether or not it wishes to have a new community centre. Secondly it gives some authority in particular to Anita and myself in meeting other community hall managers, architects, ABC as we are acting in accord with CPC wishes. Thirdly it gives this project some real momentum as the research will be quite considerable ranging from management, marketing, utilisation, partners etc.

I have said previously no money will be spent until a full proposal has been discussed and agreed by CPC.

Finally I think it is unreasonable for any of the team working on this to engage with others unless there is a mandate to push on including a budget for architect's fees.

Hugh 4th January 2018.

From: **Hugh Billot**
Date: Mon, Nov 19, 2018 at 12:59 PM
Subject: Re: PARSONS MEAD CHARING
To: <paul.simmons@dhaplanning.co.uk>
Cc: Owen Smith <owen.smith@gforces.co.uk>

Hi Both

Overall it has received decent support. There has been heavy criticism of it by some residents from Burleigh Road and quite a lot of people who favour the community hall in a restored Archbishop's Palace. The exhibition concludes at 9 pm this evening. I will then be in a position to analyse all of the comments and the points scoring.

Owen, I need to discuss a few things with you especially sections C2,C3, C4, C5 and C6 of land registry document and what the land owners are prepared to give to CPC for promoting the proposed development. I am out for most of today but we could talk in the morning if that is convenient.

Kind regards

Hugh

On Mon, Nov 19, 2018 at 12:23 PM Paul Simmons <paul.simmons@dhaplanning.co.uk> wrote:

Afternoon Hugh,

Just wondering how the presentation went last week and general public perception and feedback.

Hopefully it was well received it is gathering momentum.

Hope to hear from yourself or Owen soon.

Paul Simmons

Senior Architectural Designer

Email: paul.simmons@dhaplanning.co.uk

Project 141

Table 29 New Community Hall - detailed specification

Identification	Requirement	Detailed needs
1	Sports/social hall	Suitable for badminton, theatre productions, wedding reception and public meetings, exhibitions, dancing, yoga, pilates, therapeutic interactions, village meetings etc. Could house a museum on one or two walls
2	Entrance vestibule	Sign in for training, meetings etc
3	Training/meeting room 1	Suitable to accommodate 20 people; also use for Parish Council Meetings; society meetings
4	Training/meeting room 2	Suitable to accommodate 20 people; also suitable for a range of other meetings
5	Storage room	Chairs, tables, equipment
6	Clerk's Office	
7	Kitchen	Large enough to cater for large functions
8	Toilets	Male and female
9	Flat 1	3 rooms (kitchen/living, bathroom, bedroom)
10	Flat 2	4 rooms (kitchen/living, bathroom, 2 bedrooms)
11 (alternative to 9 & 10)	6 managed business units	4 by 2 person offices and 2 by 4 person offices
12	Car parking	50 to 60 cars

From: **Paul Wookey** <PaulW@locateinkent.com>
Date: Fri, Jan 5, 2018 at 10:48 AM
Subject: Workspace
To: Hugh Billot

Hugh

Good to talk the other day.

The sites I referred to are:

www.bizspace.co.uk - not an ideal match to what you are thinking about possibly

www.dragoncoworking.co.uk - this is a site in Rochester and is aimed at shared working space which is proving to be very popular and is typically appeals to remote workers who do not want overheads of offices - whilst popular in cities and town locations the concept hasn't yet transferred out to more rural locations.

www.dennehillbusinesscentre.co.uk - this is located at Womenswold near Ashford. Proved to be very successful - a remote rural location but proved to attract occupiers.

www.pentlandhomes.co.uk (need to look at the commercial section) - commercial space combined with residential above

www.basepoint.co.uk - these tend to be more traditional serviced offices. The schemes at Joiners Shop at Chatham, Dartford, Canterbury and Folkestone are all full. Base point normally manage the facilities rather than develop.

Hope these help the thinking.

Paul

Paul Wookey
Chief Executive

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Ashford
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@: paulw@locateinkent.com

W: www.locateinkent.com

Repton Community Centre

Design & Access Statement

Background

The Repton Community Centre is set to be built at the heart of the new community of circa 1250 homes on the edge of the urban area of Ashford. 923 dwellings having received reserved matters permission of which 716 dwellings are occupied. The anticipated population of Repton alone will be 3,000 residents. The Godinton Ward currently includes a total of 6,727 residents (Census mid-year 2013 data). This figure includes the surrounding communities of Godinton, Repton Manor and Orchard Heights.

The estate has excellent access to the M20 motorway and is within walking distance to the international station. The estate has therefore attracted a mix of young families and professionals. The current demographic is of families with young children & young professionals. Some residents are local Ashford people who have relocated within the borough, but there is also a distinct element to the community who have moved in from outside the borough.

The estate is surrounded by three existing communities; Godinton Park, Orchard Heights and Repton Manor. Whilst the Godinton community does have access to a community hall, it is small and invariably fully booked. The community centre at Repton must therefore also serve the surrounding communities. The consultation for the community centre has been careful to also reflect the wider needs.

The community centre sits on the high street of the development, with the primary school to one side, the health land to the other and fronted by live/work units to the opposite side. The rear of the site backs onto the gardens of residents of Orchard Heights, separated by a public footpath. The Centre is a short walk to the estates public open space (Linear Park) which is home to two play spaces. Waitrose is a short walk towards the town end to the site and is well used by existing residents as a supermarket and social meeting place in the café.

Given the context to the location of the community centre and the identified need for a good quality, flexible space which can serve the immediate and surrounding communities, a robust community consultation process has taken place to identify the key functions of the community centre which in turn have informed the design of the building.

The site includes a multi-functional community centre with large hall (with the ability to accommodate badminton), large activity room with access to a garden, office, kitchen, foyer/social meeting area and small meeting room, together with the usual toilet facilities. To the exterior, there will be a large garden, multi-use games area and parking. The detail for the rear of the site will come forward as part of a separate Reserved Matters application.

Use of the building is expected to include a wide range of activities, including a play group/nursery in term time, a home for a range of local clubs such as uniformed groups, sports clubs, health groups, arts and culture groups and central to creating a community hub, a safe place for people to meet, socialise and play. There will be a community

development worker/centre manager on site who will orchestrate the development of a dynamic programme which meets community need, build on a mix of existing community groups and responding to the need for new. Residents will be encouraged to use the space through discounted rates and by opening the doors with taster sessions and opportunities to get involved on a voluntary basis. Repton Community Centre will be a modern, thriving community centre which will be the physical presence at the heart of the community, serving all its residents through a programme which responds to their needs.

Careful consideration has been given to the connectivity of the building to its neighbours and its physical form has been influenced from the start by an aspiration to deliver a well thought out building which makes a local statement, compliments its neighbouring buildings, welcoming residents and which considers carefully the need to provide a building which does not date architecturally.

The outline planning permission granted for the site identified a number of key principles for the building which have been incorporated into the building and site design;

- a. A frontage of at least 2 storeys high
- b. high quality design
- c. A landmark building acting as a hub within the locality

Community Consultation

Community consultation began in 2012 with an approach which established the communities' aspirations for the use of their community building. From this, the internal layout was pulled together which addressed the needs of the community but created a modern, flexible mix of spaces which can respond to the changing needs of the evolving and growing local community.

The initial consultation requested a building with;

- a. A large hall (of badminton court size) for sports activities and community activities such as parties
- b. A community café space for informal meeting and socialising
- c. Youth and indoor play space
- d. Outdoor sports and games

In 2013 a community stakeholder group was created. The group is chaired by the ward member, Cllr Peter Feacey and attended by a mix of professionals (eg. KCC Public Health, Housing Associations, Headteacher, local business representative) and local residents. This group has been instrumental in developing the plans and has positively influenced the internal layout of the building to ensure the functionality and connectivity of the internal spaces and their connections to the external spaces.

The stakeholder group have worked extensively with the Officer Project Team to bring forward a design for the building which meets the requirements of the outline planning permission and which delivers on the need for a functional, flexible community space which has low on-going maintenance costs.

Members of the stakeholder group are committed to the building and some have agreed to be trustees for a new community trust which will be created to operate the new centre.

In the spring of 2015, a final round of consultation was undertaken which had several aims, not least to sharpen and ratify the approach to the design of the building. The outcomes of this consultation, which was delivered by creative professionals working with the local primary school and wider growing community, brought forward a number of key outcomes which have been incorporated into the designs;

1. Create a building and space that is at ease with and reflects the natural environment;
 - a. Reflect the natural environment on and through the building and the space around it in design elements and colour
 - b. Keep the trees (to the rear of the site) which creates a natural setting and quality place to live and play.
 - c. Use the building and open space to make sense of, interpret and ease the transition from the urban to the green outdoor space.
2. A well designed building
3. A timeless design for the long term;
 - a. Durable and maintainable finishes
 - b. A new appearance – modern use of materials and
 - c. Design that remains current and is timeless
 - d. Fit for purpose eg. adequate informal meetings area, room for baby buggies
 - e. A building that expresses its greenness and the greenness of the area
 - f. Energy features that are designed and effectively integrated into the structure
 - g. Incorporating local heritage themes without a too strong focus on one point in time

The Design of the Building & Its Connectivity to the Community

Taking into account the outcomes of the community consultation and the parameters set out in the Outline Planning Permission, the proposed design reflects the requirements for easy access across the development for residents, a high profile main entrance, accentuated with a canopy with appropriate and interesting lighting which will provide low cost illumination and connectivity to the rear of the site which welcomes informal, recreational use of the facilities by both pedestrians and vehicle users alike.

The Repton estate is well served by local transport and pedestrian links to neighbouring estates. Given the High Street location of the community centre, it can be accessed easily by Repton residents on foot and for others who are not local, access to the car park is off the road adjacent to the health land (see site plan).

Once arrived on site, users will access the centre from the High Street through the main entrance. Those driving will access the site from the car park at the rear and walk alongside the building (see site plan). Disabled users with vehicles will use also use this access and enter via the main or rear entrance.

A welcoming foyer area connects to the outdoor space to the front of the building where children can utilise the outdoor fenced area as an informal play space and/or the Trust can site café tables and chairs to extend the reach of the social meeting area.

The play and trim trail facilities, together with the open space to the rear of the site will complement those at Linear Park, offering an informal recreation area for children, young people and their families to gather and play. The MUGA will be an accessible informal

Externally the building consists of two blocks sized and shaped as necessary to accommodate their functions but also in proportion to each other and surrounding structures, the blocks are set in a slightly different plane with a strip of vertical glazing between the two to emphasise their separation. Each block receives different surface treatment, the taller sports hall with expanded aluminium cladding and masonry, the other block with vertical timber cladding that emphasises its height as well as further reinforcing the separation of the blocks. The materials have been chosen and juxtaposed in a way that produces a pleasing whole, the engineered quality of the expanded metal, the weight of the masonry and the natural qualities of the timber cladding.

The two tall vertical windows and the highly visible large diameter machined 'tree trunk' columns of the canopy bring a strong vertical element to the front and entrance of the building which along with the vertical timber cladding give the building a strong vertical characteristic

To the front of the building a plaza has been created leading into a light and airy glazed foyer via a feature canopy. The glazing and canopy that denote the entrance wrap around the building making the entrance obvious whether approaching the centre from the car park or Repton Avenue.

An exciting architectural feature will be created by placing programmable floodlighting behind the external expanded metal cladding which permits the light to pass through the material and create an interesting and welcoming sense of design. It also improves safety for users walking to the car park in the evening.

This design solution provides a landmark building accommodating the wishes of the community & the detail design principles set out in the Ashford Barracks high street development brief while being low maintenance in a cost effective way reflecting the available budget.

Simon Harris email

From: Simon Harris [mailto:simon.harris@ashford.gov.uk]

Sent: Thursday, January 4, 2018 2:07 PM

To: 'Hugh Billot

Subject: Re: Community centre - inc. example Repton

Good afternoon Hugh

It was a pleasure in speaking with you this morning.

I have added the following attachments for you as promised;

- The building plan of Repton (this cost around £1.3 million) without any fixtures and fittings
- The Design and Access statement (this was for the planning application) but explains in more details the plans
- The site plan including the games area, the car park and the woodland space
- Photo taken before Xmas

The site will cost around £2.5 million once completed later this year and is run by Repton Community Trust which we put together a year ago.

The budget for the next ten years to run the facility is approx. £300,000 and will be run by a part time manager, a caretaker and volunteers (that is the hope, we have not recruited yet).

It is hoped the building will be open around the Easter holidays.

This project has taken up around 10 people's full time job and also included are
This project has taken up around 10 people's full time job and also included are
a big team of contractors, all in all, it is around £3.5million pound of resourcing
(in my rough estimates) over 10 years.

We also monitor and support other community centres and leisure facilities in the borough and the task of governance and people has been the major challenges.

If you have any further questions, please drop me a line.

I will arrange a visit to Repton, please provide a handful of dates and times and I will set it up.

Have a good day.

Best regards

Simon Harris

Project Manager

Ashford Borough Council

Civic Centre

Tannery Lane

Ashford

Kent

TN23 1PL

Tel: 01233 330232

Mobile: 07879 486805

Email: simon.harris@ashford.gov.uk

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151008 Design

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 - c. Design that remains current and is timeless
 - d. Fit for purpose eg. adequate informal meetings area, room for baby buggies
 - e. A building that expresses its greenness and the greenness of the area
 - f. Energy features that are designed and effectively integrated into the structure
 - g. Incorporating local heritage themes without a too strong focus on one point in time

The Design of the Building & Its Connectivity to the Community

Taking into account the outcomes of the community consultation and the parameters set out in the Outline Planning Permission, the proposed design reflects the requirements for easy access across the development for residents, a high profile main entrance, accentuated with a canopy with appropriate and interesting lighting which will provide low cost illumination and connectivity to the rear of the site which welcomes informal, recreational use of the facilities by both pedestrians and vehicle users alike.

The Repton estate is well served by local transport and pedestrian links to neighbouring estates. Given the High Street location of the community centre, it can be accessed easily by Repton residents on foot and for others who are not local, access to the car park is off the road adjacent to the health land (see site plan).

Once arrived on site, users will access the centre from the High Street through the main entrance. Those driving will access the site from the car park at the rear and walk alongside the building (see site plan). Disabled users with vehicles will use also use this access and enter via the main or rear entrance.

A welcoming foyer area connects to the outdoor space to the front of the building where children can utilise the outdoor fenced area as an informal play space and/or the Trust can site café tables and chairs to extend the reach of the social meeting area.

The play and trim trail facilities, together with the open space to the rear of the site will complement those at Linear Park, offering an informal recreation area for children, young people and their families to gather and play. The MUGA will be an accessible informal

Externally the building consists of two blocks sized and shaped as necessary to accommodate their functions but also in proportion to each other and surrounding structures, the blocks are set in a slightly different plane with a strip of vertical glazing between the two to emphasise their separation. Each block receives different surface treatment, the taller sports hall with expanded aluminium cladding and masonry, the other block with vertical timber cladding that emphasises its height as well as further reinforcing the separation of the blocks. The materials have been chosen and juxtaposed in a way that produces a pleasing whole, the engineered quality of the expanded metal, the weight of the masonry and the natural qualities of the timber cladding.

The two tall vertical windows and the highly visible large diameter machined 'tree trunk' columns of the canopy bring a strong vertical element to the front and entrance of the building which along with the vertical timber cladding give the building a strong vertical characteristic

To the front of the building a plaza has been created leading into a light and airy glazed foyer via a feature canopy. The glazing and canopy that denote the entrance wrap around the building making the entrance obvious whether approaching the centre from the car park or Repton Avenue.

An exciting architectural feature will be created by placing programmable floodlighting behind the external expanded metal cladding which permits the light to pass through the material and create an interesting and welcoming sense of design. It also improves safety for users walking to the car park in the evening.

This design solution provides a landmark building accommodating the wishes of the community & the detail design principles set out in the Ashford Barracks high street development brief while being low maintenance in a cost effective way reflecting the available budget.

CHARING NEIGHBOURHOOD PLAN

PROJECT 142 LISTED BUILDINGS IN CHARING VILLAGE AND SURROUNDING AREA.

Detailed report of all listings with address, postcode, grade and listing number

Listed Buildings in Charing Village & Surrounding Area

(extract from <https://historicengland.org.uk/listing/the-list/>)

Number	Building & Address	Post Code	Listing Grade No,	Listing Entry No.
ROADS IMMEDIATELY WITHIN THE VILLAGE				
HIGH STREET				
1	Royal Oak Public House, 5 & 7 High St, Charing	TN27 OHU	2	1070736
2	9 High St, Charing	TN27 OHU	2	1070737
3	Peckwater House, 17 High St, Charing	TN27 OHU	2	1070738
4	21, 23 & 25 High St, Charing	TN27 OHU	2	1070739
5	Sherborne House, 27 & 29 High St, Charing	TN27 OHU	2	1070740
6	Former Stable to Rear of 27 & 29 High St, Charing	TN27 OHU	2	1070741
7	Peirce House, 33 High St, Charing	TN27 OHU	2	1070742
8	Gazebo to Rear of 41 High St, Charing	TN27 OHU	2	1070743
9	45 High St, Charing	TN27 OHU	2	1070744
10	47 High St, Charing	TN27 OHU	2	1070745
11	59 & Garden Wall to Ludwell House	TN27 OHU	2	1070746
12	Wakeley House, High St, Charing	TN27 OHU	2	1070747
13	Mountain Block Opposite to Entrance to Pett Lane	TN27 OHU	2	1070748
14	6 & 8 High St, Charing	TN27 OHU	2	1070749
15	20 & 22 High St, Charing	TN27 OHU	2	1070750
16	Ridgemount, 28 High St, Charing	TN27 OHU	2	1070751
17	44 - 48 High St, Charing	TN27 OHU	2	1070752
18	52 & 54 High St, Charing	TN27 OHU	2	1070753
19	Old School House, 64 High St, Charing	TN27 OHU	2	1070754
64	Ludwell House, High St, Charing	TN27 OHU	2	1185767
65	61 High St, Charing	TN27 OHU	2	1185774
66	King's Head Public House, High St, Charing	TN27 OHU	2	1185780
67	New House Cottages, 1 - 4 High St, Charing	TN27 OHU	2	1186786
68	10 & 12 High St, Charing	TN27 OHU	2	1185788
69	18 & 18A Ashford Rd, High St, Charing	TN27 OHU	2	1185793
70	24 High St, Charing	TN27 OHU	2	1185801
71	30 & 32 High St, Charing	TN27 OHU	2	1185804
72	38 - 42 High St, Charing	TN27 OHU	2	1185809
73	50 High St, Charing	TN27 OHU	2	1185816
74	1-8 Elizabethan Court, High St, Charing	TN27 OHU	2	1185822
83	Gazebo to Rear of Ludwell House, High St, Charing	TN27 OHU	2	1186100
94	Wheler House, High St, Charing	TN27 OHU	2	1299488
95	Wakeley Villas, 1 & 2 High St, Charing	TN27 OHU	2	1299508
96	39 - 43 High St, Charing	TN27 OHU	2	1299532
98	103 High St, Charing	TN27 OHU	2	1299564
110	56 High St, Charing	TN27 OHU	2	1362983
111	Forge House, 80 High St, Charing	TN27 OHU	2	1362984
119	11 & 13 High St, Charing	TN27 OHU	2	1363017
120	Chestnut House Tea Rooms, 19 High St, Charing	TN27 OHU	2	1363018
121	The White House, High St, Charing	TN27 OHU	2	1363019
122	2 & 4 High St, Charing	TN27 OHU	2	1363020
123	14 & 16 High St, Charing	TN27 OHU	2	1363021
124	North End Cottage, 34 & 36 High St, Charing	TN27 OHU	2	1363022

MARKET PLACE

21	Palace Farmhouse, Market Place, Charing	TN27 OLR	1	1070756
22	Palace Cottages & Remains of Gatehouse Adjoining Market Place, Charing	TN27 OLR	1	1070757
38	1 & 2 Market Place, Charing	TN27 OLR	2	1071534
39	3 Market Place, Charing	TN27 OLR	2	1071535
40	4 & 5 Market Place, Charing	TN27 OLR	2	1071536
77	The Old Vicarage & Vicarage Cottage, Market Place, Charing	TN27 OLR	2	1185849
78	Barn to SE of Palace Farmhouse, Market Place, Charing	TN27 OLR	1	1185861
79	Outhouse to West of Palace Farmhouse, Market Place, Charing	TN27 OLR	1	1186008
105	Remains of the Boundary Walls of the Archbishop's Palace, Market Place, Charing	TN27 OLR	2	1362627
112	Church Of St Peter & St Paul, Market Place, Charing	TN27 OLR	1	1362985

ASHFORD ROAD

23	Tanner's Lodge, Ashford Rd, Charing	TN27 OJG	2	1070765
24	Willow Cottage, Ashford Rd, Charing	TN27 OJG	2	1070766
26	Granary to SE of Harrison's Farmhouse, Ashford Rd, Charing	TN27 ODX	2	1070768
54	Harrison's Farmhouse, Ashford Rd, Charing	TN27 ODX	2	1185527
55	Weatherboard Barn to NE of Harrison's Farmhouse, Ashford Rd, Charing	TN27 ODX	2	1185540
101	The Moat House, 1 - 5 Ashford Rd, Charing	TN27 OJG	2	1299658
113	Walnut Tree Farmhouse, Ashford Rd, Charing	TN27 OED	2	1362990
125	Eliza Cottages, 1 & 2 Ashford Road, Charing	TN27 OJG	2	1366085

PLUCKLEY ROAD

45	Raywood Farmhouse, Pluckley Rd, Charing	TN27 OAH	2	1071541
81	Lantern House, Pluckley Rd, Charing	TN27 OAG	2	1186085
89	1 & 2 Broadway Cottages, Pluckley Rd, Charing	TN27 OAQ	2	1221313
93	Rose Villa, Pluckley Rd, Charing	TN27 OAH	2	1299375
107	Broadway House, Pluckley Rd, Charing	TN27 OAQ	2	1362629

STATION ROAD

48	29 - 33 Station Rd, Charing	TN27 OJA	2	1071544
84	The Old House, Station Rd, Charing	TN27 OJA	2	1186103
102	The Firs, Station Rd, Charing	TN27 OJA	2	1362593

SCHOOL ROAD

46	Ledbury House, School Rd, Charing	TN27 OLT	2	1071542
82	Stables to NW of Ledbury House, School Rd, Charing	TN27 OLT	2	1186092
108	Romney House, School Rd, Charing	TN27 OLT	2	1362630

ROADS 7 AREAS IN CHARING PARISH, BUT OUTSIDE OF THE IMEDIATE VILLAGE**BARNFIELD ROAD**

27	Barnfield, Barnfield Rd, Charing	TN27 OBN	2	1070769
28	Tram Hatch, Barnfield Rd, Charing	TN27 OBN	2	1070770
56	Payne Street, Barnfield Rd, Charing	TN27 OBN	2	1185550
57	Timber Framed Barn to NE of Tram Hatch, Barnfield Rd, Charing	TN27 OBN	2	1185552
99	Foxen Farmhouse, Barnfield Rd, Charing	TN27 OBP	2	1299629
114	Southfield, Barnfield Rd, Charing	TN27 OBP	2	1362991

BOWL ROAD

100	Charing Windmill, Bowl Rd, Charing	TN27 ONH	2	1299636
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CHARING HEATH

29	Little Swan Street Farmhouse, Charing Heath Rd, Charing	TN27 0AT	2	1070771
30	Church of The Holy Trinity, Church Hill, Charing Heath, Charing	TN27 0BU	2	1070772
31	Fayre Acre, Church Hill, Charing Heath, Charing	TN27 0BU	2	1070773
32	Brockton Manor, Egerton Rd, Charing Heath, Charing	TN27 0AX	2	1070774
58	Swan Street, Charing Heath Road, Charing	TN27 0AT	2	1185562
59	Forge House, Charing Heath Rd, Charing	TN27 0AX	2	1185563
60	The Thatched Cottage, Church Hill, Charing Heath, Charing	TN27 0BU	2	1185598
61	Yew Tree Farmhouse, Egerton Rd, Charing Heath, Charing	TN27 0AU	2	1185601
62	Brockton, Egerton Rd, Charing Heath, Charing	TN27 0AX	2	1185618
63	Horseshoe Cottage, Egerton Rd, Charing Heath	TN27 0BS	2	1185636
88	Cherry Tree Cottage, Cherry Tree Road, Charing Heath, Charing	TN27 0BB	2	1186181
97	Burnt Mill (The Mill Building), Egerton Rd, Charing Heath, Charing	TN27 9AX	2	1299562
115	Red Lion Inn, Charing Heath Rd, Charing	TN27 0AU	2	1362992
116	Church Hill Cottage, Church Hill, Charing Heath	TN27 0BU	2	1362993
117	Weatherboard Barn to East of Brockton, Egerton Rd, Charing Heath, Charing	TN27 0AX	2	1362994
118	Burnt Mill, (The Mill House), Egerton Rd, Charing Heath, Charing		2	1362995

DOG KENNEL LANE

25	Brook Farm House, Dog Kennel Lane, Charing	TN27 OHS	2	1070767
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FAVERSHAM ROAD

33	Waggon & Horses Public House, Faversham Rd, Charing	TN27 0NR	2	1070777
118	Monkery Farmhouse, Faversham Rd, Charing	TN27 0NR	2	1362996

HUNGER HATCH

20	Hunger Hatch Cottage, Hunger Hatch, Charing	TN27 0QQ	2	1070755
75	Hunger Hatch, Hunger Hatch, Charing	TN27 0QQ	2	1185831

MAGAZINE ROAD

76	Wilks Farmhouse, Magazine Rd, Charing	ME17 2BT	2	1185842
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NEWLANDS ROAD

41	Newlands Stud Farmhouse, Newlands Rd, Charing	TN27 0AR	2	1071537
42	Chapel at Newlands Stud Farmhouse, Newlands Rd, Charing	TN27 0AR	2	1071538

PETT LANE

43	Pett Place, Pett Lane, Charing	TN27 0DS	1	1071539
44	Ruins of Chapel at Pett Place, Pett Lane, Charing	TN27 0DS	2	1071540
80	Cherry Cottage & Hazel Cottage, Pett Lane, Charing	TN27 0DS	2	1186076
106	Tithe Barn to SE of Pett Place, Pett Lane, Charing	TN27 0DS	2	1362628

PLUCKLEY

37	Jennings Farmhouse, Charing Rd, Pluckley	TN27 0QL	2	1071447
53	Jennings Farm Cottages, Charing Rd, Pluckley	TN27 0QL	2	1145853

STALISFIELD ROAD

47	Vent House, Stalisfield Rd, Charing	TN27 0HH	2	1071543
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STONESTILE

49	Barn to West of Stonestile, Stonestile Farm Rd, Charing	TN27 OHW	2	1071545
85	Clonmore, Stonestile, Stonestile Farm Rd, Charing	TN27 OHW	2	1186136
86	Stonestile, Stonestile Farm Rd, Charing	TN27 OHW	2	1186143
103	Dormestone, Stonestile Farm Rd, Charing	TN27 OHW	2	1362594

TILE LODGE ROAD

50	Burleigh Farm Cottage, Tile Lodge Rd, Charing	TN27 OBX	2	1071546
90	Burleigh Farmhouse, Tile Lodge Rd, Charing	TN27 OBX	2	1299325
91	Chapel Ruins at Burleigh Farm, Tile Lodge Rd, Charing Tile Lodge Rd, Charing	TN27 OBX	2	1299329

WESTWELL

34	Digges Court, Charing Lane, Westwell	TN25 4NF	2	1071333
35	Park House, Charing Lane, Westwell	TN25 4NF	2	1071334
36	Barn to South of Park House, Charing Lane, Westwell	TN25 4NF	2	1071335
51	Leacon Farmhouse, Westwell Leaon, Charing	TN27 0EN	2	1071547
87	Rose Cottage, Westwell Leaon, Charing	TN27 0EL	2	1186163
92	Forge Cottage, Ivy Cottage, Westwell Leaon	TN27 0EL	2	1299336
104	Raywood Cottages, Westwell Leaon, Charing	TN27 0ET	2	1362595
109	Lacton Manor, Charing Lane, Westwell	TN25 4NG	2	1362715

WICKENS LANE

52	Wickens Manor, Wickens Lane, Charing	TN27 0DT	2	1071548
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CHARING NEIGHBOURHOOD PLAN

PROJECT 143 AN ASSESSMENT OF HOUSING PLANS APPROVED OVER THE PERIOD 1996 TO 2016

Reports include:

1. A detailed assessment by planning application over the period 1996 to 2016
2. An analysis of the of houses by development and by size (number of bedrooms)

Planning number	Address	Decision date	Decision	Does it Replace earlier Scheme	Number of Bedrooms	category of Property	Type of Property	status of Property	Replacement	Replaces what?	Number of units	Have the units/s been built?	Comments
16/01189/AS	Land east of Badgeworthy, The Moat, Charing	TBC	TBC	No	3	Detached	2 storey House	Private	N/A	N/A	1	No	
16/01392/AS	Millgarth, The Hill, Charing	10/11/2016	Permit	No	5	Detached	2 storey House	Private	Yes	3 Bed	1	No	
16/01543/AS	Yew Tree Park Homes, Maidstone Road, Charing, Kent	TBC	TBC	No		Mobile home	1 Storey	Private	No	N/A	15	No	
16/00939/AS	Wilks Farmhouse, Lenham Heath Road, Lenham, Maidstone, Kent, ME17 2BT	30-Aug-16	Permit	No	2	Detached	2 storey House	Private	Yes	Double garage	1	?	Holiday let
16/01339/AS	The Gatehouse, The Old Palace, Market Place, Charing	TBC	TBC	No	2	Detached	2 storey House	Private	No	n/a	1	no	gatehouse conversion
15/00709/AS	Charing Motors, Pluckley Road, Charing, Ashford, Kent, TN27 0AE	17 Aug 2015	Permit	No	3	Terraced	2 storey House	Private	No	N/A	4	Yes	former garage
15/00709/AS	Charing Motors, Pluckley Road, Charing, Ashford, Kent, TN27 0AE	17 Aug 2015	Permit	No	3	Detached	2 storey House	Private	No	N/A	2	Yes	former garage
16/00071/AS	Wootton Manor Farm, Westwell Lane, Charing, Ashford, Kent, TN27 0DU	22 Apr 2016	Permit	No	1	Detached	2 storey House	Private	No	N/A	1	?	Holiday let
14/01000/AS	Brockton Farm Paddock, Vicarage Lane, Charing	2 Nov 2016	Permit-temporary	No		Mobile home	1 Storey	Private	No	N/A	4	?	Plus 2 caravans

15/01154/AS	Southfield, Southfield Lane, Charing, Ashford, Kent, TN27 0BP	27 Oct 2015	Permit	11/01478/AS	2	Detached	2 storey House	Private	NO	N/A	1 ?	Barn conversion
15/01342/AS	Spinney Park, Faversham Road, Charing, Ashford, TN27 ONS	TBC	Appeal	no		Mobile home	1 Storey	Private	no	N/A	3 Yes	
15/00683/AS	Canterbury Road, Charing, Ashford, Kent, TN27 0EY	27 Aug 2015	Permit		3	Detached	2 storey House	Private	yes	2 bed bungalow	1 ?	
15/00843/AS	Yew Tree Park Homes, Maidstone Road, Charing, Kent		Withdrawn			Mobile home	1 Storey	Private	No		8 no	
15/01026/AS	Land rear of Iduno, Pluckley Road, Charing, Kent	04-Jan-16	Permit	No	3	Detached	2 storey House	Private	No		1 ?	
15/01028/AS	Land Adjoining Kenmore, Wind Hill Lane, Charing	11 Sep 2015	Refused	14/01320/AS	5	Detached	2 storey House	Private	no		1 no	
15/00614/AS	18 School Road, Charing, Ashford, Kent, TN27 0JN	30 Jun 2015	Refused		3	Detached	2 storey House	Private	No		2 no	
15/00445/AS	Heathcote, Vicarage Lane, Charing, Ashford, TN27 0BT	11 May 2015	Permit		4	Detached	2 storey House	private	yes	3 bed house	1 ?	
15/00357/AS	Pett Farmhouse, Pett Lane, Charing, Ashford, TN27 ODS	17 Jun 2015	Permit		4	Semi- detached	2 storey House	Private	yes	4 bed house	1 yes	4 bed convert into 4 and 2 bed units
15/00357/AS	Pett Farmhouse, Pett Lane, Charing, Ashford, TN27 ODS	17 Jun 2015	Permit		2	Semi- detached	2 storey House	Private	yes	4 bed house	1 yes	4 bed convert into 4 and 2 bed units

15/00021/AS	Ferndale, Stalisfield Road, Charing, Ashford, Kent, TN27 ONP	6 Mar 2015	Permit	3	Detached	Chalet bungalow	Private	Yes	2 bed Chalet bungalow	1	
14/01486/AS	Land between Arthur Baker Playing Field and, Ashford Road, Charing, Kent	TBC	TBC	2	Detached	Bungalow	Extra care	No		7 No	Extra care
14/01486/AS	Land between Arthur Baker Playing Field and, Ashford Road, Charing, Kent	TBC	TBC	1	Flats	Flats	Extra care	No		30 No	Extra care
14/01486/AS	Land between Arthur Baker Playing Field and, Ashford Road, Charing, Kent	TBC	TBC	2	Flat	Flats	Extra care	No		31 No	Extra care
14/01482/AS	Land south west of Dargate, Egerton Road, Charing, Kent	31-Dec-14	Appeal refused			Mobile home					
14/01320/AS	Kenmore, Wind Hill Lane, Charing, Ashford, TN27 OBG	6 Mar 2015	Refused	5	Detached	2 storey House	Private	no		1 no	
14/00974/AS	Auburn Farm, Stalisfield Church Road, Charing, Ashford, TN27 OHE	26 Sep 2014	Permit no	2	Detached	2 storey House	Private	no		1	Holiday let
14/00843/AS	Wood View, Ravensdane Wood, Charing, Ashford, TN27 ONJ	16-Oct-14	Refused	4	Detached	Bungalow	Private				
13/01244/AS	Land east of Badgeworthy, The Moat, Charing		Withdrawn	4	Detached	2 storey House	Private				

13/01172/AS	The Beeches, Ravensdane Wood, Charing, Ashford, TN27 ONJ	31 Jan 2014	Permit	2	Detached	Bungalow	Private	yes	3 bed bungalow	1	
13/00967/AS	Tile Lodge Farm, Tile Lodge Road, Charing, Ashford, TN27 OBY	17 Dec 2013	Permit	1	Semi- detached	Bungalow	Private	Yes	outbuilding	2 ?	Holiday let
13/01163/AS	Land rear of White House Cottage 65a, High Street, Charing, Kent	11 Jun 2014	Permit	2	Semi- detached	2 storey House	Private	no		1 ?	
13/00254/AS	36 Downs Way, Charing, Ashford, TN27 OJP	4 Oct 2013	Permit	3	Detached	2 storey House	Private	No		1 ?	
12/01215/AS	Burnt Oak Cottage, Canterbury Road, Charing, Ashford, Kent, TN25 4DP	4 Jan 2013	Permit	5	Detached	2 storey House	Private	Yes	3 bed bungalow	1 Yes	
12/00732/AS	Barn north west of Fayre Acre, Church Hill, Charing	28 Aug 2012	Appeal refused	2	Semi- detached	2 storey House	Private	yes	industrial units		affordable housing
12/00793/AS	Land South West of A20 roundabout, Maidstone Road, Charing, Kent	24 Dec 2013	Permit	5	Detached	2 storey House	Private	No		17 Yes	Poppy fields
12/00793/AS	Land South West of A20 roundabout, Maidstone Road, Charing, Kent	24 Dec 2013	Permit	4	Detached	2 storey House	Private	No		19 Yes	Poppy fields
12/00793/AS	Land South West of A20 roundabout, Maidstone Road, Charing, Kent	24 Dec 2013	Permit	3	Semi- detached	2 storey House	Private	No		4 Yes	Poppy fields

12/00793/AS	Land South West of A20 roundabout, Maidstone Road, Charing, Kent	24 Dec 2013	Permit	3	Semi- detached	2 storey House	Shared ownship	No	1 Yes	Poppy fields
12/00793/AS	Land South West of A20 roundabout, Maidstone Road, Charing, Kent	24 Dec 2013	Permit	3	Semi- detached	2 storey House	Rent	No	13 Yes	Poppy fields
12/00793/AS	Land South West of A20 roundabout, Maidstone Road, Charing, Kent	24 Dec 2013	Permit	2	Semi- detached	2 storey House	Shared ownship	No	7 Yes	Poppy fields
12/00235/AS	Ivy Bank, Charing Heath Road, Charing, Ashford, Kent, TN27 0AT	30-Apr-12	Appeal refused	no details outline only	no details outline only	no details outline only				no details outline only
11/01478/AS	Southfield, Barnfield Road, Charing, Ashford, Kent, TN27 0BP	12 Jul 2012	Permit	4	Detached	2 storey House	private	no	1 no	was a barn, replaced by 15/01154/AS
14/01600/AS	Land rear of Palace Corner, The Hill, Charing, Kent	09-Feb-15	Permit	11/01480/AS	3	Detached	2 storey House	Private	no	1 yes
14/01551/AS	Land at 32, Downs Way, Charing	26 May 2015	Appeal refused	3	Detached	2 storey House	Private	no		
15/01621/AS	yew Tree Park Homes, Maidstone Road, Charing, Kent	22 Apr 2016	permit		Mobile home		Private	no	8	
16/01774/AS	8 Sayer Road, Charing, Ashford, TN27 0JT			3	Detached	2 storey House	Private			
99/01562/AS	Hilltop Garage, Charing Hill, Charing, Ashford, Kent, TN27	09/03/2000	Permit	no	3	Detached	Built	Yes	Garage	2 Yes

99/01511/AS	Woolthorpe, Faversham Road, Charing, Ashford, Kent, TN270NN	12/01/2000	Permit	yes	4	Detached	2 storey	Private	yes		1 yes
99/01004/AS	Land off, Hither Field, Charing, Ashford, Kent, TN27	30/04/2000	Permit	no	2	semi- detached	Bungalow	Private	no	N/A	4 yes
99/01004/AS	Land off, Hither Field, Charing, Ashford, Kent, TN27	30/04/2000	Permit	no	3	Semi- detached	2 storey House	Private	no	n/a	2 yes
99/01004/AS	Land off, Hither Field, Charing, Ashford, Kent, TN27	30/04/2000	Permit	no	1	Detached	Bungalow	Private	no	N/A	1 yes
99/01004/AS	Land off, Hither Field, Charing, Ashford, Kent, TN27	30/04/2000	Permit	no	4,5,or 6	Detached	2 and 3 storey houses	Built	no	n/a	28 Yes
99/00730/AS	Land adjoining, 27 Downsway, Charing, Ashford, Kent, TN27 OLA	14/10/1999	Permit	no	Various	Detached	Various	Built	no		1 Yes
99/00887/AS	Hart Hill Farm, Hart Hill, Charing, Ashford, Kent, TN270HP	24/08/1999	Permit	yes	4	Detached		Built	yes	House	1
99/00500/AS	Land within the curtilage of, The Olive Branch, Ashford Road, Charing, Ashford, Kent, TN27	01/07/1999	Refuse	no	3	Detached		Not Built	no		2
98/01495/AS	Eurocharing, School Road, Charing, Ashford, Kent, TN270JN	09/04/199	Withdrawn	yes	Various	Various	Various	Not Built	yes	Garage	9

99/00007/AS	Clearmount, The Hill, Charing, Ashford, Kent, TN270LU	11/02/1999 Refuse	no	5	Detached	Various	Not Built	no		9
98/00845/AS	Land to the rear of, The Red Lion Public House, Charing Heath Road, Charing, Ashford, Kent, TN27 0AU	26/04/1999 Withdrawn	no	outline	Various	Various	Not Built	no		
98/00336/AS	Longbeech Bungalow, Canterbury Road, Charing, Ashford, Kent, TN270EY	23/06/1998 Permit	yes	4	Detached	bungalow	Built	yes	existing	1
98/00251/AS	Lands Adjacent and North of Greenacres, Ashford Road, Charing, Kent	15/04/1998 Refuse	no	3	Detached	bungalow	Not Built	no		1
98/00182/AS	Kings Head, High Street, Charing, Ashford, Kent, TN270LS	29/09/1998 d Disposed Of Undetermine	yes	Various	Detached	Various	Not Built	Yes	existing	4
98/00016/AS	Auburn, Church Road, Charing, Ashford, Kent, TN270HE	29/04/1998 Permit	yes	3	Detached	bungalow	Built	Yes	existing	1
97/01633/AS	Crayland, Faversham Road, Charing, Ashford, Kent, TN270NS	25/08/1998 Permit	yes	3	Detached	bungalow	Built	Yes	existing	1
97/01310/AS	Clearmount Park, The Hill, Charing, Kent	12/01/1998 Refuse	yes	5	Detached	house	Not Built	Yes	existing	7
97/00872/AS	Land east of 8 Warren Houses, Tile Lodge Road, Charing	20/08/1997 Refuse	no	4	Detached	house	Not Built	no		4

97/00778/AS	Fairview Lodge Residential Home, Bowl Road, Charing, Ashford, Kent, TN270NH	30/07/1997	Withdrawn	no	4	Detached	house	Not Built	Yes	existing	4	
97/00108/AS	Gillards Stores, Pluckley Road, Charing, Ashford, Kent, TN270AQ	19/03/1997	Refuse	yes	4	Semi-detached	house	Not Built	Yes	existing	4	
96/01433/AS	Brockton Oast, Egerton Road, Charing, TN27 0AX	21/05/1997	Refuse	no	3	Detached	house	Not Built	Yes	existing	1	
96/00889/AS	Land to the rear of No.s 8 to 14, Hither Field, Charing, Kent	28/11/1996	Withdrawn	no	3	Semi-detached	house	Not Built	no		4	
96/00250/AS	Romney House, School Road, Charing, Ashford, Kent, TN270LT	14/08/1996	Refuse	no	3	Detached	house	Not Built	Yes	Stables	1	
07/01765/AS	<i>Clovelly, Stalisfield Road, Charing, Ashford, Kent, TN27 0HG</i>	14/12/2007	Permit	No	3	Detached	2 storey chalet bungalow	Private	Yes	2 bed bungalow	1 Yes	Replacement dwelling
07/01515/AS	<i>Hill Foxes, Ravensdane Wood, Charing, Ashford, TN27 0NJ</i>	22/11/2007	Permit	yes	4	Detached	2 storey chalet bungalow	Private	yes	4 Bed bungalow	1 Yes	Replacement dwelling due to fire
07/01126/AS	Doctors Surgery, Hither Field, Charing, Ashford, Kent, TN27 0JA	13/09/2007	Permit	No	2	Flat, Maisonette or Apartment	Flat		No	N/A	2 Yes	
07/01126/AS	Doctors Surgery, Hither Field, Charing, Ashford, Kent, TN27 0JA	13/09/2007	Permit	No	1	Flat, Maisonette or Apartment	Flat		No	N/A	2 Yes	

07/00239/AS	Toadstool Cottage, Faversham Road, Charing, Ashford, TN27 ONS	03/09/2007	Permit	No	2	Detached	Bungalow	Private	No		1 Yes	Garage to Holiday Home
07/00811/AS	Crossways, Station Road, Charing, Ashford, TN27 0JA	07/06/2007	Permit	No	3	Detached	2 Storey House	Private	No	Garage / Workshop	1 Yes	
06/02295/AS	Hart Hill Farm, Hart Hill, Charing, Ashford, TN27 OHP	16/04/2007	Permit	No	4	Detached	2 Storey House	Private	yes	Dwelling	1 Yes	Previous House no Floor Plan to determine bedrooms but similar size
07/00338/AS	42 The Moat, Charing, Ashford, TN27 0JG	20/04/2007	Permit	No	3	Detached	2 storey Chalet Bungalow	Private	No	Garage	1 Yes	bedroom number not
07/00210/AS	Charing Hill, Ashford, Kent, TN27 0JG	03/04/2007	Permit	No	4	Detached	2 storey house	Private	yes	7 bed house	1 Yes	
06/02409/AS	Pilgrims Way, Charing, Ashford, TN27 0JG	07/02/2007	Permit	yes	4	Detached	2 storey house	Private	yes	Bungalow	1 Yes	(No previous floor plans)
06/01041/AS	Charing Court, Pluckley Road, Charing, Ashford, TN27 0JG	26/07/2006	Permit	no	1	Flat, Maisonette or Apartment	Care Home	Commercial	no	N/A	4 Yes	4x1 bed ensuite rooms
06/00300/AS	Pollardsdane, Canterbury Road, Charing, Ashford, TN27 0EX	06/04/2006	Permit	No	3	bungalow	Bungalow	Private	yes	Bungalow	1 Yes	No information on existing bedrooms
06/00015/AS	Brockton Farm Paddock, Vicarage Lane, Charing, Ashford, TN27 0JG	20/02/2006	Refuse	No	2	Mobile home	mobile home	Private	no	N/A	1 Yes	
05/01309/AS	Zweena, Stalisfield Road, Charing, Kent, TN27 0HH	29/09/2005	Permit	No	2	Detached	House	Private	Yes	Bungalow	1 Yes	
05/00737/AS	Old Way House, The Hill, Charing, Ashford, Kent, TN27 0LU	30/06/2005	Permit	yes	4	Detached	house	Private	No	N/A	2 Yes	
05/00567/AS	Oak Dene, Charing Heath Road, Charing, Kent, TN27 0AT	25/05/2005	Permit	yes	4	Detached	2 storey chalet bungalow	Private	Yes	2 bed bungalow	1 Yes	

08/01376/AS	Land adjacent 12 Moat Park House, Ashford Road, Charing, Kent	21 Jan 2009	Permit	no	1	Flat	flat	Housing association	No	N/A	2 yes	Wilkinson Close
08/01376/AS	Land adjacent 12 Moat Park House, Ashford Road, Charing, Kent	21 Jan 2009	Permit	no	2	Flat	flat	Housing association	No	N/A	2 yes	Wilkinson Close
08/01376/AS	Land adjacent 12 Moat Park House, Ashford Road, Charing, Kent	21 Jan 2009	Permit	no	2	terraced	2 storey	Housing association	No	N/A	3 yes	Wilkinson Close
08/01376/AS	Land adjacent 12 Moat Park House, Ashford Road, Charing, Kent	21 Jan 2009	Permit	no	3	Terraced	2 storey	Housing association	No	N/A	1 yes	Wilkinson Close
08/00413/AS	Moat Cottage, The Moat, Charing, Ashford, TN27 0JJ	11 Jun 2008	Permit	no	3 or 4	Detached	2 storey	Private	yes	Stables	1	
09/01414/AS	Queens Head PH, Ashford Road, Charing, Ashford, Kent, TN27 0HY	18-Jan-10	permit	no	2	Flat	flat	Private	yes	Pub	1 yes	formally Queens head pub
09/01372/AS	Burnt Oak Cottage, Canterbury Road, Charing, Ashford, Kent, TN25 4DP	27-Jan-10	permit	09/00456/AS	4	Detached	2 storey	Private	yes	3 bed bungalow	1	
09/00366/AS	Land known as Broomwood Lodge, Rushmere Lane, Charing, Kent	11-Nov-09	Appeal refused		2	Semi- detached	1 Storey	private	yes	barn	2 no	holiday lets
09/00573/AS	Moat Cottage, The Moat, Charing, Ashford, TN27 0JJ	17 Jul 2009	permit	08/00413/AS	3	Detached	2 storey	private	yes	Stables	1	
08/01653/AS	Land to the rear of, Brenchley Mews, Charing, Kent	11-Jun-09	permit		3	Detached	2 storey	Private	no		1	

09/00791/AS	Creed Farm, Charing Hill, Charing, Ashford, Kent, TN27 ONG	03-Sep-09	permit		5	Detached	2 storey		Yes	5 bed House	1	
09/00456/AS	Burnt Oak Cottage, Canterbury Road, Charing, Ashford, Kent, TN25 4DP		Withdrawn									replaced by 09/01372/AS
09/00537/AS	Hill Foxes, Ravensdane Wood, Charing, Ashford, TN27 ONJ	23 Jul 2009	permit	07/01515/AS	4	Detached	2 storey	private	yes	Bungalow	1	Former destoryed by fire
10/01106/AS	Brockton Farm Paddock, Vicarage Lane, Charing	19-Aug-11	Appeal allowed			Mobile home		G&T			1	Renewal of planning permission 06/00015/AS only until 12/13 G&T Site
10/00991/AS	Oakdale, Faversham Road, Charing, Ashford, TN27 ONS	6 Sep 2010	permit		2	bungalow	bungalow	Private	yes	bungalow	1	
10/01254/AS	Pett Farm, Pett Lane, Charing, Ashford, TN27 ODS	5 Nov 2010	permit		2	Semi- detached	2 storey	Private	yes	6 bed detached	1	dividing house
10/01254/AS	Pett Farm, Pett Lane, Charing, Ashford, TN27 ODS	5 Nov 2010	permit		4	Semi- detached	2 storey	Private	yes	6 bed detached	1	dividing house
10/01203/AS	Northerwood, Canterbury Road, Charing, Ashford, Kent, TN27 OEY	9 Nov 2010	refuse		3	Chalet bungalow	2 storey chalet bungalow	Private	yes	Bungalow	1	
10/00658/AS	Land rear of White House Cottage, High Street, Charing, Kent		Withdrawn		2	Detached	2 storey	private	no		1	
10/00675/AS	land adj to Tower Lodge, Charing Hill, Charing, Kent	4 Aug 2010	refuse		4	Detached	2 storey	private	no		2 no	

10/00825/AS	Annexe, Broadway House, Pluckley Road, Charing, Kent	31-Aug-10	refuse		3	Detached	2 storey	Private	yes	annexe	1	no	
10/00210/AS	Northerwood, Canterbury Road, Charing, Ashford, Kent, TN27 0EY	22-Jun-10	refuse		3		2 storey chalet bungalow	Private	yes	Bungalow	1	no	
11/00847/AS	Creed Farm, Charing Hill, Charing, Ashford, Kent, TN27 0NG	13-Sep-11	permit	09/00791/as	2	Detached	2 storey	Private	yes	4 bed chalet bungalow	1		
11/00818/AS	2 Hope Cottage, Charing Hill, Charing, Ashford, Kent, TN27 0NF	9 Sep 2011	refuse		?	Detached	?	Private	no				
11/00339/AS	The Beeches, Ravensdane Wood, Charing, Ashford, TN27 0NJ	13-Jun-11	permit		2	Detached	bungalow				1		extentionto 07/02257/AS
11/00067/AS	Northerwood, Canterbury Road, Charing, Ashford, Kent, TN27 0EY	01-Apr-11	permit	10/00210/AS	3	Detached	2 storey chalet bungalow	Private	Yes	Bungalow	1	yes	
00/01668/AS	Ledbury House, School Road, Charing, Ashford, Kent, TN27 0JN	08/02/2001	Permit	no	Unknown	Flat, Maisonette or Apartment	Flat	Private	Yes	House	2	?	No plans online
00/01610/AS	Brockton Farm Paddock, Vicarage Lane, Charing Heath, Ashford, TN27	23/02/2001	Refuse	no	Unknown	Mobile Home	mobile home	Private	No	Field	2	Yes	Appeal Allowed Temporary use
00/01478/AS	Bluebell Barn, Faversham Road, Charing, Ashford, Kent, TN27 0NR	01/12/2000	Permit	no	Unknown	Conversion	Barn	Private	No	Barn / Outbuilding	2	Yes	No Plans Online
00/01296/AS	Clearmount, The Hill, Charing, Ashford, Kent, TN27 0LU	19/10/2000	Refuse	99/01418/AS	Unknown	Detached	House	Private	Yes	Nursing Home	5	No	No plans online

00/01019/AS	Oakenclough, Chapel Woods, Charing, Ashford, Kent, TN270NP	05/09/2000 Refuse	no	Unknown	Detached	Bungalow	Private	Yes	Bungalow	1 No	No Plans Online
00/00917/AS	The Grange, Ashford Road, Charing, Ashford, Kent, TN27 0JA	21/08/2000 Permit	no	Unknown	Detached	House	Private	No	Field	1 No	No Plans Online
00/00657/AS	The Coach House, Pluckley Road, Charing, Ashford, Kent, TN27	28/06/2000 Permit	no	Unknown	Conversion	House	Private	No	Barn / Outbuilding	1 Yes	No Plans Online
00/00545/AS	Outbuilding, Stonestile, Hart Hill, Charing, Ashford, Kent, TN27 0HW	07/06/2000 Permit	95/00739/AS	1	Conversion	Bungalow	Private	No	Barn / Outbuilding	1 Yes	No plans online
00/00467/AS	The Grange, Ashford Road, Charing, Ashford, Kent, TN27 0JA	05/06/2000 Refuse	no	Unknown	Semi- detached	House	Private	No	Field	2 No	No Plans Online
00/00380/AS	Greenacres, Ashford Road, Charing, Ashford, Kent, TN270EE	16/04/2000 Permit	no	Unknown	Detached	House	Private	Yes	House	1 Yes	No plans online
00/00268/AS	Wind Hill, Charing Heath, Ashford, Kent, TN27	27/04/2000 Withdrawn	95/0130/AS	Unknown	bungalow	Bungalow	Unknown	No		2 No	No plans online
00/00069/AS	Eastcote, Charing Hill, Charing, Ashford, Kent, TN270NB	19/02/2001 Refuse	no	Unknown	Detached	Houses	Private	Yes	Bungalow	3 No	No plans online
01/00177/AS	Clearmount, The Hill, Charing, Ashford, Kent, TN270LU	28/07/2001 Permit	00/01296/AS	Unknown	Detached	House	Private	Yes	Nursing Home	2 Yes	No plans online
01/00477/AS	The Haven, Canterbury Road, Charing, Ashford, Kent, TN270EX	16/11/2001 Permit	No	Unknown	Detached	House	Private	Yes	Bungalow	1 Yes	No plans online

01/00545/AS	Violet Cottage, Stalisfield Church Road, Charing, Ashford, TN27 OHE	04/06/2001 Permit	00/01762/AS	Unknown	Detached	Barn	Private	No	Barn / Outbuilding	1 ?	No plans online
01/00692/AS	Yew Tree Park, Maidstone Road, Charing, TN27 ODD	02/07/2001 Cert of Lawfulness	92/00077/AS	2	Detached		Private	No		1 ?	Proposed Development would be lawful
01/00697/AS	Clearmount, The Hill, Charing, Ashford, Kent, TN27 0LU	21/07/2001 Permit	00/01296/AS	Unknown	Detached	House	Private	No	Garden	2 Yes	No plans online
01/00864/AS	Oakencroft, Land off, Hither Field, Charing, Ashford, Kent, TN27	10/01/2002 Appeal	00/01019/AS	Unknown	Detached	House	Private	Yes	Bungalow	1 No	No plans online
01/01117		07/11/2002 Refuse	99/01004/AS	Unknown	Multiple	Multiple	Private	No	Field	57 No	No plans online
01/01347/AS	Acton Farm Cottages, Maidstone Road, Charing, Ashford, Kent, TN27 0DA	01/11/2001 Permit	no	Unknown	Not known outline only	Not known outline only	Private	Yes	N/A	N/A	No Outline
01/01471/AS	Land adjoining, Drywell, Pilgrims Way, Charing, Ashford, Kent, TN27 0LX	23/11/2001 Refuse	no	Unknown	Detached	House	Private	No	Woods	1 No	No plans online
01/01476/AS	Land adjacent to, Old Corn Store, Pluckley Road, Charing, Ashford, Kent, TN27 0AQ	22/11/2001 Refuse	88/01287/AS	Unknown	Detached	House	Private	No	Garden	2 No	No plans online
01/01664/AS	Eurocharing, School Road, Charing, Ashford, Kent, TN27 0JN	21/11/2003 Permit	99/00557/AS	2	flat	flat	private	No	n/a	5 Yes	
01/01664/AS	Eurocharing, School Road, Charing, Ashford, Kent, TN27 0JN	21/11/2003 Permit	99/00557/AS	2	terraced	Terraced	Private	No	N/A	1 Yes	
01/01664/AS	Eurocharing, School Road, Charing, Ashford, Kent, TN27 0JN	21/11/2003 Permit	99/00557/AS	2	Detached	House	Private	no	N/A	1 yes	

01/01664/AS	Eurocharing, School Road, Charing, Ashford, Kent, TN270JN	21/11/2003	Permit	99/00557/AS	4	terraced	House	Private	No	N/A	1	YES	
01/01664/AS	Eurocharing, School Road, Charing, Ashford, Kent, TN270JN	21/11/2003	Permit	99/00557/AS	3	terraced	House	Private	No	N/A	4	Yes	
01/01665/AS	Land rear of, Wakeley House, High Street, Charing, Ashford, Kent, TN27 0LS	10/11/2003	Disposed of undertermin ed	No	Unknown	Unknown	Unknown	Private	No	Garden	6	No	No Plans online
01/01709/AS	Land off, Hither Field, Charing, Ashford, Kent, TN27	17/03/2003	Withdrawn	01/01117/AS	Unknown	Multiple	Multiple		No	Field	35	Yes	Appeal withdrawn No plans online
01/01756/AS	Robin Hood Cottage, Canterbury Road, Charing, Ashford, Kent, TN270EY	21/02/2002	Refuse	No	3	Bungalow	Bungalow	Private	No	Garden	1	No	No Plans online
01/01766/AS	Eastcote, Charing Hill, Charing, Ashford, Kent, TN270NB	06/02/2002	Refuse	01/00069/AS	Unknown	Detached	House	Private	No	Garden	1	No	No plans online
01/01625/AS	The Grange, Ashford Road, Charing, Ashford, Kent, TN27 0JA	31/01/2002	Permit	00/00917/AS	Unknown	Detached	House	Private	No	Field	1	Yes	No Plans Online
01/01833	The Lawns, Charing Hill, Charing, Ashford, Kent, TN270NG	12/02/2002	Refuse	no	3	Detached	Bungalow	Private	No	Photographic Studio	1	No	No plans online
02/00233/AS	Oakenclough, Chapel Woods, Charing, Ashford, Kent, TN270NP	03/04/2002	Refuse	01/00864/AS	Unknown	Detached	House	Private	Yes	House	1	No	No plans online
02/00285/AS	Acton Farm Cottages, Maidstone Road, Charing, Ashford, Kent, TN27 0DA	23/05/2002	Permit	01/01347/AS	Unknown	Semi- detached	House	Private	Yes	Houses	1	No	No plans online

02/00880/AS	Wood View, Ravensdane Wood, Charing, Ashford, Kent, TN270NJ	23/07/2002	Refuse	No	Unknown	Detached	Bungalow	Private	No	Garden	1 No	No plans online
02/00927/AS	Millhouse, Bowl Road, Charing, Ashford, Kent, TN270NH	05/09/2002	Refuse	No	Unknown	Conversion	Garage	Private	No	Garage	1 No	No plans online
02/01178/AS	Land between Cherry Hey and The Lawns, Charing Hill, Charing, Ashford, Kent, TN27 ONG	18/09/2002	Refuse	No	5	Detached	House	Private	No	Garden	1 No	Appeal dismissed No plans online
02/01561/AS	Squidsgate Wood, Squids Gate, Challock, Ashford, Kent, TN25	20/11/2002	Refuse	99/00191/AS	5	Detached	House	Private	No	Woodland	1 No	No plans online
02/01566/AS	Old Way House, The Hill, Charing, Ashford, Kent, TN270LU	26/11/2002	Withdrawn	No	Unknown	Multiple	Multiple	Private	No	Garden	4 No	No plans online
02/01581/AS	Oakenclough, Chapel Woods, Charing, Ashford, Kent, TN270NP	22/11/2002	Permit	01/00864/AS	Unknown	Detached	House	Private	Yes	House	1 No	No plans online
02/01639/AS	Old Yard, Leading south- west down off Lenham Heath Road (Lenham Forstal Road end), Charing	29/11/2002	Refuse	No	Unknown	Detached	House	Private	No	Yard	1 No	No plans online
02/01693/AS	Yew Tree Park, Maidstone Road, Charing, TN27 ODD	23/12/2002	Refuse	No	Unknown	Mobile Home	mobile home	Private	No	Field	9 No	No plans online
03/00040/AS	Gillards Stores, Pluckley Road, Charing, Ashford, TN270AQ	03/03/2003	Permit	97/00108/AS	5	Detached	House	Private	Yes	House	1 No	Amended scheme built under application 04/01045/AS

03/00167/AS	Land adjoining Burleigh Bungalow, Burleigh Road, Charing, Ashford, TN27	27/03/2003 Refuse	no	Unknown	Detached	Bungalow	Private	No	Garden	1 No	Outline Planning Permission
03/00411/AS	Moat Cottage, The Moat, Charing, Ashford, TN270JJ	26/06/2003 Permit	no	3	Detached	House	Private	No	Barn / Outbuilding	1 No	Later revised applications built out
03/00481/AS	Old Way House, The Hill, Charing, Ashford, TN270LU	27/11/2003 Withdrawn	No	4	Multiple	House	Private	No	Garden	4 No	Later revised applications built out
03/00671/AS	Bramble Barn Newlands Stud, Newlands Road, Charing, Ashford, Kent, TN27 OAR	05/06/2003 Refuse	No	1	Semi- detached	Bungalow	Private	No	Barn / Outbuilding	1 No	Later application for annex built out
03/00875/AS	32 Sayer Road, Charing, TN270JT	15/07/2003 Withdrawn	No	Unknown	Detached	House	Private	No	Garden	1 No	Later application built out
03/01084/AS	Millhouse, Bowl Road, Charing, TN270NH	14/08/2003 Appeal allowed	02/01987/AS	2	Conversion	House	Private	No	Barn / Outbuilding	1 Yes	
03/01130/AS	The Delph, Ravensdane Wood, Charing, Ashford, TN27 ONJ	27/08/2003 Permit	No	3	bungalow	Bungalow	Private	Yes	Bungalow	1 Yes	
03/01145/AS	Swan Hotel, Maidstone Road, Charing, TN270JS	22/09/2003 Withdrawn	No	Unknown	Detached	House	Private	Yes	Pub	1 No	No Floor plans provided
03/01284/AS	Yew Tree Park, Maidstone Road, Charing, TN27 ODD	12/11/2003 Refuse	02/01693/AS	Unknown	Mobile Home	mobile home	Private	No	Field	7 No	
03/02025/AS	Millgarth, The Hill, Charing, Ashford, TN27 OLU	16/01/2004 Permit	no	4	Detached	House	Private	Yes	Bungalow	1 No	Outline application
03/01376/AS	Crayland, Faversham Road, Charing, Ashford, TN27 ONS	30/12/2003 Permit	97/01633/AS	4	Detached	House	Private	Yes	Bungalow	1 No	

Approved planning applications from 1996 -2017

Total of 214 units

1 bed: (13)

3 holiday lets

2 bungalows

4 care flats (Charing Court)

4 flats (2 housing association)

2 Bed: (39)

3 holiday lets

7 shared ownership (Poppyfields)

2 flats (housing association)

3 houses (Housing association)

7 bungalows

9 houses

8 flats

3 Bed (49)

8 bungalows

1 shared ownership (Poppyfields)

1 house (housing association)

13 houses (rent)

26 houses

3 / 4 bed (1)

1 house

4 bed (38)

35 houses

3 bungalow

5 bed (20)

20 houses

4/5/6 beds (28)

28 House

Unknown beds (13)

11 houses

2 flats

Mobile homes (13)**Larger developments: (122)**

Brenchley Mews	12
Poppyfields	61
Wilkinson Close	8
Charing Green	35
Charing motors	6

49 applications were for replacements and this includes the Queens Heads flat and properties which have been divided, only the extra units have been counted.

CHARING NEIGHBOURHOOD PLAN

PROJECT 144 NEW CAR PARK

Updates on progress

Hugh Billot

From: Dawne Austen <cpclerk@btinternet.com>
Sent: Tuesday, April 10, 2018 11:09 AM
To: 'Jill Leyland'; 'Bain Smith'; 'Anita'; 'Tylden Reed'; 'Sarah Louise Crawley'; 'Charing Parish Council Finance'; 'David Bennett'; 'Sarah Jane Hawkins'; 'nick blunt'; 'Hugh Billot'; 'Bryony Levermore'; 'Mark Weekes'
Subject: proposed car park
Importance: High

To All,

I have found the deeds for Piquets which states that anything within the red line has to be kept as a play area. I have also contacted Tony Jenson to ask about the possibility of moving to the picnic area see his response below. I sent him pictures aswell.

Hi Dawne,

I suspect as the trees are in a slightly more helpful position at this location and the required visibility may actually be achievable (I'll have to go out on site and double check this). I'll let you know.

The central hatching / right turn lane is available for revision at this location which is helpful, although the existing traffic island (the one with no pedestrian dropped kerbs) may actually be a hindrance depending on where the entrance would be located. The Poppyfields and Tatchell Drive junctions should not be problematic as they are sufficiently offset from any new car park access and on the opposite side of the road.

The existing layby may require alteration or closure depending on where the proposed entrance is located, as anything parked in it would then completely block visibility from the car park access. In part this may be self-defeating as with the removal /reduction of the layby you would obviously be reducing the amount of car parking spaces that are already freely available in this area.

Closure of the layby would obviously could be costly requiring physical works and a Section 278 agreement to achieve.

It is possible that an entrance towards the western end may be achievable and leave the layby largely (or wholly) intact, but I would have to scale a plan of the area to be able to truly tell.

The shape of this piece of land is not overly helpful in that you are likely to need to lose by far the majority of the greenery to gain an amount of parking spaces to warrant the financial outlay. This could be a significant loss of greenery which would alter the look of the area, I'm not sure how the ABC planners would feel about this, have you made any contact with them regarding any early pre-app advice?

I understand that the Parish need to investigate options for land under their control, but as a location for a car park to enable access to village centre shops and facilities this seems rather remote. I would be concerned that the Parish would face a large financial outlay to install such a facility which would then sit largely unused with residents preferring to wait for a space in the existing small car park or simply drive 'around the block' to find an on street space.

A simple test as an early indicator may simply be, how often on a regular basis is the existing layby full of parked cars? If not often, then building a car park is unlikely to increase the number of people willing to walk to the village facilities from here.

I'll come back to you with regard to the vision sprints next week.

Kind regards

Tony Jenson | Senior Development Planner | Highways and Transportation | Kent County Council | Javelin Way, Henwood Industrial Estate, Ashford, Kent, TN24 8AD | 03000 41 81 81 | www.kent.gov.uk